

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 11 (2818)

NEW YORK, MARCH 18, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	337
Adams & Co.	336
Adler, Ernest N.	337
American Bond & Mortgage Co.	347
American Bureau of R. E.	334
American Enameled Brick & Tile Co.	343
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong.	337
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	344
Automatic Fire Alarm Co.	344
Balter, Alexander	336
Bauer, Milbank & Molloy.	336
Bechman, A. G.	338
Bell Co., H. W.	332
Benenson Realty Co.	332
Boyd, James	332
Boylan, John J.	2d Cover
Brener, Samuel	332
Brennan, Edmund M.	337
Brett & Goode Co.	Front Cover
Brook, Inc., Louis.	347
Brooks & Momand	332
Brown, Frederick	332
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkey & Horton Co.	338
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd.	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
City Investing Co.	324
Classified Advertisements	335
Coburn, Alfred P.	336
Corth & Co., George H.	337
Cross & Brown.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	336
Cushman & Wakefield.	336
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dailley, Clark G.	324
Davies, J. Clarence	338
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	351
Dowd, James A.	337
Dubois, Chas. A.	336
Duffy Co., J. P.	332
Dunlap & Lloyd.	336
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	324
Elliman & Co., Douglas L.	332
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply.	4th Cover

TABLE OF CONTENTS

Editorials	325
Governor Signs Appropriation Bill Totalling \$102,857,610	327
Mr. MacNulty Shows Relation of Charter Revision to Realty	328
Million Dollar Apartment First of Its Type in the Bronx	329
Four Important Housing Projects Scheduled for Astoria	330
Review of Real Estate Market for the Current Week	331
Private Sales of the Week.	331
Statistical Table of the Week.	338
Employers and Unions Act to Avert Building Strike	339
Increased Building Awards Herald Spring's Approach	341
Personal and Trade Notes.	341
Trade and Technical Society Events.	341
Building Materials Market.	342
Current Building Operations.	342
Contemplated Construction.	344
Plans Filed for New Construction.	347

Advertising Index Page

Mississippi Wire Glass.	4th Cover
Monell, F. Bronson.	2d Cover
Moore, John Constable.	337
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard.	337
Muhlker, Arthur G.	337
Murray & Sons, Inc., John A.	342
Murtha & Schmohl.	4th Cover
Nail & Parker.	324
Natanson, Max N.	334
Nehring Bros.	2d Cover
New York Edison Co., The.	345
New York Title & Mortgage Co.	324
Niewenhaus Co., Inc.	333
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	324
Oppenheimer, Fred	337
O'Reilly & Dahn.	2d Cover
Payton, Jr., Co., Philip A.	334
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	344
Pencoyd Steel & Iron Co.	342
Pendergast, John F., Jr.	338
Phomm, F. & G.	Front Cover
Phelps, Albert D.	338
Pomeroy Co., Inc., S. H.	344
Porter & Co.	Front Cover
Prudence Co., Inc.	334
Quell & Quell	338
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	324
Rinaldo, Hiram	336
Runk, Geo. S.	336
Ryan, George J.	2d Cover
Sansone Arena Co.	337
Schindler & Liebler.	336
Schweibert, Henry	338
Seaman & Pendergast.	336
Shaw, Arthur L.	337
Shaw, Rockwell & Sanford.	336
Sherman & Kirschner.	337
Simberg, A. J.	333
Smith, Gerritt, Mrs.	333
Smith, Inc., Malcolm E.	336
Solar Engineering Co.	347
Spear & Co.	336
Speyers, Inc., James B.	337
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	335
Tabolt, Jacob J.	336
Tankos, Smith & Co.	337
Title Guarantee & Trust Co.	324
Tyng & Co., Stephen H., Jr.	324
Union Stove Works.	342
Van Valen, Chas. B.	332
Walsh, J. Irving.	2d Cover
Walden, James P.	336
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	332
Wells Architectural Iron Co.	347
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	336
Williams-Dexter Co.	337
Winter, Benjamin	332
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

Since 1868—Fifty-four Years

—For More Than Half a Century THE REAL ESTATE RECORD AND BUILDERS' GUIDE has been the recognized authority in the real estate and building activities of the metropolitan district. It never had a larger or more representative clientele in readers and advertisers than it enjoys today.

Through no other medium can you reach so many property-owners, mortgage lenders, architects, builders and general contractors in New York City as by all-the-year-round advertising in

THE RECORD AND GUIDE, 119 West 40th Street

'Phone Bryant 4800 and a representative will call.

FOR BROKERS

In placing loans we fully protect the broker. We are glad to entertain applications for loans at any time.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York
Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.
Incorporated
Member Real Estate Board, N. Y.
**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**
41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem and Colored Tenement Properties **NAIL & PARKER** REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone 7682
HENRY C. PARKER Morningside 7683

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

BROADWAY STORE AT A REASONABLE RENT

Located in Breslin Hotel, East Side
of Broadway, nr. 29th St.; size 15x50

For details apply to

CLARKE G. DAILEY
115 BROADWAY Rector 4300
Full Commission to Brokers

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Fate of the Lockwood Bills

The many bills proposed by the Lockwood Housing Committee held the center of the Albany stage right up to the final hours of the Legislative Session of 1922. As a consequence, discussion of many other measures, some of which were of much more importance than the Lockwood bills, was limited. Such a hullabaloo about the Lockwood bills was raised by Chief Counsel Untermeyer and Senator Lockwood himself that people interested in home rule, the traction situation, the state water power problem and other important matters had little more opportunity to be heard than an outsider trying to interrupt a discussion between fishmongers' wives. In fact, the closing hours of the Legislature might aptly be described as a monkey-and-parrot time, with most of the onlookers wondering what the row was all about.

It is an old trick at Albany to raise a cry about an "insidious lobby" whenever the advocates of certain legislation find that their pet measures are in danger of being defeated. This trick is so ancient that there was a good deal of surprise when it was worked so hard in behalf of the twenty-three bills presented by the Lockwood Committee. In the old days at Albany all that was necessary to defeat certain measures or to force the passage of certain measures was to shout from the heights of Capitol Hill that an "insidious lobby" favored the bill or that an "insidious lobby" opposed that bill. But the old gag has become threadbare with time and the legislators this year seemed to be less awed than formerly by it.

If noise and statements and charges could "put across" a specific program then all of the twenty-three pet measures of the Lockwood Committee would have gone through the Legislature with a whoop. But, fortunately, legislators do occasionally stop long enough to get a reliable angle on the demands of the noise-makers. This was illustrated in the Legislature's deliberation on the Lockwood bills. Instead of being driven pell-mell into passage of all of these measures in the closing hours of the session, some of the legislators had the courage to act independently and to pass on the twenty-three Lockwood bills according to their own judgment. For pursuing this course some of them were roundly abused by advocates of the Lockwood bills, but they are entitled to credit for maintaining the position that the Legislature itself, rather than a legislative committee, continues to be the law-making body of the state.

There would not have been so much noise and confusion at Albany during the last two weeks of the session if advocates of the Lockwood program had kept in mind that not all of the concentrated wisdom of the ages had been bestowed on any one group of men. The Lockwoodites seemed to take the position that the measures reported by the committee were the only simon-pure palliatives for present-day troubles in a wide field, and that was a pretty broad assumption for any group to defend. It is always possible for investigators or bill drafters, or even for experts themselves, to be mistaken or to get a wrong slant on the best way to handle a given situation. Members of the

Legislature, therefore, were well within their rights in deciding to exercise their own judgment as to each of the Lockwood proposals. Even Senator Lockwood himself exercised this privilege when he asked to be excused from voting on one of the committee's bill which failed of passage in the Senate on Tuesday.

In considering the many measures proposed by the Lockwood Committee it should be borne in mind that the Legislature, in several instances by a unanimous vote, adopted those features of the Lockwood program in which the public has shown the greatest interest. It may be, therefore, that the Lockwoodites obtained in the closing hours of the session all that they had expected in the first place, and that the extra noise was thrown in on a chance that they might get a little more.

Future of the Building Trades' Council

The action of John Donlin, President of the Building Trades Department of the American Federation of Labor, in revoking the charter of the New York Building Trades' Council, is likely to have little or no immediate effect upon the local labor situation. The Council will continue to function as a corporate body despite the refusal of the American Federation of Labor to recognize it further, and, while it remains in existence, the employers in those trades represented in its membership will continue to deal individually and collectively with the local group regardless of its standing with the so-called parent organization.

Revocation of the Council's charter did not come as a surprise to many of the employers in the building industry. For some time past the Council has been arbitrary in its manner and arrogant in its dealings with the Federation. Employers generally agree that in taking summary action by rescinding this charter the Federation assumed the only possible course if its authority was not to be flouted. Builders however, feel certain that the only immediate effect of the loss of the Council's charter will be of a purely psychological order and that conditions otherwise will remain unchanged.

The Building Trades' Council stands out as the dominating factor in organized building trade labor circles and, although it has repeatedly disregarded the authority of the Federation, the latter organization has been powerless to enforce its orders.

Local employers, in those trades affiliated with the New York Building Trades' Council, must continue to recognize this organization in all of their dealings with their workmen. They will continue these dealings as long as the Council exists as the dominating factor in local organized building labor. As the employers, both organized and unorganized, have nothing to gain or lose as a result of the action of the Federation, they are not taking definite sides at the present time. They feel certain, however, that the revocation of the Council's charter will bring its members to a realization of the fact that in future the local organization must stand entirely alone, without the support of the Federation in any important matters that may arise. This

will undoubtedly influence a change of attitude on the part of local building labor in the problems now confronting them and will within a short time be responsible for a re-

organization of their business methods and a greater willingness to co-operate with the employers for the general advancement of the construction industry.

Measure Giving Home Rule for Cities Agreed On

(Special to the RECORD AND GUIDE)

Albany, March 16.

SENATOR TOLBERT'S constitutional amendment, giving to cities jurisdiction over all local affairs, the largest measure of home rule ever granted by the State, will this year and at the next session be passed by the legislature and go to a referendum.

This action has been decided upon by committees representing the Republican majorities in the Senate and Assembly. It means that New York and the other municipalities are practically certain of home rule not later than 1924. The amendment will pass this session, probably the 1923 session and go to a vote in the autumn of 1923.

As amended the Tolbert resolution meets the approval of the Citizens Union, the City Club, the Mayors' conference and contains substantially the recommendations of the New York officials. It gives to cities practically all the authority now exercised by the Legislature in dealing with local affairs, making the municipality a coordinate branch with the Legislature.

The amendment cuts out from the home rule provisions all county officers, jurisdiction over which will remain in the Legislature. The administration of affairs of the five counties in New York would remain practically unchanged.

The important and fundamental principle underlying this home rule amendment is that all legislative acts dealing with cities shall be by general laws treating all alike. The Legislature surrenders its authority over fixing local salaries, consolidating departments and hundreds of other purely local questions now controlled by Albany.*

One provision in the Tolbert amendment is that in order that the Legislature may pass a local bill relating to one city there must be an emergency message from the Governor and the bill must receive a two-thirds vote in both houses of the Legislature.

The power is passed on to the municipalities to enact all laws dealing with their own affairs which are not in conflict with the Constitution or the general laws of the State. The provisions dealing with special legislation concerning classes of cities is also stricken out. Administration of educational affairs remains as it is, education being considered purely a State function.

Gov. Miller's suggestion that the Legislature create a special commission to study home rule will not be considered by the Legislature. Senator Tolbert has introduced a bill carrying out the Governor's recommendation, but the Republican conference this afternoon decided not to pass this measure.

Want Shuttle Service in Queens Immediately

THE Queensboro Chamber of Commerce, through its Transit Committee, of which Robert W. Higbie is chairman, is considering the proposal that the New York Municipal Railway operate shuttle trains from the Bridge Plaza Station, Long Island City, over the elevated extensions to Astoria and Corona. Edward A. MacDougall, who is chairman of a sub-committee of the Transit Committee to bring about dual operation on these two extensions, is carefully studying all plans that may secure the immediate inauguration of temporary through service.

From information which Mr. MacDougall has received from the Transit Commission, the inauguration of such shuttle service is predicated entirely upon the construction of approximately 1,500 feet of additional elevated track down Jackson avenue toward the Court House. This would permit the B. R. T. trains, which now come from Manhattan, not only to switch back, but leave the existing tracks open for shuttle train operation. The construction of this spur, it is understood, would require an expenditure of at least \$300,000 and would take from one and a half to two years to complete.

The Queensboro Chamber of Commerce has asked the engineers of the Transit Commission to advise whether some plan can be worked out to give immediate shuttle service, because business interests, and residents of Queens do not care to wait two years for what should only be temporary service.

Walter I. Willis, secretary of the Queensboro Chamber of Commerce, said: "The Queensboro Chamber of Commerce be-

lieves that there is no more important public improvement affecting every section of Queens Borough than the through operation of the Broadway-59th Street subway trains of the New York Municipal Railway, which now terminate at the Bridge Plaza station, to the terminus of the Astoria extension at Ditmars avenue and over the Corona extension, through the Woodside Transfer station of the Long Island Railroad, to Alburts avenue, Corona, and later to Main street, Flushing. It was largely through the efforts of the Queensboro Chamber of Commerce that the Dual Subway contracts, signed in March, 1913, included provision for trackage rights for the B. R. T. on these two extensions.

"The only real permanent solution, and the solution to which the Borough of Queens is entitled in return for the taxes it pays upon the \$750,000,000 realty valuations, is the through operation of the trains from Manhattan over these extensions.

"The present congestion of passenger traffic at the Manhattan terminus of the Queensboro Subway is intolerable. Its continuance is preventing the manufacturers of Queens from securing many employes who live in other boroughs who must pass through that point. It is also retarding the residential development of Queens. The congestion can be reduced in two ways: First, by the construction and operation of the extension of the Queensboro Subway to Times Square, which will permit at least one-half of the passengers to remain on the trains; and, second, by the dual operation of the Astoria and Corona extensions, which will enable the residents and employes of Queens to avoid entirely that congested point."

Monthly Dinner Meetings of Building Managers Growing in Popularity

NEARLY one hundred members of the New York Building Managers' and Owners' Association were present at the regular monthly dinner meeting, which was held at the Advertising Club, Tuesday evening, March 15. E. Everett Thorpe, president, occupied the chair and the guests of the evening were Dean Vincent, of Portland, Ore., vice-president of the National Association of Building Managers, and Charles Brady, Superintendent of Buildings for Manhattan.

After the conclusion of the dinner the chairman introduced Mr. Vincent, who spoke briefly of the 1921 Convention at

Portland and of National Association affairs in general. He was followed by Superintendent Brady, who offered the fullest co-operation of his department on all matters in which building managers are interested.

The routine business of the evening included the reading of several interesting reports, all of which showed the association to be in a flourishing condition, with its committees working harmoniously for the benefit of all, and demonstrated that the constructive program for the year, announced at the annual meeting, will be carried out.

REAL ESTATE SECTION

Governor Signs Appropriation Bill Totalling \$102,857,610

With Other Expenditures Shows Reduction of \$15,055,790 in Two Years—Lockwood Measures Up in Closing Hours of Legislative Session

(Special to the RECORD AND GUIDE)

Albany, March 16.

THE annual appropriation bill for the fiscal year 1922-1923, carrying items totaling \$102,857,610.64, was signed by Governor Miller this week. Bills of financial character previously signed by the Governor carrying items aggregating \$19,167,587 bring the total state appropriations to date up to \$122,025,198, which Governor Miller says is the lowest point to which it is possible to reduce the regular expenditures for state government, not taking "unusual demands" into account.

The Governor's analysis of the amounts appropriated for the next year was as follows:

Education, including agricultural schools and colleges...	\$43,342,575.21
Penal and charitable institutions and State hospitals, including construction	22,157,293.41
Highways	18,224,070.00
Debt service	12,181,885.49
Canal maintenance, terminals, new shops and equipment..	3,672,296.50
Indemnities for tubercular cattle, slaughtered.....	1,336,427.61
State police	1,079,172.00
National Guard and Naval Militia	880,002.07
Other fixed charges and contributions, including those to be refunded	6,674,064.21

Total

This leaves \$12,477,401.75 for miscellaneous items and for all expenses of the judicial, legislative and administrative branches of the State Government.

In characterizing the total of appropriations, \$122,025,198, as the lowest point possible, Governor Miller said he did not mean that further economies could not be effected. He pointed out that the exercise of vigilance in state administration would bring into usage business methods which would make further economies possible.

The most notable increase in appropriations was embraced in the education items and amounted to \$2,417,365.

"It has been possible to meet the increase in educational requirements and to provide for all unusual demands and still to make a reduction in total expenditures, only because the extravagance of former years afforded still further opportunity to extend the economy program inaugurated last year," Governor Miller said. He added that although the elimination of nearly \$70,000,000 in budgetary requests last year had caused forebodings of the ability of the state to operate and function efficiently nothing had developed to indicate neglect, but that rather there were numerous evidences of the accomplishment of more state work at less cost.

"The institutions all report surpluses," the Governor remarked. "There are, however, a number of meritorious demands of unusual and temporary character, such as the requirements of the New York-New Jersey vehicular tunnel contracts. If provision is made for them it will be possible to effect a reduction in the state tax of only one mill instead of one mill and a half as was hoped. In any case, it will be necessary to levy a direct tax of only a half a mill for teachers' requirements in addition to the tax for debt service. That will result in a total reduction in direct taxes of \$15,055,790, as compared with 1920 and will give to real estate, which is already overburdened by local taxation, the benefit of the economies effected in the state administration."

The Governor signed the appropriation bill without cutting a single item from it. His ability and opportunity to do this he attributed to the "splendid co-operation" of the legislative

committees with the state budget committee which passes upon all requests in the first instance.

The direct state tax bill was introduced by Senator Hewitt on Monday. It provides a direct levy of 1.2915 mills on each dollar of assessed real estate in the state.

The Senate Cities Committee early in the week reported out the following bills emanating from the Joint Legislative Committee on Housing:

Authorizing mutual insurance companies to do a casualty insurance.

Providing for the adoption by New York City of all sub-contracts in cases where the principal contractor abandons work.

Amending the Criminal Code by providing that in every case in which an indictment is dismissed the decision of the court shall be in writing, stating in detail the grounds upon which the action is based.

Compelling domestic insurance companies other than life to invest at least 40 per cent. of all investable funds, hereafter invested, in mortgage loans on unencumbered improved real property until at least 30 per cent. of all their invested funds shall be so invested.

Providing for supervision of rate-making associations by the State Superintendent of Insurance.

Authorizing domestic life insurance companies to loan on security of improved unencumbered real property in any state, worth 40 per cent. more than the amount loaned thereon.

Prohibiting domestic insurance companies from investing or loaning upon shares of stock of any corporation, other than a municipal corporation, and from investing in bonds, except Government bonds, which are not secured by adequate collateral and where more than one-third of the total value of such securities shall consist of shares of stock.

Requiring savings banks to invest at least 60 per cent. of all investable funds, hereafter invested, in bonds and mortgages of unencumbered real property until at least 40 per cent. of the whole amount of deposits and guaranty funds are so invested.

There was a unanimous vote in committee favoring the eight bills.

Among the bills passed by the Senate are the following:

Providing that where rent is paid for three months in three monthly installments, at the time each installment is due, no question of unreasonableness can be raised.

The measure applying to dwellings erected within the next year, up to April 1, 1923, the benefit of previous legislation exempting real estate from taxation until 1931.

The bill creating a Trade Commission.

The bill known as the \$100,000,000 Metropolitan Life Housing Relief Bill, giving life insurance companies permission to invest not to exceed ten per cent. of their admitted assets in land and improvements thereon so that the average net rental value of apartments in the building, as estimated at the commencement of construction, shall be \$9 or less per month per room.

Striking from the law the power granted the Superintendent of Insurance to extend beyond 1926 the time during which life insurance companies may dispose of their stocks.

(Continued on page 329)

Mr. MacNulty Shows Relation of Charter Revision to Realty

Counsel to Real Estate Board in Y. M. C. A. Lecture Course Explains Why Radical Changes Are Necessary for Protection of Taxpayers

THE subject of discussion before the Real Estate Class of the West Side Y. M. C. A. on Tuesday evening was one of great interest to every property owner and tenant, especially at this time: "The Revision of the Greater New York Charter As It Affects Real Estate."

Alexander C. MacNulty, counsel to the Real Estate Board of New York, formerly an Assistant Corporation Counsel, was the speaker.

Introducing Mr. MacNulty to the class, Harry A. Kahler, president of the New York Title & Mortgage Co., who presided, prefaced his introduction with timely remarks on the duty of every property owner to take a lively interest in all matters pertaining to taxation and the relation of the Charter to them, declaring that aroused interest means better and more economical government.

Mr. MacNulty was followed closely by his hearers, some of whom asked questions when he finished. Beginning with a comparison of early charters and the present charter of the city, Mr. MacNulty said:

"New York, or New Amsterdam, as it was then known, has been a chartered city since 1657, when the Dutch Government delegated to the Schout, Burgomasters and Schepens of the Town, the powers and duties of local administration. The first charter granted the city by the British Government was conferred by the Colonial Governor, Richard Nicolls, on June 12, 1665. It delegated the broadest measure of home rule to the municipality in a document comprising less than 400 words. The Nicolls' charter was succeeded by that granted by the Colonial Governor, Thomas Dongan, on April 20, 1686, which more comprehensively specified the powers conferred upon the city and, for the first time, prescribed the structure of its government; all of which was set forth in a document that covers but a dozen printed pages. The charter granted the city by Governor Cornbury, on April 19, 1708, was also a very brief instrument that re-affirmed all prior grants and conferred additional ferry and water front powers and privileges. The Dongan charter, as amended by the Cornbury grant, was superseded on January 15, 1739, by a charter promulgated by Governor Montgomerie, which was the last of the Colonial grants, the act of the Governor, Council and Assembly of the Colony of New York, enacted, October 14, 1732, being merely confirmatory of rights and privileges previously granted. The Montgomerie charter was a revision and enlargement of the Dongan grant, yet it comprised but 40 sections, covering but 36 printed pages.

"Contrasted with the brief but amply sufficient Colonial grants, the existing cumbersome Greater New York charter is a mystery to the layman and a vexation to lawyers and jurists, containing as it does 1620 illogically arranged sections, occupying hundreds of pages of type. But even this formidable volume does not include all of the laws relating especially to the city. There are hundreds of special acts of local application which are not included in the existing charter. A majority of these detached special laws are out of date, but many of them contain harmful or helpful provisions that are in full effect.

"Under these circumstances, any intelligent effort at charter revision must start by assembling all statutory provisions affecting the city, within and without the existing charter. From this mass of material the vital must be separated from the obsolete. After discarding laws or parts of laws that are of no consequence, those that remain must be again divided. Provisions which confer corporate or governmental powers or prescribe the framework of the municipal structure, and the powers of and limitations upon its numbers should be reserved for consideration as charter material, while the remainder might well be relegated to appropriate articles of the Code of Ordinances and thus be made subject to repeal or amendment by the Board of Aldermen.

"Naturally, the question arises: What has charter revision to

do with the welfare of real estate? The necessity for revision does not arise simply because the charter should be made briefer or more understandable. If this were all that is desirable, the task would be a mere matter of re-codification. The charter revision that is needed, however, involves the making of many radical changes not only in the form of our municipal government, but also in the policy of the state in respect of legislation affecting the city and, particularly, its finances."

Mr. MacNulty continued:

"The necessity for a complete overhauling of our system of local administration is demonstrated by the fact that our annual tax budget, as well as the City debt, is increasing by leaps and bounds, which means that the abnormal expense of the City Government is adding materially to the high cost of living of every citizen. In the year 1915, the tax bill for the support of the various departments and offices of New York City, including the boroughs and counties comprised therein, was \$211,115,016.82. On the basis that the average family consists of five persons, the 1,050,000 families in the City of New York in 1915 contributed on an average of \$201.06, or approximately \$16.75 per month, to the expense of our local government for that year. For the year 1921, the cost of maintaining the local administrations, city borough and county, was \$323,530,216.50, which divided among the 1,152,000 resident families gives \$280.84, or \$23.32 per month, as the average family contribution to last year's local tax bill.

"The extent to which taxation for local purposes figures in the living expenses of a particular family depends largely, of course, upon what the family pays for its living quarters, but the ratio remains the same, whether the family owns its own home or resides in a rented flat. There is included in every tenant's rent his proportional share of the tax bill against the building in which he lives. And this is not all. He contributes in the price of every thing he buys to the rent, and, therefore, to the land tax paid upon the building containing each store he patronizes; for the overhead of every shop, which includes its rent, must be borne proportionately by every sale it makes. In view of the fact that this burden upon the average family has increased from \$201.06 to \$280.84 a year, since 1915 it behooves us to ascertain the causes of this effect, if we would prevent a further increase of the load, even if we may not materially lighten it.

"Excluding items of debt service the taxes imposed for the expenses of administering the government of the City and the boroughs and counties were \$72,920,784 greater in 1921 than in 1915. Assuming that one-third of this increase was caused by unpreventable advances in the cost of coal, food and equipment, etc., for local departments, offices and institutions, the balance, \$51,380,000, was expended for increases in the city's personal service account, covering the expense of newly created positions and salary raises.

"The local appropriating bodies are responsible for a part of this increase in the personal service account, but the additions to salaries granted by them are thoroughly defensible, being, as a rule, utterly incommensurate with the advance in the cost of every item of living expense. On the other hand, the bulk of the additional cost of the local personal service account was foisted upon the shoulders of local taxpayers by special acts of the Legislature, without the consent and over the protest of the City Administration."

Legislative interference with the purely local affairs of New York City, the speaker continued, has given impetus to the demand for a constitutional amendment that will provide real home rule for the cities of the state by forbidding the Legislature to enact special laws creating new positions, increasing salaries or otherwise saddling additional burdens upon the taxpayers of a particular city. Without such a constitutional provision no attempt at charter revision, however capably performed, can accomplish much in the way of reducing local taxation. The report of the Ivens Charter Commission, dated November 30, 1907, stated: "Under the existing charter, the distribution of functions and location of powers are incoherent, illogical and impracticable, which results in conflicts of jurisdiction and extravagance."

"These conditions still continue," said Mr. MacNulty, "and the most serious of them is the inclusion of officers having great administrative responsibilities in the membership of the Board of Estimate and Apportionment, which is virtually the board of directors of the local municipal corporation. The Mayor, the Comptroller and the Borough presidents all have to give attention to a myriad of important and administrative matters, which should have their prompt and often their personal consideration. The proper performance of their administrative functions makes such demands upon them that none of these officers has the time thoroughly to investigate, consider and determine the merits or demerits of the scores of propositions involving appropriations, bond issues, public improvements and other important subjects presented to and acted upon by the Board of Estimate and Apportionment at every meeting.

"The borough presidents were not included in the member-

(Continued on page 330)

Million Dollar Apartment First of Its Type in the Bronx

Nine-Story Elevator Project on Kingsbridge Road Being Erected by Samuel Minskoff From Plans by Margon & Glaser, Associated Architects

FOUNDATION work is under way for a nine-story elevator apartment at the northwest corner of Kingsbridge Road and Grand Boulevard and Concourse, the Bronx, which, when completed, will represent an outlay of more than \$1,000,000. The structure will occupy a plot with frontages of 156 feet in Kingsbridge Road and 145 feet on the Concourse, and is being erected by Samuel Minskoff, president of the S. and L. Building Corporation, from plans and specifications prepared by Irving Margon and Charles Glaser, associated architects.

This apartment is said to be the first project of its type to be constructed in Bronx County and in its design and equipment will be incorporated all of the features of the most modern fireproof multi-family dwelling. The building will provide living accommodations for a total of one hundred and seventeen families, thirteen apartments on each floor, and the separate units will consist of two rooms and bath, with kitchenettes, to six rooms and two baths. The structure will contain more than four hundred rooms. Additional rooms for servants are being provided for in the large pent house on the roof. The various apartments are so arranged that each living unit will occupy an entire wing of the structure and the maximum of natural light and ventilation are assured, as all rooms are outside facing either the streets or upon courts of unusually large dimensions.

The façades of this apartment have been designed in the style of the Italian Renaissance and will be constructed of face brick with trimmings of terra cotta and Indiana limestone. The large entrance hall on the ground floor will be decorated and furnished in the Renaissance style and two reception rooms adjacent to the main hall will be decorated and furnished in the style of the Adam period.

The building will be equipped with high-speed electric elevators of the A. B. See type and there will be intercommunicating house telephones in addition to the usual individual telephones in each apartment which will be served through the switchboard in the main entrance hall. The floors of all kitchens will be tiled and the walls tiled to a height of six feet. The bathrooms will be tiled throughout and will be equipped with modern standing needle showers and receptors.

The rooms have been planned with unusually large dimensions and their arrangement in relation to each other will assure the maximum of privacy. Closet room is ample for all



Margon & Glaser, Architects.

NEW FIREPROOF APARTMENT ON THE CONCOURSE

requirements with the principal ones equipped with automatic lights. All the rooms, with the exception of the kitchens, will be laid with hardwood parquet and the trim throughout will be of hardwood, with the main rooms panelled and decorated to suit the tastes of the various tenants.

This apartment will be supplied with filtered water and for the convenience of the tenants owner will install a vacuum cleaning plant and a steam laundry, complete with all modern apparatus. The heating will be thermostatically controlled.

Governor Signs Appropriation Bill Totaling \$102,857,610

(Continued from page 327)

Making all companies other than life and especially fire insurance companies part with all their stocks.

Requiring all savings banks to invest 60 per cent. of their future investible funds until 40 per cent. of their funds have been invested in first real estate mortgages.

Enabling New York City, through amending its charter, to take over the subcontracts where the principal contractor has defaulted.

Giving mutual insurance companies the right to enter the casualty field if they provide safeguards. It enables the mutuals to enter the rating bureau from which they are barred.

The first of the housing measures to receive attention in the Assembly, which waited upon the efforts of the Senate as far as the Lockwood program was concerned, was the proposal to permit insurance companies to invest a percentage of their assets in apartment house construction. The Assembly Rules Committee reported this measure favorably almost simultaneously with its passage by the Senate.

After the Galgano bill relating to the dismissal of a com-

plaint in an action to foreclose a mortgage, an innocent measure on its face, but in reality a statute which would prevent foreclosure of a mortgage, had passed the Legislature in the turmoil that accompanied the consideration of the so-called housing bills, representatives of the New York City Real Estate Board succeeded in having the measure recalled from Governor Miller and amended. The amendments at this time effectually disposed of the bill for this session. To Edward P. Doyle, representing the Real Estate Board, credit is given for the prompt disposition of this bungling legislation. The Galgano bill had been rushed through the Legislature in the final days without consideration.

Before the Assembly had passed upon the bill permitting life insurance companies to invest up to 10 per cent. of their resources in apartments renting for not more than nine dollars per room a month, more than 200 builders had asked Governor Miller to give a hearing on this proposal. The Governor indicated that he would hear what these builders had to say before he signed this or any of the other bills representing the findings of the Lockwood committee.

Four Important Housing Projects Scheduled for Astoria

Metropolitan Life Insurance Co. Loans Total of \$2,750,000 for Operations in Norwood and Arleigh Sections on Property Sold by Rickert-Brown Realty Co.

PLANS are being matured for several large residential building operations to be erected in the Norwood and Arleigh sections of Long Island City, at a total cost in excess of \$5,000,000. These projects will be located on land sold by the Rickert-Brown Realty Company to four prominent builders who plan an immediate start in order to have their structures completed and ready for occupancy early next autumn. The proposed operations involve the erection of multi-family dwellings and one and two-family houses and a number of stores will also be included in the development. The land purchased by these builders represents a total cost of \$1,060,000 and the new owners have obtained from the Metropolitan Life Insurance Company loans aggregating \$2,750,000 to carry on the construction.

The most important of the operations scheduled calls for the construction of sixty-eight apartment houses, each accommodating six families, or a total of 408 living units. They will be erected by Bernard M. Maltz, who has bought 1,700 feet frontage on Sixth and Seventh avenues, between Broadway and Jamaica avenue. These houses will be three stories in height, with suites of four rooms and bath and will rent from \$12.50 to \$15 per room per month. The builder is reported as already having sold seventeen of these buildings from the plans to local buyers. Each building will occupy a full lot, 25x100 feet and will have fronts of tapestry brick with limestone trimmings.

Mr. Maltz also purchased a 300-foot frontage on Broadway, between Fifth and Seventh avenues, on which he will erect fifteen three-story buildings, with stores on the ground floor and apartments above.

Simon Bernstein bought a 660-foot frontage on Sixth avenue, between Grand and Jamaica avenues, which he intends immediately improving with twenty-six two-story dwellings, each accommodating two families. These houses will contain twelve rooms and two baths and are designed to sell for \$20,000 each.

Samuel Bernstein and Philip Kaye have purchased a plot with a frontage of 540 feet on Eighth avenue, between Grand and Jamaica avenues, on which they will erect twenty-two two-family dwellings, each on a lot 25x100 feet. These houses are similar in plan and design to those scheduled for Sixth avenue.

All of the houses in the Norwood Gardens district will be erected from plans prepared by Walter Hopkins, of Warren & Wetmore, and will harmonize in style with those already constructed on Seventh avenue from designs by the same architect.

David W. Keen bought 200 lots on Potter avenue and adjoining streets in Arleigh, on which he plans to immediately start the construction of 200 one-family dwellings, each two stories in height. These houses will be of brick and will contain six rooms and bath and will cost a total of \$1,200,000. These dwellings are in the vicinity of 145, erected a short time ago by the Rickert-Brown Realty Company.

Mr. MacNulty Shows Relation of Charter Revision to Realty

(Continued from page 328)

ship of the Board of Estimate and Apportionment until 1902. At that time the city had a net funded debt of \$308,775,343.55. In 1921 the net funded debt of the municipality had increased to \$1,034,544,694.07. During the last six years alone the amount included in the annual tax levy for interest and other items of debt service, excluding the redemption of special revenue bonds has increased over \$23,000,000. No one can doubt the millions upon millions of these colossal increases in the city's bonded debt and debt service charges have been needlessly expended. The fact remains that the bonded indebtedness of the city has increased from \$88.20 to \$179.90 per capita since the borough heads have had a hand in the authorization of bond issues for public improvements as well as in the expenditure of the proceeds thereof.

"It is true that during this period the city has issued corporate stock for over \$230,000,000 on account of the subways, but it is also a fact that under the dual subway contract, to which the Board of Estimate and Apportionment of the Gaynor administration was a party, the city has never derived a penny of revenue from the stupendous investment. On the contrary, this year's tax bill, to which every one contributes, includes over \$10,000,000 that is exacted to pay the interest upon the city's bonded indebtedness on the subway account. If charter revision would do no more than to re-organize the chief appropriating body of the city upon lines that would insure careful and competent consideration of all propositions involving the cash or credit of the municipality, it would obviously mean much to all who pay taxes directly or in their rent.

"The bulk of local taxation," the speaker said, "falls first upon the owners of real estate, by whom it is shifted, in a large measure, to their tenant. This leads up to a minor subject for charter revision, but one in which all taxpayers, immediate or ultimate, are directly concerned, namely: *the over assessment of real estate by the Tax Department for the purposes of taxation.* Under the existing charter, it is very properly prescribed that all taxable property shall be assessed at its true value. The charter also provides that any property owner who deems himself aggrieved by the assessed valuation placed upon his property may make application to the Tax Board for a review of the assessment. The intent of the statute is, of course, that such applications shall be fairly considered and impartially determined, but this rarely happens. Ordinarily, the application is denied and the applicant is relegated to his remedy by a certiorari proceeding in the Supreme Court, for a review of the determina-

tion of the Tax Board. The drawback to an application for the judicial review of a tax assessment is the expense or "costs" incidental thereto, which usually aggregate a considerable sum and must be borne by the applicant unless the court reduces the assessment by at least 50 per cent. of the amount of the over-assessment alleged. Thus penalized, applications for the judicial review of assessments are kept at a minimum; a majority of property owners submitting to the often arbitrary denials by the Tax Board of their applications for relief, rather than taking the chance of being heavily mulcted for costs in the event of failure in a certiorari proceeding.

"The provisions of the existing charter, therefore, practically leave an aggrieved taxpayer at the mercy of the Tax Board, the members of which are removable at will by the Mayor. In case they do not carry out his policy respecting the assessment of property for the purposes of taxation. This condition not only leaves the door wide open to the general inflation of assessed values, for the purpose, for instance, of defeating the salutary debt limit provision of the State Constitution, but it also opens the way to favoritism as well as to political reprisals and the gratification of personal grudges. The mere statement of the possibilities of the tremendous powers that may be exerted by an unscrupulous Mayor, through a pliant Tax Board, demonstrates the imperative necessity of an absolute divorce of the Tax Department from the control of the Mayor or any other local officer who participates in the making of appropriations chargeable to the tax levy.

"Whether or not the Charter Revision Committee will see its way to accomplish this much needed reformation of the local system for the assessment of taxables, it is hoped that the Commission may be able to devise a way to insure either a uniformly fair and competent assessment, for the purposes of taxation, or an equitable and fearless revision of such valuations as are palpably arbitrary or erroneous.

"Bear in mind that an incompetent and improvident administration of the municipality causes high taxes which, in turn, contribute to raise rents and increase the cost of every other expense of living.

"The financial turn-over of the City of New York, coming and going, is over \$1,000,000,000 a year. It involves transactions too vast and too complicated to be entrusted to the control of men who have never had financial training or business experience. But when have men so qualified controlled the Board of Estimate and Apportionment?

"The high cost of living is opening our eyes to one of its chief contributing factors, the high cost of government. This is a matter for your thoughtful consideration. Think it over in its relation to the rent you pay for business space and for living quarters, and to the rents owners charge and obtain as a result."

Review of Real Estate Market for the Current Week

Lease of a Site Over Grand Central Tracks Showed the High Water Mark of Dealing, While Apartment House Sales Abounded

THIS was a week wherein large transactions were numerous and others were well diversified in character and widely distributed. The great transaction of the week was the leasing of land equal to a block front, by the New York Central & Hudson River Railroad Company, over its tracks and on a line with the south side of 47th street, from Madison avenue to a point on a line with Vanderbilt avenue, for 63 years, at an aggregate rental of \$10,000,000. The parcel will be used as the site for a 12-story office building, the bulk of which has already been leased on the plans. The class of tenants shows a remarkable movement of lines allied with the wholesale drygoods trade. As large as this lease is, it does not, proportionately, match one made recently of a Madison avenue corner nearby, nor the new lease of the Bristol building and allied parcels, at the northwest corner of Fifth avenue and 42d street. But it is on property that is not so closely identified with the uptown strategic center. It is, however, a large marker among the leases made this year. A store lease that attracted attention was that of a store on the south side of 42d street, just east of Madison avenue.

In a market that abounded with the sales of apartment houses the largest transactions of the kind was that of 160 East 79th street, a few doors from the southeast corner of Lexington avenue, while a Lexington avenue corner involves a \$1,000,000 transaction. It is a 14-story and basement elevator structure and was held at \$850,000. Numerous elevator apartment houses in Harlem and on Washington Heights were also notable factors in the dealing. Walk-up apartment houses throughout the city, generally were in good demand as well.

A vacant square block in East Harlem passed into the hands of the Hearst film interests; tenants of a large warehouse on a 125th street corner bought the property; a large garage in Harlem was sold; there were some good sales south of 59th street, and good dwellings throughout town changed hands, many of them for occupancy.

The Bronx loomed well in the trading, walk-up apartment houses of all kinds and one- and two-family houses all selling well. The northern reaches of this borough are more active than usual. Brooklyn and Queens are more than ordinarily active just now and the dealing is well distributed.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 83 as against 65 last week and 111 a year ago.

The number of sales south of 59th st was 22 as compared with 28 last week and 42 a year ago.

The number of sales north of 59th st was 61 as compared with 37 last week and 69 a year ago.

From the Bronx 41 sales at private contract were reported, as against 26 last week and 25 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 338.

U. S. Mortgage Re-elects Directors

At the annual meeting of the stockholders of the United States Mortgage & Trust Co., held March 9, the following directors were re-elected: Burns D. Caldwell, Julius Kruttschmitt, Robert Olyphant, Charles B. Seger, James Timpon, Arthur Turnbull, Elisha Walker and William H. Williams.

Famous Residence Sold

Pease & Elliman sold to William Fahnestock for the estate of Mrs. Edward Dean Adams 455 Madison av, with an L vacant plot, 45x53.8 to 26-28 East 51st st. The Madison av front is a 4-sty and basement stone front dwelling, on a lot 29.9x126.10x35.9.

It is one of two similar dwellings set in a deep front court, which were built by the late Henry Villard and they occupy the middle of the block from 50th to 51st st, opposite the rear of St. Patrick's Cathedral. Mr. Fahnestock owns the adjoining similar house, 453 Madison av.

Hearst Buys Harlem Block

Joseph P. Day and Martin Huberth sold for the estate of Mary A. P. Draper the vacant block front on the west side of First av, from 126th to 127th st, 140x200x irregular, to the International Film Corporation, in which William Randolph Hearst is interested. Mr. Hearst now controls the entire block from 126th to 127th st and from First to Second av, including the old Sulzer Harlem River Park, and the land will be improved with a large moving picture studio. The Draper property has been in the Draper and Palmer families for the past 100 years.

Investor Buys Broadway Lofts

J. Leland Wells, of Amityville, L. I., bought through the Charles F. Noyes Co. from Frank J. Heaney 597 Broadway through to 170 Mercer st, a 5-sty stone loft building, on a plot 25x200. There is a sub-basement in the rear. The parcel was held at \$150,000 and is rented at \$17,000 a year. Mr. Wells was long the head of the steam engineering firm of Wells & Newton, of this city, but is now retired.

Good Sale on Canal Street

Sol Stern sold for John Herman Heidgerd 272 Canal st, southwest corner of Cortlandt alley, 125 feet east of Broadway, a 4-sty brick loft building, 25.5x71.4. The seller, one of the city's

oldest woolen merchants, started in business on this site half a century ago and subsequently erected the present building by day's work, the foundation walls being 2 feet thick. Maurice B. Langer is the buyer. The sale is recorded.

Tenants Buy a Harlem Warehouse

Slawson & Hobbs sold the northeast corner of Park av and 125th st, a 12-sty office and storage building, being 100 feet on the avenue by 90 feet on the street, for the Metropolitan Life Insurance Co., to Lee Bros., Inc., present tenants, who operate several storage warehouses and furniture stores. Their lease does not expire until 1924, but the upward turn of realty values in 125th st caused the purchase to secure permanency.

Sells 30 Year Old Holding

Abraham Saffir sold for the Adolphus Ottenberg Estate to the Alert Operators, Inc., the three 5-sty brick apartment houses 508 to 512 Manhattan av, northwest corner of 121st st, on a plot 100.11x95. This is the first sale of the property in 30 years. The immediate corner contains stores.

Hoffman Court Bought

A syndicate purchased from Well & Mayer the Hoffman Court, 100.11x120, a 7-sty elevator apartment house with stores, at the southwest corner of Madison av and 99th st. Simon Sindband was the broker. The house is arranged in suites of 3 to 5 rooms. The property was held at \$325,000.

Tenant Buys a Harlem Garage

F. P. Jeroloman, tenant, bought from William Douglas Kilpatrick the 4-sty and basement brick garage 310-312 West 144th st, on a plot 50x99.11. Mr. Kilpatrick holds the property under a recently made contract. The building was built for Simpson & Crawford in 1902. James S. Maxwell and Dwight, Archibald & Perry, Inc., were the brokers. It adjoins the southeast corner of Bradhurst av.

Old Families Sell West Side Parcels

The two 5-sty and basement brick apartment houses with stores at 333-335 West 43d st, on a plot 50x100.5, have been sold by D. Kempner & Son for Joseph B. F. Livingston and Walden Pell, Jr., and Emily de Sera, of Florence, Italy, to a client. The property was held at \$80,000 and rents for about \$10,000. The property had not changed hands since the early 80s, when the late Walden Pell bought it through David Kempner, grandfather of the broker now making the resale.

Chateau Thierry Again Sold

The Chateau Thierry apartments, at the south corner of Riverside dr and 85th st, have figured in a third sale within 2 weeks. In the newest deal the house, a 7-sty elevator structure, 27.6 x 96.4x irregular, was resold by Byrne & Bowman for Stewart Forshay to Daniel H. Jackson, operator. The property was held at \$300,000 and was sold for all cash above the mortgages. Mr. Forshay bought the house a few days ago through the same brokers from Harry Goodstein, who had just secured it in a deal with Joseph

S. Ward, and in which the 2-sty building at the southwest corner of Amsterdam av and 125th st figured.

Buys Bretton Court

Joseph M. Nimhauser, with H. Reinheimer, sold for Max Natanson the 8-sty and basement elevator apartment house, known as Bretton Court, at 306-310 West 100th st, adjoining the southwest corner of West End av, on a plot 75 x 100.11, to the Malex Realty Corporation. The property was held at \$375,000. The house is about 14 years old, and was erected by Joseph Polstein.

Le Roy Apartments Change Hands

Biltmore Realty Corporation, in conjunction with the Harris Exchange, sold for the Old Colony Bond & Mortgage Corporation the northwest corner of St. Nicholas av and 113th st, a 7-sty and basement elevator apartment house with stores, on a plot 118.5x125.5x100.11x63.5½.

Sells a West Side Loft Building

Berley & Co. sold for the Recony Corporation (Norman S. Riesenfeld and Joseph F. A. O'Donnell) 112 West 38th st, a 5-sty stone mercantile building, on a lot 20x98.9, between Broadway and Sixth av. The buyer will remodel the structure when the present leases have expired.

Buys Lexington Ave. House to Remodel

James Kyle & Sons sold for the 539 Corporation the 4-sty and basement stone dwelling 811 Lexington av, on a lot 18x70. The new owner will make extensive alterations, putting in a street level store, a parlor floor store and 4 apartments of 2 rooms and bath each on the two upper floors.

Assembles Upper West Side Site

Nolavia Construction Co. bought through William H. Peckham from the Lucania Realty Co., Anthony Campagna, president, 302 West 89th st, and from the estate of Zachary Pierce 304-306 West 89th st, all 4-sty and basement brick dwellings, on a plot 60x100.8½ and adjoining the southwest corner of West End av. A. D'Antona is president of the purchasing company.

On the site the buyer will erect a large elevator apartment house.

Tenants Buy a Harlem Corner

Schwarz & Forger, cleaners and dyers, located at 406 West 125th st (Manhattan st) southwest corner of Morningside av, for many years, have purchased that property from Aida B. Emmett, represented by Morris & McVeigh, attorneys. The site is improved with 1, 2 and 3-sty buildings with stores, and fronts 112.7 feet on 125th st and 38.4 feet on Morningside av.

Buy on La Salle St. Near Broadway

The newly formed 523 West 125th Street Corporation, having for directors Jacob Berman, William Sadofsky and Janet Bernhart, purchased the 1-sty brick garage, 7x112.6x irregular, at 75 La Salle st, formerly 523 West 125th st, between Amsterdam av and Broadway. The new company is represented by Weschler & Kohn, attorneys.

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
2268

CHARLES B. VAN VALEN, INC

Member Real Estate Board of N. Y.

REAL ESTATE

MORTGAGE LOANS—INSURANCE

110 WILLIAM STREET
Phone: 6000 Beckman

**SPECIALISTS IN
PENN. TERMINAL SECTION****REAL ESTATE**

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN**Real Estate Operator**

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER**REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

BENENSON REALTY CO.

BUY and SELL

HIGH CLASS BRONX AND
MANHATTAN PROPERTY

Columbia Trust Bldg., 509 WILLIS AVE.
Phone: Melrose 265-982-3

HEIL & STERN

Real Estate

Business Property Specialists

Member of Real Estate Board, N. Y.

1165-1167 BROADWAY (n. w. cor. 27th St.)
Telephone: Watkins 4280

Site Sold for Co-operative Apartments

As a site for a 13-sty co-operative apartment house, the Joint-Ownership Construction Co., Inc., Frederick Culver, President, has entered into a contract to purchase from Andrew Lazare the northeast corner of Lexington av and 72d st, on a plot 45x102. The total cost involved is about \$1,000,000. About half of the suites will consist of 12 rooms—a large drawing room, 20x30, large dining rooms and baths, servants' dining and sitting room, kitchen and pantry. Other suites will contain eight rooms and three baths. Plans for the proposed structure are being completed by James Gamble Rogers, consulting architect to Yale University. Among those who have already purchased are Cecil Shalleross, President of the North British and Mercantile Insurance Co.; Miss Elizabeth M. Lynch of the Colony Club, and James Gamble Rogers. The building, 136 East 67th st, erected by the same company from plans of Walker & Gillette, is now nearing completion, all but two of the 37 apartments in the building having been already sold. Byrne & Bowman negotiated the sale.

Another Astor Fee Passes

Land held by the Astor family for upwards of 300 years ceased on Wednesday as a fee holding by reason of its sale for a price around \$300,000. This further depletion of this big landed estate involves the plot 105x100 with four apartment and store buildings at the southwest corner of Eighth av and 45th st. It was sold by the Farmers Loan & Trust Co., as trustee for the estate of William Waldorf Astor, to the Scott Investing Co. This concern is composed of Leo Kamioner, Max Scott and Emanuel van Dernoot, who under different corporate title have recently purchased other Astor properties at the northwest corner of Eighth av and 46th st, opposite the corner just acquired, and at the northwest corner of Eighth av and 39th st. These holdings will be held for investment, according to Mr. Van Dernoot, counsel for the company. The last transfer of the corner just sold was made in October 31, 1828, when title descended to John Jacob Astor from his father. In February last the estate sold the Eighth av block opposite to Henry Claman for a price around \$590,000, and sales by the Astor estate and other interests have been so numerous in this part of Eighth av as to attract the interest of speculators, who have been busy in their endeavors to get properties before prices rise under the influence of the increasing demand.

Sale on West Broadway

White-Goodman sold for James A. Turley 135 West Broadway, a 3-sty brick building, on a lot 16.11x50.3, adjoining the northeast corner of Duane st. The buyer will occupy.

Choice Residence Sold

William B. May & Co., as brokers, sold 15 East 84th st, plot 50x200, containing a modern dwelling on the 84th st plot and a 3-sty garage on the 85th st plot. This property has been sold by the Estate of Charles F. Hoffman. E. L. Doheny, Jr., of the Mexican Petroleum Corporation, is the purchaser. The property has been held for sale at \$300,000.

Some Leases of Interest

EDWARD DEAN ADAMS, who sold his home at 455 Madison av to William Fahnestock, has leased a large apartment in the building now being erected by J. E. R. Carpenter, architect and builder, at 920 Fifth av, south corner of 73d st. Pease & Elliman were the brokers.

BILTMORE REALTY CORPORATION leased for the National Binding & Machine Co. the 8th floor at 260 West st to the Hair Net Importing Co.; also leased to the Hirsh Barsky and Louis J. Wildman Co. the 3d floor at 511-513 West 42d st for the M. M. Hayward Co.; also leased for the Regan Safety Devices Co., Inc., the 5th floor at 140 West 42d st to Benjamin Crager. All are for a term of years.

BILTMORE REALTY CORPORATION leased for the Guaranty Trust Co. to Freudenberg & Mattock a suite of large offices in 522 Fifth av, for a term of years; for the Guaranty Trust Co. at 522 Fifth av offices 610 to 616 to Toplis & Harding, at an aggregate rental of \$50,000, in conjunction with W. S. Sussman the 12th floor in 79 Fifth av, known as the Knickerbocker Building, for Winona Holding Corporation to the John's Service, Inc. Floor area is 12,500 square feet. Aggregate rental at end of existing contract is approximately \$60,000.

THE 1991 BROADWAY CORPORATION leased to Jacob Granat the building, 28.1x130.2x irregular, at 1991 Broadway, for a term of 21 years at an annual net rental of from \$16,000 to \$18,000.

TANKOOS, SMITH & CO., in conjunction with Cruikshank Co., leased, for a long term of years, for the Almy Realty Corporation the 5-sty and basement warehouse buildings 218-220 Pearl st to the Pearl Street Warehouse Corporation, Inc., at an aggregate rental of about \$75,000. The tenant will make extensive alterations and will occupy the same on or about May 1 for the storage of imported tobacco.

Buys Co-operative Suites

Culver & Co. sold for the Joint Ownership Construction Co. an 8-room apartment with three baths in 136 East 67th st to Yale Kneeland.

Douglas L. Elliman & Co. sold for the 76th Street and Park Avenue Co. a large duplex apartment, containing 12 rooms and 4 baths, in 830 Park av, southwest corner of 76th st, to Mrs. Carter Herndon.

Resell Parcel Taken in Trade

Byrne & Bowman resold for J. C. & M. G. Mayer to an investor 11 East 22d st, an 8-sty fireproof building, on a lot 26.2x98.9, held at \$125,000, and renting for about \$22,000 annually. This is one of the properties recently taken in part payment by the Messrs. Mayer from Cornelius Hearn for the structure at 29-33 West 38th st.

Big Apartment Site Sold

Leon S. Altmayer sold for the Equitable Trust Co. to the Phelps Stokes Fund the plot of vacant lots known as 54 to 60 East 97th st, which has a frontage of 100 feet by a depth of 100.11 located on the south side of East 97th st, about 100 feet east of Madison av. This property is excavated and will be immediately improved by the Phelps Stokes Fund with a model tenement. Property is free and clear of mortgage and was sold for all cash. Plans for this improvement have been filed in the Building Department.

Resell West Side Lofts

Byrne & Bowman resold for J. C. & M. G. Mayer to an investor, 32 West 22d st, a 6-sty store and business building, on plot 32.7x98.9, held at \$110,000 and renting for \$16,500 annually. Recently the same brokers sold for the Messrs. Mayer the business building at 11 East 22d st. The two properties were taken in part payment by the Messrs. Mayer for the 16-sty loft building, 29-33 West 38th st in a recently reported deal.

Sells Wiltshire Apartments

The Starzer Realty Corporation sold through Slawson & Hobbs the Wiltshire, a 6-sty elevator apartment house at 604-610 West 141st st, on a plot 135x99.11. It houses 54 families, and is laid out in suites of 3 to 6 rooms.

Buys Large Apartment House

Byrne & Bowman sold for a client to Milton M. Dryfoos, 160 East 79th st, a 4-sty and basement elevator apartment house, on a plot 100x102.2, a few doors from the southeast corner of Lexington av. It was held at \$850,000.

Sells Dyckman Tract Plot

J. Leland Wells sold through the Charles F. Noyes Co. to Malcolm R. Lawrence the vacant plot, 100x100, at 26-32 Cooper st, 100 feet south of 204th st, in the Dyckman tract. It was held at \$30,000.

Club House in New Hands

Supreme Court Justice Irving Lehman has granted the Columbia University Club trustees permission to sell the old clubhouse and site, at the northwest corner of 20th st and Irving pl, for \$147,500 to Louise Day Putnam Lee.

The purchaser is to pay \$5,000 in cash upon the date of passing title and take the premises subject to a first mortgage of \$100,000 and a second for \$30,000, held by the trustees of Columbia University. She will give back a purchase money mortgage for \$12,500.

While it is admitted that the amount of cash to be paid upon passing title is very small, the purchaser, who will transform the old clubhouse into an apartment building, will bind herself to pay \$5,500 annually, \$2,750 every six months, out of which sums, after interest has been paid on the mortgages, payments are to be made reducing the principal sums.

Estate Sells Yorkville Holdings

Estate of Berent C. Gerken sold through O'Reilly & Dahn, to Joseph Mines, 506 East 75th st, a 1-sty brick market building, on a lot 25x102.2; and the same estate sold through the same brokers to the 501-505 East 75th Street Corporation a 2-sty brick bakery building, on a plot 75x102.2, at 501-505 East 75th st. The sales are recorded.

Sells Richmond Shore Front

The Shaw estate between Bement and Davis avs, West New Brighton, Staten Island, has been sold to Herbert R. Gans of the Gans steamship Co. Mrs. George William Curtis of Livingston is one of the heirs. The sellers have owned the property for generations. The brokers were W. S. E. Hall and C. E. Simonson & Co.

Masons Buy Carrere House

The Carrere homestead on Staten Island, formerly occupied by John M. Carrere, of the firm of Carrere & Hastings, architects of this

city, has been purchased by the Staten Island Masonic Club, which has a membership of 400. The property is situated at St. Marks and Fort places, New Brighton, and will be remodeled at a cost of \$75,000. The officers of the Masonic Club are H. M. Horn, president; Daniel Schneider, treasurer, and Charles W. Schutzen-dorf, treasurer.

Garment Workers to New Zone

The Save New York Committee, of which John Howes Burton is chairman, announces the following removals of garment manufacturing concerns from the "Save New York Zone," which includes Fifth av as its center.

Brody & Birnbaum, from 122 West 34th st to 34 East 30th st; Charles Sonn & Co., from 54 West 35th st to 200 East 29th st; Louis Cohn & Co., from 33-35 West 46th st to 20 West 31st st; Koenig & Mazor, from 106 West 32d st to 147 West 25th st; Max Cowan, from 22 West 38th st to 40 East 32d st; Vogel, White & Co., from 29 West 36th st to 8-14 West 30th st, and the Eureka Dress Co., from 35 West 33d st to 1237 Broadway.

Sell Queens Industrial Site

M. & L. Hess sold for the Printer's Realty Corporation to the Ronzonni Macaroni Co. of Long Island City, a plot at Jackson av and Hulst st, Long Island City. It contains 32,000 square feet, with a railroad spur and fronts 365 feet on Jackson av and 429 feet on the railroad. It is opposite the Pierce Arrow automobile plant.

The new owners will improve the easterly part of the plot, or about 16,000 square feet, with a 6-sty factory building for their own use.

Negotiations are pending for the resale of the westerly portion to a manufacturer, who will also improve the plot with a building for their use and occupancy. William A. Krabe represented the purchasers.

Builder Buys Queens Plot

M. Morgenthau, Jr., Co., sold to H. J. Faint, of Corona, ten lots in Country Club District Sub-division, just south of Central av on 172d st, Jamaica, which is one block east of Merrick rd. Mr. Faint is having plans prepared by H. T. Jeffrey, Jr., architect, for the improvement of this property with five 7-room cottages, the construction of which he will start immediately.

Flushing Corner Sold for Improvement

Halleran Agency, in conjunction with Peter Harper, sold for the estate of Isaac Peck to Drury & Goette, of Newtown, the southwest corner of Broadway and Lawrence st, Flushing, Queens. The Pecks had owned the parcel for a century.

The new owners will erect on the plot a 2-sty brick garage and showroom for automobiles.

Builders Buy at Coney Island

Another cottage and bungalow project for Coney Island will be carried on by a syndicate which announces the purchase of about 25 lots in the block bounded by West 21st and 22d sts and the ocean from the William Fox Associates, Inc. The buyers announce that they will erect a taxpayer with stores and offices on the board-walk frontage and improve the inside lots with cottages and bungalows. The syndicate is composed of Dr. David Friedman, Harry Smolensky and William J. Billharz. The plot was held at \$450,000 and the proposed improvements will call for a total outlay of about \$1,000,000. Samuel Sperling was the broker.

A Brooklyn P. O. Branch Sold

B. F. Knowles Co., with L. Zasully, sold the Williamsburg Post Office property on Broadway, overlooking the Williamsburg Bridge Plaza, a 2-sty stone building, 48x130, for Thos. P. Peters and others, heirs of the late Bernard Peters, founder and long editor of the Brooklyn Daily Times.

A New Brooklyn Theatre Sold

The new theatre and store building occupying the entire block front on the west side of Saratoga av, between Dean and Pacific sts, Brooklyn, has been sold by the Maine Building Corporation to the newly organized Telman Amusement Co., represented by Marks & Marks, attorneys.

This property, which has a Saratoga av frontage of 214 feet and runs back 100 feet in each street, has been held at \$300,000. It is known as the Capital Theatre.

Sells Nassau County Estate

Sidney E. Brewster, of Ladd & Nichols, sold for Parker D. Handy his estate at Glen Cove, L. I., known as Groendak. Paul Bonyne, a New York lawyer, has purchased the property for a client.

The estate consists of approximately 10 acres, situated in the North Country Colony, Glen Cove. The house is Dutch Colonial and there are also outbuildings, stables, garages, gardener's and chauffeur's cottages. The property is along the waterfront.

Mr. Handy held the property at \$150,000, and the transaction was cash.

Shelter Island Estate Sold

Bulkley & Horton Co. sold for the Cassidy estate at Shelter Island Heights, N. Y., a summer estate situated on Main st, between the Pogaticut Hotel and the Chequit Inn, running through to Grand av, to a client for occupancy.

MORTGAGE LOANS

Charles Galewski obtained from the Metropolitan Life Insurance Co. a first mortgage loan of \$412,000 at 6 per cent. for a term of 10 years on the 12-sty loft building, 107x100, at 40 West 20th st.

A mortgage loan of \$800,000 has been obtained by the Eighth Avenue Railroad from the Farmers' Loan and Trust Co. on its property, covering the block front on the west side of Eighth av, between 49th and 50th sts, and improved with a 3-sty brick car barn, 200.10x475x irregular.

The B. L. W. Construction Corporation obtained from the City Mortgage Co. a building loan of \$290,000 on the plot, 260x100.5, at the southeast corner of Bryant av and 180th st, Bronx, for the erection of three 5-sty apartment houses.

The first mortgage loan made by the Columbia Mortgage Co. to the Godwin Terrace Realty Corporation on the new 5-sty apartment house at the northwest corner of 230th st and Godwin Terrace, Bronx, was \$325,000 and not \$235,000 as was reported.

MANHATTAN SALES

South of 59th Street

ST. LUKES PL.—Pepe & Bro. sold for P. H. Prickelmaier to C. Marcucci 9 St. Lukes pl, a 3-sty and basement brick dwelling, on a lot 21.8 x100, overlooking Hudson Park. It will be remodeled into apartments.

SUFFOLK ST.—The Manning Bernhard Realty & Construction Co. resold the 5-sty and basement brick tenement house with stores, on a lot 25x100, at 16 Suffolk st, to a client of D. Geisler, who negotiated the sale.

11TH ST.—Duross Co. sold for the Ricketts estate 23-25 West 11th st, two 3-sty and basement brick dwellings, on a plot 40.4x103.3. The seller had owned the parcels 30 years.

12TH ST.—William A. White & Sons sold for Mrs. Minnie Hayes to a buyer, for occupancy, 252 West 12th st, a 3-sty and basement brick dwelling, on a lot 20.8x83.4.

18TH ST.—F. & G. Pflomm sold for Esther Pryor to Leo Kahn 217-219 West 18th st, a 4-sty and basement and a 5-sty brick building, both on a plot 50x92.

29TH ST.—B. C. Vorzimer sold, through George W. Mercer Son, for Mrs. Matilda Davis,

327 West 29th st, a 4-sty and basement brick dwelling, on a lot 22x98.9. The property had been in the Davis family since 1851.

31ST ST.—Manning Bernhard Co. sold the 3-sty and basement brick dwelling, on a lot 18.9x 98.9, at 330 West 31st st, for Delia H. Molt and John E. Blauvelt.

38TH ST.—Thomas J. O'Reilly sold for Samuel W. Hassell and others the 5-sty business building 112 West 38th st, on a plot 20x98.9, to Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators. The property had been in the Hassell family 39 years.

43D ST.—Jacob Kessler sold through the Cusack Co. and E. O'Sullivan, 441 West 43d st, a 3-sty and basement stone dwelling, on a lot 18.9x100.5.

43D ST.—Edward C. H. Vogler, through Frank B. Haubert, sold for the Forty-eighth Street Co. 325 West 43d st, a 5-sty and basement brick tenement house, with 4 families on each floor, on a lot 25x100.5. The buyer is Mrs. Elizabeth Ewald.

\$2

**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

**Immediate Possession
or May 1st.**

Showrooms

3,000 to

Offices

15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

**A. J. SIMBERG
ARCHITECT**

1133 BROADWAY, N. Y.

Phone: Watkins 1877

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

"Sure Dividends, if"

IF the present management continues—"
"If conditions do not change—"

"If the tariff—"

There is no "if" when your money is invested in valuable New York property. Both interest at 5½% and principal are guaranteed by our First Mortgage Participation Certificates.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate.

**316-318 East 161st Street
New York City**

Telephone: Melrose 1694-1695

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

4100 Acres Pine Timberland in S. C. (S)
Store, 75x50, on B'way, 30's, \$50,000 (R)
Warehouse, 20,000 s. f., W. 40's (R)
14-sty Office Bldg., Midtown, \$3,500,000 (S-E)
Storage, 50,000 s. f., Lower Eastside (R)
4000-Acre Estate; Lake, Hotel, etc., Catskills
(S-E)
Factory Daylight Floor, 200x50, Bronx (R)

WANTED

Large Bldg. Plot on 5th Av., 40's-50's (B-R)
Store on B'way, 25-35 ft. Front, 30's-40's (R)
Good Sites for Lunch Wagons G. N. Y. (B-R)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere
MODERN "A-B-C" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0396-0397 Pennsylvania

Explanation:—B—Buy; E—Exchange; R—Rent;
S—Sell.

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS IMPROVED MANHATTAN PROPERTY

522 FIFTH AVE.

Suite 900 to 906 Vanderbilt 8586-7-8-9

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
improved property in Greater
New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street Brooklyn

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

138 and 190 MONTAGUE STREET

BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

51ST ST.—Frank L. Fisher Co. sold for Sarah A. Kuhn to Robert Erskine Ely, for occupancy, 328 East 51st st, a 3-sty brick American basement dwelling, on a lot 18.9x100.5.

54TH ST.—The 150 East Fifty-fourth Street Corporation, having for directors A. I. Waugh, P. Ettinger and M. Everett, has been formed to take over the 4-sty stone flat, on a lot 19x100.5, at that address.

56TH ST.—Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin the 2-sty brick garage, on lot 25x100.5, at 110 West 56th st.

57TH ST.—Samuel H. Martin sold for the Realty Supervision Co. to Adolph and Aaron Weiss 475 West 57th st, adjoining the northwest corner of Tenth av, a 5-sty brownstone tenement house, known as the Augusta, on a plot 30x100.5.

THIRD AV.—D. Kempner & Son, Inc., sold for Joseph Seeman and Mrs. Emma E. B. Froehlich, heirs of the late Josephine Seeman, 668 Third av, a 5-sty stone tenement house with store, on a lot 25.10x100, to the New Amsterdam Realty Co., Isidor H. Kempner, president. It adjoins the Emma F. Harper property at the northwest corner of 42d st, and was held at \$70,000.

North of 59th Street

ST. NICHOLAS PL.—Moore, Schutte & Co. sold for Bing & Bing to the Rockville Holding Co. 48 St. Nicholas pl, a 6-sty and basement brick elevator apartment house, known as the Cedarcliff, on a plot 99.1x100.

63D ST.—William B. May & Co. sold for Mrs. Helen K. Ahles the 3-sty and basement brick dwelling, on a lot 20x100.5, at 167 East 63d st, to Clifford Seasongood.

63D ST.—Julia Beverly Higgins sold for Mrs. George Mosie to R. J. Major 170 East 63d st, a 3-sty and basement stone dwelling, on a lot 20x97.9½.

63D ST.—David Lion bought through Henry Weil the 5-sty brick tenement house 330 East 63d st from the Neighborhood Realty Co. There are two stores and 18 apartments in the building, on a lot 25x100.5.

66TH ST.—Pease & Elliman resold for E. P. Carter, 51 East 66th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The buyer will occupy the premises.

75TH ST.—The newly organized 501-505 East 75th Street Corporation, having for directors G. Lee, C. Hyatt and L. Burrbridge, purchased the 2-sty brick stable on part of the plot, 75x102.2, at 501-505 East 75th st, adjoining the northeast corner of Avenue A. The new company is represented by J. Eckstein, attorney. Adjoining on the east is the Adler & Eckstein Baking plant, Jacob Eckstein, treasurer.

76TH ST.—James H. Cruikshank resold through M. J. Schroeder to Eric A. Hedlund 51 West 76th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

86TH ST.—Froman & Taubert sold for Margaret D. Fitzpatrick to Emanuel Ornstein, 215 East 86th st, a 5-sty brick tenement house with stores, on a lot 25x100.8½.

92D ST.—William B. May & Co. sold for Edward Koch the 4-sty and basement stone dwelling 6 East 92d st, on a lot 20x100.8. Anna E. Donald was the owner of record.

92D ST.—Brown-Wheelock Co. sold for the Sarah Meyers estate, 59 East 92d st, a 4-sty and basement stone dwelling, on a lot 17x100.8½, to a buyer who will occupy after alterations are completed. The property was held at \$40,000.

103D ST.—Monahan & Mulry sold for William J. Urechs to Dr. Henry C. Becker the 3-sty and basement brick dwelling, 312 West 103d st, on lot 18.6x100.11.

109TH ST.—Manport Realty Corporation, I. Portman president, purchased from Emma Donellan, Emrose Court, consisting of two 6-sty brick apartment houses, on a plot 80.6x100.11, at 204-208 West 109th st. The property was held at \$185,000. Hans Pfeiser was the broker.

112TH ST.—Mrs. Rose Perry sold to Rubin and Samuel Osterweil 540 West 112th st, adjoining the southeast corner of Broadway, a 6-sty elevator apartment house, on a plot 50x100.11, having accommodations for 20 families and held at \$150,000.

112TH ST.—David Lion purchased from Mary and Rebecca Rabinowitz the 4-sty brick triple flat, arranged for 12 families and containing one store, on a lot 25x100.11, at 156 East 112th st.

114TH ST.—The Manport Realty Co., Isaac Portman, president, purchased the 4-sty stone apartment house, on a lot 26x100.11, at 126 East 114th st, adjoining the southwest corner of Lexington av, from Daniel P. Beston. The holding price was \$19,000. Nicholas Celia was the broker.

116TH ST.—Abraham Saffir, in conjunction with William A. White & Sons, sold for the estate of Annie S. Schwarzenbach, the 5-sty brick apartment house, 24 East 116th st, on a lot 25x100.11. It was recently partly destroyed by fire. The new owner has prepared plans for the remodeling of the building into apartments of 3 and 4 rooms each, which will be ready for occupancy in October.

118TH ST.—Incorporated recently at Albany, the 39 West 118th Street Corporation (A. S. Raunheim, T. Fullen and A. P. Wollheim) purchased from the Greenlieb Corporation the 5-sty and basement brick flat, on a lot 25x100.11, at that address.

121ST ST.—J. M. Kelly Co. sold for Frank Reilly to Otto Heislser, 112 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Albert H. Stout sold through Sherman & Kirschner to Mamie Schwartz, 120 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Shaw, Rockwell & Sanford sold for Louise D. Horton to Emil Groth, for occupancy, 15 West 121st st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

122D ST.—Mulvihill & Co. sold for the 32 Tier Street Corporation, Inc., to William G. Golfinas 265 West 122d st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

126TH ST.—J. M. Kelly Co. sold for Grace Cassidy to Isabelle Dempster, 111 West 126th st, a 3-sty and basement stone dwelling, on a lot 17.10½x99.11.

128TH ST.—James L. Van Sant purchased from Harold D. Collins, 9 West 128th st, a 3-sty and basement frame dwelling, on a lot 19.1x99.11. Shaw, Rockwell & Sanford were the brokers.

131ST ST.—The 2-sty garage, covering a plot 50x99.11, at 527 and 529 West 131st st, has been sold by Louis E. Burget to Samuel Bachleis. It adjoins the Manhattanville Day Nursery at the northeast corner of Old Broadway.

136TH ST.—J. Clarence Davies sold for Isabel Macklin to William E. Allen 141 West 136th st, a 4-sty brick dwelling, on a lot 15.6x99.11.

152D ST.—Charles A. DuBois sold for Robert Hopper to Mrs. Mary Marone, the 3-sty and basement brick dwelling, 460 West 152d st, on a lot 16.10x99.11.

161ST ST.—Norman Denzer sold for Jacob Rabinowitz to a buyer, for occupancy, 560 West 161st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

187TH ST.—The 6-sty elevator apartment house, on a plot 87.6x94.9, at 515 West 187th st, has been purchased by the Moton Realty Co., Louis C. Whiton, president, from Joseph Regelman and Morris Schaffer.

AUDUBON AV.—The three 5-sty apartment houses at the northwest corner of West 190th st and Audubon av, fronting 220 feet on the street and 110 feet on the avenue, have been sold by the J. R. Building Co., through J. J. Goldstein. The houses were erected by the seller about 5 years ago and are arranged in suites of 3, 4 and 5 rooms. They rent for \$70,000 per annum and were held at \$420,000. The broker has been appointed managing agent. The sale is recorded.

COLUMBUS AV.—Nathan Wilson, president of the Occidental Holding Co., bought the 5-sty brick apartment house, with stores, at 560 Columbus av, northwest corner of 87th st, from Louise Kissling, the owner of record. A. W. Miller & Co. were the brokers. Alterations will be made to the first floor. The plot fronts 25 feet on the street and 100.8½ feet on the avenue.

EDGEcombe AV.—Lloyd Winthrop Co. resold for Samuel Wacht the 5-sty and basement brick flat at 139 Edgecomb av, on a lot 25.3¼ x113.3¼ irregular. This is the third time the property has been sold within two months. The buyer was represented by C. M. Folsom & Co.

MANHATTAN AV.—Abraham Saffir sold for the Adolphus Ottenberg estate to the Alert Operators, Inc., the three 5-sty brick apartment houses, 508-512 Manhattan av, northeast corner of West 121st st, on a plot 100.11x95. The property was held at \$150,000. This is the first sale of it in 30 years.

SECOND AV.—Porter & Co. sold for Jennie M. Milliken 1891 Second av, a 5-sty brick tenement house with store, on a lot 25x96.8. The seller had owned it for 25 years.

WEST END AV.—Harry Sugarman resold for James H. Cruikshank to Edna Reichenbach, 513 West End av, a 5-sty brick American basement dwelling, on a lot 16x82.

BRONX SALES

GILES PL.—Albert and Stanley Wells purchased two adjoining lots on Giles pl north of Sedgwick av for improvement, with homes for their occupancy. The property was formerly part of the Mahony estate. M. Morgenthau, Jr., Co. represented the sellers and Joseph P. Day and J. G. Geraty represented the purchasers.

149TH ST.—J. C. Hough Co. sold for a client to the Benenson Realty Co. 532-534 East 149th st, a 5-sty brick apartment house with store, on a plot 40x100.

152D ST.—Saul Katz and Isaac Drobobitch sold through B. Schildhaus to Samuel Bernson 737 East 152d st, a 4-sty and basement brick flat, on a lot 25x133.

153D ST.—Moritz Fisch sold to Jacob Starr

320 East 153d st, a 5-sty and basement brick apartment house, on a lot 25x100.

158TH ST.—Simon Sindeband sold for Weil & Mayer, 612 and 616 East 158th st, southwest corner of Eagle av, two 5-sty and basement brick apartment houses, on plot 100x103.

181ST ST.—Edward W. Burdick sold to Arthur W. Weyrauch the vacant lot, 17.10x25.3x irregular, at the southwest corner of 181st st and Creston av.

ARTHUR AV.—Angelo L. Frumento sold for Charles Inemoor to Joseph Germano 2133 Arthur av, a 3-sty brick flat with store, on a lot 18.3x2x95, adjoining the northwest corner of 181st st.

BARNES AV.—Cahn & Cahn bought 3751 to 3763 Barnes av, northwest corner of 218th st, and 769 East 218th st, adjoining a group of eight 2-sty frame dwellings, on a plot 114x94. Edward Elten was the broker.

BRIGGS AV.—Harry Cahn purchased from the Tampa Building Co. the 5-sty and basement brick apartment house, on a plot 91x89x irregular, at 2600 Briggs av, arranged for 35 families and held at \$195,000. H. L. Phelps was the broker.

CONCOURSE.—Cahn & Cahn bought from James G. Patton 2406 Grand Boulevard and Concourse, a 2-sty brick business building occupied by an automobile distributor. This property has two frontages, the rear extending to Ryer av. J. Rakow was the broker.

CONCOURSE.—Edward H. Burger sold the apartment house 2244 Grand Boulevard & Concourse to Nicholas Celia of Brooklyn. Mr. Celia will occupy one of the apartments. The building has accommodations for 22 families, and there are 3 to 6 room suites on a floor. J. F. Farrell was the broker. Mr. Burger recently sold the adjoining building at 2248.

CLAY AV.—Maywill Operating Co. sold 1398 Clay av, a 6-sty and basement brick apartment house, on a plot 41x98.

DAVIDSON AV.—Harry Cahn purchased from Robert B. Bradley 2391 Davidson av a 4-sty and basement brick apartment house, on a plot 50x100, arranged for 16 families and held at \$55,000. George E. and Charles Buckbee were the brokers.

DAVIDSON AV.—Harry Cahn and Samuel Rubin sold the southwest corner of Davidson av and Buchanan pl, a vacant plot, 100x100, to the Tampa Building Co. H. L. Phelps was the broker.

FOREST AV.—Hudson P. Rose Company purchased from John Corbett the three 2-sty and basement frame 2-family houses, on a plot 55.2x87.5, at 909 to 913 Forest av.

GRAND AV.—The Grand Avenue Building Co., represented by Max Silverstein, attorney, purchased the vacant plot, 125x100, on the east side of Grand av, 224 feet south of 176th st, for improvement with five 2-family houses, each to be on a lot 25x100. The operation will involve \$125,000.

KINGSBRIDGE RD.—Butcher Realty Co. sold to L. P. Faccine and A. Calcagni the northeast corner of Kingsbridge rd and Morris av, a 5-sty and basement brick apartment house, known as St. James Hall, on a plot 57.4x91.9.

KINGSBRIDGE RD.—John E. Eustis sold to the Sil-Mark Realty Corporation the plot, 112x106x irregular, at the southwest corner of Kingsbridge rd and Grand av.

MONROE AV.—Louis M. Greenberg sold to Charles Pommier the 2½-sty and basement frame dwelling 1686 Monroe av, on a lot 25x95.

OGDEN AV.—Nehring Bros. sold for a client to the R. E. Hill Realty Corporation 1380 Ogden av, a 5-sty and basement brick apartment house, on a plot 50x111.

PROSPECT AV.—B. Schildhaus sold for Frank Levy to Kopel Brumer 780 Prospect av, a 5-sty and basement brick apartment house, on a plot 37.5x100x irregular. The new owner will install stores.

RIVER AV.—Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin the vacant plot, 100x100, on the east side of River av, 189 feet north of 167th st.

SHERMAN AV.—B. Schildhaus sold for Harry Meisel to M. Dubinsky 968 Sherman av, a 5-sty and basement brick apartment house, on a plot 43x105.

SOUTHERN BOULEVARD.—William J. Gabel sold for Caroline Gareiss the southwest corner of Southern Boulevard and Garden st opposite the entrance to Bronx Park, a vacant plot 111x140. The purchaser will improve the property.

SOUTHERN BOULEVARD.—Benenson Realty Co. purchased from an estate, represented by Block & Block, attorneys, 1094 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 35x100.

SOUTHERN BOULEVARD.—Charles Brenner purchased from Bessie Biagler and others 907 Southern Boulevard, a 5-apartment house on a plot 50x105.

SOUTHERN BOULEVARD.—Mrs. Annie Wauer sold through Adolph Lang to H. Sachs, 1556 Southern boulevard, a 5-sty brick flat with stores, on a plot 51x100.

UNION AV.—George Spamer sold to Harry Cahn 1289-1291 Union av, two 3-sty and basement frame 3 family houses, on a plot 50x138.

NYSE AV.—Angelo Gonnello sold to Hannah J. Donovan 1428 and 1430 Vyse av, two 2-sty and basement frame dwellings, on a plot 50x100, with garage.

WEBSTER AV.—J. C. Hough & Co. sold for the Pedosta Realty Co., represented by Wessels Ryerson to Isaac Lowenfeld and William Prager, represented by Arnstein & Levy, the 5-sty and basement brick apartment house, 3091 Webster av, on a plot 50x120.

WESTCHESTER AV.—Fred Oppenheimer and Simon Myers purchased from Morris Lazar 810-812 Westchester av, two 5-sty brick flats with stores, on a plot 50x119, at the foot of the Prospect Avenue subway station. Williamson & Bryan were the brokers.

WHITE PLAINS AV.—The Occidental Holding Corporation, Nathan Wilson, president, purchased the northwest corner of 243d st and White Plains av, 75x100. It will immediately improve the site with a 1-sty business building. Hall J. How & Co. were the brokers.

BROOKLYN SALES

PARK PL.—Goldstein Co. sold 511 Park pl, a 3-sty brick single flat.

MADISON ST.—Charles Heyman sold the lot 20x100 on the south side of Madison st, 210 ft east of Marcy av. The purchaser will erect a 2-family house. Walter L. Gibson was the broker.

PROSPECT PARK WEST.—Bulkley & Horton Co. sold for Edward F. Bullard, of Saratoga Springs, 90 Prospect Park West, a 4-sty double

apartment house, on a plot 50x125. It was held at \$80,000.

PROSPECT PL.—Elizabeth McQuade sold 470 Prospect pl, a 3-sty brick apartment house.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

MONEY TO LOAN

on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York
TELEPHONE RECTOR 1228-9447

Classified Advertisements

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

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

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

MANAGEMENT OF PROPERTY

Management of high-class office building wanted by experienced American.

Understands leasing, operating, repairs, etc. Many years' experience in handling large properties.

Box 875, RECORD AND GUIDE

SITUATIONS WANTED

YOUNG MAN, age 23, one year's real estate experience, desires to connect with real estate firm where there is possibility of advancement. Salary secondary to start. Box 876, Record & Guide.

YOUNG LADY of tact and good judgment, thoroughly familiar with realty matters, seeks good opening. Several years' diverse experience; notary public; thoroughly reliable; highest credentials. Box 874, Record & Guide.

REAL ESTATE MANAGER

YOUNG MAN, age 26, having eight years' experience. Thoroughly competent to take en-

tire charge of property. Highest credentials. Open for engagement. Box 877, Record & Guide.

WANTS AND OFFERS

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

NEW Real Estate firm desires to purchase maps, map cases, Bromley Atlases, Real Estate Records and equipment of Manhattan for cash. Box 878, Record & Guide.

AV O.—The Sparago Construction Co. purchased the vacant plot, 200x100, on the south side of Av O, 200 feet from East 17th st, from Rustin & Robbins and M. Minion. It was held at \$25,000. The buyers will improve with 2-family detached houses with garages. William Liss, Inc., was the broker.

FIFTH AV.—John Pullman Real Estate Co. sold the one-half block of lots at the southeast corner of Fifth av and Garfield pl, 100x100, for the Cooper estate to Bernard Strattman, builder, who will improve the plot with apartment houses with stores.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Samuel Bryant 1331 Flatbush av, a 3-sty brick and stone flat with stores, on a lot 22x135, through to East 26th st.

MARCY AV.—B. F. Knowles Co. sold for a client 195 Marcy av, corner Division av, a 4-sty apartment house with stores to the A. L. G. Corporation.

WASHINGTON AV.—Clarence P. Waterman with Charles Brumley sold the old Brumley homestead at 445 Washington av, between Greene and Gates av, to a New York operator, who is having plans prepared by J. William Mengel and John R. Larkin, associate architects, for a 6-sty elevator apartment house on the site.

WAVERLY AV.—McInerney-Klinck Realty Co. sold for Rockwood & Co. to a buyer, for occupancy, 13-15 Waverly av, near Flushing av, a 4-sty brick and concrete factory building, on a plot 50x110.

RECENT LEASES.

Taking Time by the Forelock

To make sure of possession of a choice business location, Joseph Hilton, clothier, has leased, from May 1, 1928, the 6-sty building at the southwest corner of Broadway and 37th st, for a term of 42 years.

The premises are now under lease to the Regal Shoe Co. at a net rental of \$25,000 per year, but the new contract calls for a net payment of \$36,000 per year, or an aggregate consideration of about \$1,650,000. In addition the

new lessee binds himself to spend \$50,000 during the first year of his term in modernizing the structure.

The Regal Shoe Co. lease on the premises has 6 years to run from May 1 and under ordinary conditions this would have discouraged the making of a new contract at increased rates, especially at a time when rental values are uncertain. The pressure of the demand for space in the vicinity is reported to be so great, however, that Mr. Hilton was willing not only to bet against the rental values in the building 6 years hence, but also to pay the owner \$7,200 per year during the intervening 6 years. These payments will be checked off against his aggregate rental.

The new lease shows an advance in rental values in the neighborhood of almost 50 per cent. in the last 5 years. Mrs. Mary B. Averill is the owner of the property. J. B. English was the broker.

Notable Terminal Zone Lease

At an aggregate rental of more than \$10,000,000, including taxes, the N. Y. Central & Hudson River Railroad Co., through the New York State Realty & Terminal Co., leased, through William A. White & Sons, for a term of 21 years, with two renewals, to a new corporation, known as 385 Madison Avenue, Inc., the southerly frontage of the block in East 47th st, extending from Madison av to a point on a line with Vanderbilt av. The lessees will erect on the site a 12½-sty building, the estimated cost of which according to Cross & Cross, architects, will be \$1,800,000. It will be over the New York Central tracks.

The site on which the new building is to be erected has a frontage of 100.5 ft. on Madison av at the southeast corner of 47th st, of 215.8 feet on the south side of 47th st, and 100.5 feet on Vanderbilt av, at the southwest corner of 47th st. The total ground area is 21,656 square feet, all of which will be occupied by the new building.

The 385 Madison Avenue, Inc., is owned by Webb & Knapp, which firm is composed of Eliot Cross, Robert C. Knapp and W. Seward Webb, Jr.

The building contract has been awarded to the Todd, Robertson, Todd Engineering Cor-

poration, which erected the Cunard building, on lower Broadway. The new building will be ready for occupancy February 1, 1923, and an interesting construction detail is the fact that more than 5,000 tons of steel are to be used. The building will be restricted against all forms of manufacturing. Its use and occupation will be limited to wholesale showrooms and executive offices exclusively.

The building, which will contain approximately 4,000,000 cubic feet of space, will be about 175 feet in height. The entire Madison av front will be in limestone, while the facade on all sides will harmonize with the surrounding buildings.

Much of the building has already been leased, on the plans, through William A. White & Sons. More than 150,000 square feet embracing the 2d to 8th floors inclusive have been leased to Aitken, Son & Co., now at 417 Fifth av; to Gage Bros. & Co., of Fifth av and 37th st, and to the Judkins & McCormack Co. of 11 West 19th st. These three firms are among the most prominent wholesale dress goods and millinery concerns in America.

The Bigelow-Hartford Carpet Co., whose main factories are at Thompsonville, Conn., has leased the 9th and 10th floors, for a term of 10 years, through Harris, Vought & Co., and Herbert McLean Purdy.

These four leases, which dispose of 9 floors of the building, have been made to highly representative concerns that will utilize the premises as showrooms and executive offices only, their factories being located elsewhere.

The determining factor in the consummation of each of these leases was the proximity of the building to all the principal hotels, the Fifth av department store district, and the new uptown business center. The new building will contain open floors only, each of which will have an unusually large amount of useable area owing to the arrangement of the elevators, corridors, etc., and the presence of only 27 columns on each floor, set 20 to 24 feet apart. Each typical floor has 36 windows. The ground floor has a ceiling height of more than 20 feet, the 2d floor of about 14 feet, and all floors above about 12½ feet each. The uppermost half story will contain 10,600 feet net of rentable area and will occupy a portion of the roof. There will be 4 freight elevators and 6 pas-

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2599

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhinelander 6122 1393 THIRD AVE., at 79th St

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Flts Roy 1366

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

senger elevators, 3 of which will be Express elevators to the 9th floor. The main entrance to the building, 24 feet wide and 21 feet in height, will be on Madison av, while the service entrance will be on Vanderbilt av.

The street floor, and the floor immediately above, will be divided into stores, beneath which, there will be a large basement and sub-basement. A hot water heating system will be installed, and heat and electricity will be supplied by the railroad company. Stoddard & Mark, as attorneys, represented Webb & Knapp throughout the transaction.

Theatre Leasehold Conveyed

Records in the County Register's office show that the land under the Henry Miller Theatre, at 124 to 130 West 43d st, and the abutting parcel at 129 West 42d st, have undergone a change of title. The estate of Elizabeth Milbank Anderson has conveyed the property for a stated consideration of \$380,000 to the City Real Estate Co., which acts for clients of the Title Guarantee and Trust Co. in cases where the buyer wishes to conceal his identity.

No clue as to the real buyer has been given although it is definitely established that the theatre building was not included in the deal.

The Henry Miller Theatre was opened in 1917, having been erected on land leased by Mr. Miller from Mrs. Anderson, who had purchased it the year before. Mrs. Anderson died about a year ago leaving an estate of more than \$7,000,000, much of which she willed to charity. The plot included in the transfer measures 85.9 feet on 43d st with a depth of 100.5. It measures 20x98.9 at the 42d st end of the property. It is assessed by the city at \$570,000.

Good Store Lease in Terminal Zone

Cushman & Wakefield leased for a client to Charles Berg and Herbert J. Millard the store, 24x72, in the street floor of 50 East 42d st. It will be used for the sale of fine hats for men and women. The business is known as Millard's, Limited. The store adjoins the southeast corner of Madison av. The lease is for a long term of years. H. C. Kopp & Co. were associate brokers. The store had been held at \$30,000 a year.

Cotton Exchange Moves

Sturgis & Lyon leased for G. Amsinck & Co. the entire ground floor of 90 Wall st to the New York Cotton Exchange, to be used as their

trading floor until their new building is completed at 60 Beaver st; also the entire 2d floor to I. W. & P. Armstrong; also one-half the basement to the Western Union Telegraph Co. and space in the basement to the Postal Telegraph Co. and leases to R. H. Hooper & Co., L. B. Lowenstein, Marshall Geer, William Judson & Co., L. DeGummoens & Sons.

Most of these tenants were formerly located in the present Cotton Exchange Building, which is to be demolished on May 1 and a new 24-story building will be erected on the site to be used by cotton interests.

Leases Vacant Harlem Plot

Shaw, Rockwell & Sanford leased for the Bernheimer estate the plot of vacant land, 100x185, at the southeast corner of Fifth av and 139th st, adjoining 138th Street Bridge, to William J. McCarthy, for a lumber yard.

A Long West Side Lease

The 6-sty building, 244 West 27th st, has been leased by Myra V. T. Kerr to Frederick H. Brantigan for a term of 30 years at a yearly rental of from \$4,500 to \$5,000.

Some Store Leases

D. Kempner & Son, Inc., leased for clients store in 2051 Eighth av to the Arrow Economy Stores, Inc.; also the northwest corner of 130th st and Eighth av, for a term of 10 years, to the Arrow Economy Stores, Inc.; for Brill Bros. store in 2168 Eighth av, to L. Oppenheimer, butcher; and with Samuel Krobsky, Inc., store in a building in course of construction on the southwest corner of 91st st and Amsterdam av to the Great Atlantic and Pacific Tea Co.

Steel Firms on Union Square

Stephen H. Tyng, Jr., & Co., Inc., leased large offices in the Metropolitan building, 31 Union Sq., to the Truscon Steel Co. for a long term of years. The Truscon Steel Co. is nationally known in building and construction circles and is locating their New York executive offices in this building. Other similar concerns who have located in this building are Fredburn Construction Co., Sommerfield & Steckler, architects, and Perry & Webster, Inc. Offices have also been leased to M. B. Shantz, Inc., A. Erdrich, Deck & Fisher Studios, Liberty Lining Co., F. W. Kurtz & Co., and M. H. & D. N. Mintz.

Long Lease of Bronx Corner

Tankos, Smith & Co., in conjunction with Albert D. Phelps, leased for the Schulte Cigar Stores Co. to the Lofton Realty Corporation, Edward Hurley, president, for a term of 21 years, at a rental aggregating \$200,000, the entire property at the junction and southwest corner of Jerome and Burnside avs, with a frontage of 125 feet on Burnside av and 76 feet on Jerome av. The lessee will make extensive alterations and improvements, and upon completion of same the Schulte Cigar Stores Co. will occupy as a branch store the corner portion of the property.

Glass Firms in 23rd Street

Cross & Brown Co. have completed the renting of all the available space in the former Shepard-Knapp Building, 39-41 West 23d st and 20 West 24th st. Every floor in the building will be occupied by wholesale firms in the china, glassware and pottery trades. The entire building was leased a short time ago to Maddock & Miller, Inc., and Herman C. Kupper, who will occupy the lower part of the building and have sub-leased the upper floors to the following tenants: J. J. Hines, Inc., fine glassware; Johnson Bros., George B. Jones, agent, crockery; Alfred G. Moment, china and glassware; the Sebring Pottery Co., of Sebring, O., pottery. The building is to be extensively remodeled and will add greatly to the strength of 23d st as a china, glassware and fancy goods center. Other prominent firms now located on the same block on 23d st are Morimura Bros., Strobel-Wilkin Co., Pairpoint Corp., Guerin & Co., S. Herbert Cut Glass Co., Edward Boote, Herbert & Newirth Co., Dieckerhoff-Raffloer & Co., and A. L. Clark & Co.

Old Downtown Lessee Moves

W. J. Russell & Samuel Goldsticker leased for the Griscom estate of Philadelphia, the 6-sty building, 50x124, at 228 and 230 West st, at an aggregate rental of \$150,000, to Coles & Co., dealers in basket and wooden ware, who have been located in Warren st for 30 years.

Leases a New East Side Theatre

The newly organized New Law Theatre Corporation, having for directors E. and C. Mayer and L. Schneider, leased for a term of 10 years the 2-sty theatre building, 49.6x70, at 23-27 Second av. M. D. Bohrer, attorney, represents the new company.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST. Plaza 7604

GEORGE H. CORTH & CO.

ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION

SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON

Real Estate & Insurance
1358 BROADWAY ESTABLISHED 1895
Corner 36th St. Phone: Fitz Roy 0267

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

SANSONE-ARENA CO.

Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

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

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8096

J. & E. REALTY CORPORATION leased for Alfred M. Rau 134-136 West 64th st, two 4-sty and basement stone dwellings, for a term of 21 years, at an aggregate rental of \$100,000. The plot is 41x100.5. Also leased for James B. Nimmons 310 West 102d st, a 3-sty and basement stone dwelling, for a long term of years; and leased for Alfred M. Rau to Adelaide M. Leighton 54 West 52d st, a 4-sty and basement stone dwelling, on a lot 20x100.5, for a term of 21 years, at an aggregate rental of \$150,000.

PEASE & ELLIMAN leased for the Cohocton Realty Co. the first loft in the building 410-416 East 32d st to the National Quilting Co.

PEASE & ELLIMAN leased for the Partos Realty Co. a store, 21x50, in the old Herald Building, on the Broadway side, three doors south of 36th st, to the Union Exchange Co., bankers and brokers of foreign money, foreign exchange and railroad and steamship agents. The lease calls for an aggregate rental of about \$200,000. Pease & Elliman also leased for Harry Fischel two floors in the new building which he is erecting on the Hoe estate property at the southeast corner of Broadway and 37th st to J. Tanenbaum & Sons, at an aggregate rental of \$180,000.

REAL ESTATE NOTES.

A. H. MATHEWS CO. was associated with George R. Read & Co. as brokers in the recent sale of 35 Union Square East, corner of 16th st, to the Corn Exchange Bank.

KURZ & UREN, INC., a real estate brokerage firm at 370 East 149th st, Bronx, has been dissolved. Mr. Kurz will continue the business at the same address and Mr. Uren has opened an office by himself in the same building.

CHARLES R. HINERMAN was the broker in the recent lease of 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.

KERZNER REALTY CO. (B., G. and M. Kerzner) is the new owner of the plot at the northwest corner of Ryer av and 178th st, sold recently. The company will erect six private houses on the site.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 7 to Mar. 13	Mar. 8 to Mar. 14
Total No.....	157	140	174	138	653	491
Assessed Value.....	\$12,694,200	\$6,176,500	.....	.....	.....	.....
No. with consideration	16	12	21	5	45	22
Consideration	\$598,000	\$367,000	\$205,200	\$20,550	\$446,970	\$138,684
Assessed Value.....	\$553,000	\$326,000	.....	.....	.....	.....
	1922	1921	1922	1921	1922	1921
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.....	2,317	1,972	2,377	1,361	7,451	5,415
Assessed Value.....	\$173,418,150	\$110,254,683	.....	.....	.....	.....
No. with consideration	219	194	275	90	338	326
Consideration	\$10,188,508	\$12,620,126	\$2,503,119	\$627,044	\$4,432,399	\$4,048,197
Assessed Value.....	\$10,133,250	\$9,974,900	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 7 to Mar. 13	Mar. 8 to Mar. 14
Total No.....	128	102	143	63	708	373
Amount	\$3,353,048	\$2,122,028	\$1,698,323	\$581,884	\$4,055,377	\$1,687,283
To Banks & Ins. Co.	19	24	9	4	164	50
Amount	\$1,617,500	\$857,500	\$83,250	\$20,157	\$1,776,322	\$341,550
No. at 6%	110	73	125	48	679	340
Amount	\$3,120,589	\$1,844,725	\$1,452,823	\$450,644	\$3,929,127	\$1,550,858
No. at 5 1/2%	7	7	.....	.....	12	18
Amount	\$82,000	\$151,750	.....	.....	\$44,450	\$62,300
No. at 5%	2	1	.....	3	8	4
Amount	\$28,500	\$3,000	.....	\$14,100	\$16,400	\$10,700
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates .....	.....	1	1	3	.....	2
Amount .....	.....	\$3,050	\$500	\$18,700	.....	\$5,500
Interest not given...	9	20	17	9	9	9
Amount	\$121,959	\$619,500	\$245,000	\$98,540	\$65,400	\$57,925
	1922	1921	1922	1921	1922	1921
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.....	1,863	1,494	1,904	784	7,620	4,397
Amount	\$55,267,863	\$52,954,438	\$20,445,214	\$5,798,853	\$44,001,250	\$24,184,949
To Banks & Ins. Co.	251	260	135	35	1,497	666
Amount	\$15,712,478	\$22,684,650	\$2,640,610	\$747,795	\$12,670,692	\$6,942,014

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15
Total No.....	49	46	22	12	.....	.....
Amount	\$2,866,873	\$2,490,900	\$693,600	\$181,750	.....	.....
To Banks & Ins. Companies...	38	30	11	6	.....	.....
Amount	\$2,597,500	\$1,766,900	\$328,000	\$156,000	.....	.....
	1922	1921	1922	1921	1922	1921
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
Total No.....	560	495	195	144	.....	.....
Amount	\$44,348,998	\$34,546,736	\$6,418,400	\$2,891,821	.....	.....
To Banks & Ins. Companies...	394	314	131	65	.....	.....
Amount	\$32,744,700	\$28,074,639	\$4,568,700	\$1,746,700	.....	.....

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15
New Buildings...	21	15	203	52	566	211	860	189	57	23
Cost	\$3,367,650	\$1,220,650	\$6,523,350	\$690,750	\$5,699,165	\$1,367,980	\$6,797,180	\$1,292,753	\$214,300	\$42,725
Alterations	\$477,400	\$383,850	\$48,800	\$74,600	\$86,890	\$188,705	.....	\$31,230	.....	.....
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
New Buildings...	168	118	1,025	199	2,740	993	4,494	985	469	235
Cost	\$30,785,820	\$14,497,335	\$31,844,810	\$7,986,220	\$29,249,010	\$11,071,355	\$29,114,255	\$6,019,834	\$1,625,085	\$419,720
Alterations	\$5,372,645	\$4,024,060	\$893,350	\$229,530	\$957,925	\$1,777,520	\$797,490	\$393,529	\$109,620	\$43,437

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th St.
George J. Frey Mott Haven 5406

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

BUILDING SECTION

Employers and Unions Act to Avert Building Strike

Both Factions Agree to Admit Representatives of Public Group to Conferences on Wage Scale Revisions, With Voice But No Vote

SEVERAL developments in the building labor situation have occurred during the past week which have materially brightened the local construction outlook for the forthcoming spring and summer season. These developments have to a considerable degree cleared up the atmosphere of doubt which for several months past has curtailed production and been responsible for an apathetic attitude on the part of both employers and workmen. Because of the events of the past week the way seemingly is now open to a speedy settlement of these differences between employers and workmen in the building industry, and with future harmony assured nothing can impede the long-predicted building boom that is now almost a fact.

Wednesday afternoon, after a meeting of the Board of Governors of the Building Trades Employers' Association, it was announced that the employers had withdrawn their ultimatum to put certain wage reductions into effect on March 17, because of the attitude of the Building Trades Council, in agreeing to accept the proposal of open conferences on the matter of wage scale revisions. Undoubtedly the action of these organizations has averted a serious strike, which would have thrown thousands of men out of employment and crippled the building industry.

In accepting the plans for open meetings to discuss a revision of the wage schedules the council stipulated that in addition to the Public Group Committee of which Walter Stabler is chairman, a sub-committee of the Lockwood housing investigating committee be included. This will permit the ideas of both sides for open meetings to be expressed. The employers, last December, rejected the plan of Samuel Untermyer for arbitration, proposing instead the calling in as interested observers of representatives of twenty civic associations.

In announcing the extension yesterday, C. G. Norman, chairman of the Board of Governors of the employers' association, said:

"At our meeting to-day, we voted to extend the wage scale until the next meeting of the board, subject to the call of the chair. As the next meeting will be on the third Wednesday in April, the present scale will continue until then, unless a special meeting is called in the meantime.

Mr. Stabler, as chairman of the Public Group Committee, representing architects, financiers, merchants and manufacturers, all of whom have a lively interest in fostering harmony in the building industry because of their direct and indirect connection with it, some time ago expressed the desire of his committee to attend the joint conferences of the employers and the workmen at which the matter of wage scale adjustments was to be considered. The employers immediately signified their intention of permitting the representatives of the public to be present at these conferences, but at first the representatives of the unions refused to hear of any such thing.

The situation practically was deadlocked for several weeks, during which the members of the Public Group Committee were active in an attempt to have the labor leaders reconsider their decision regarding the policy of admitting representatives of the building public to the proposed joint conferences. On Tuesday the Building Trades' Council held a five-hour meeting, at which this matter was again brought up, and at which the labor organizations receded from their position as to the admission of the public group representatives. Within a few

days the dates for these conferences will probably be announced and the building public invited to participate, at least in an advisory capacity, in closing the rupture over wage scale revisions.

Last week the Building Trade Employers' Association served notice upon the Building Trades' Council that a new scale was to be made, effective March 17, under which the wages of unskilled and semi-skilled workmen will be reduced. The wages of the skilled workers are to remain at their prevailing levels for the present, or at least until a readjustment can be affected by arbitration.

This notice of the intention of the employers to put into effect a new scale of wages came after a long period of negotiations to obtain a new agreement to replace that which expired by limitation on December 31, 1921. In order to prevent any trouble pending the fixing of the new scale, the old scale was first extended until February 1 and then to March 1, and more recently to March 16.

C. G. Norman, speaking for the employers, declared that the extension to March 16 was positively the last to be made unless the committee representing the general building public, which they had asked to sit in at the conferences, with a voice but no votes in the making of a new scale, requests a further delay.

The recent action of John Donlin, president of the Building Trades Department of the American Federation of Labor, in revoking the charter of the New York Building Trades' Council, is thought by many local employers to have exerted considerable influence upon the representatives of the unions in changing their attitude in regard to admitting the Public Group Committee to attend the forthcoming conferences on wage scale revisions. Although the effect is purely psychological, as the employers are bound to deal with the local union without respect to their standing with the Federation, the fact that the Council will not be further supported by its parent body undoubtedly has had quite some weight in shaping up its decision as to future policies.

On the other hand, the revocation of the Council's charter and the proposal of the Federation to set up a new body will not make any material difference in the program on wage scale revision because the employers' organization intends to deal with the various unions and make them see that a drop in wage rates will greatly stimulate construction and that until they are lowered it is idle to anticipate any great volume of new building in this city.

The exhaustive survey of the local building situation recently made by the Building Trades Employers' Association is expected to figure largely in the conferences pending between the employers and the union representatives. The results of this survey, as tabulated by Samuel Donnelly, executive secretary of the Employers' Association, show the relation of present building wage scales to living costs and prove that the present levels are entirely out of the general economic scale.

Another phase of this survey shows that the new residential construction completed since the enactment of the Tax Exemption Ordinance, and the work under way on December 31, 1921, provided living accommodations for a total of 36,649 families, thus materially easing the local housing shortage and causing rentals, which are claimed as one of the prime reasons for the necessity of extortionate wages to building mechanics, to recede considerably.

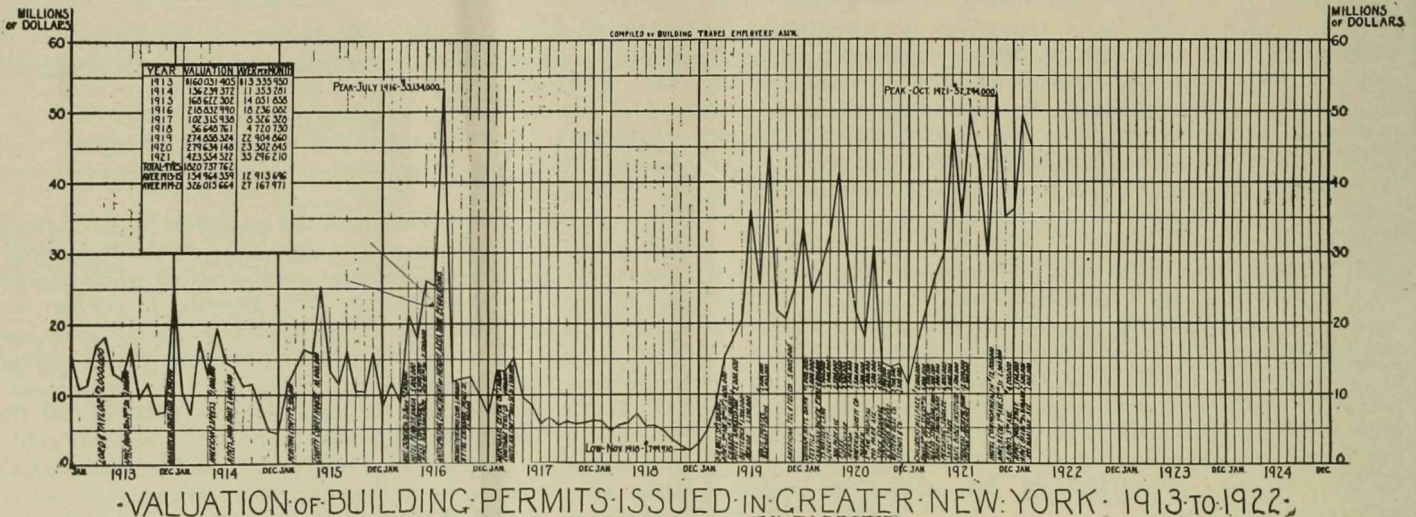
The value of the plans filed in New York City during the months of January and February of this year amounted to slightly more than \$94,000,000. Of this amount approximately \$80,000,000 was devoted to residential building of one type or another. Taking the average value per family, as shown by this survey, to be \$4,000, the plans filed during the first two months of this year will provide additional living accommodations for about 20,000 families. This will bring the gross total of new housing units, completed since the passage of the Tax Exemption measure, or now under way, up to 58,849. The survey shows that the housing construction completed or at present being erected will proved for a population equal to the combined population of the cities of Albany, Newburgh, Poughkeepsie and Peekskill.

The causes for the sudden advances in the value of plans filed, as shown in the accompanying chart, are explained in the vertical notes, which list the large operations undertaken at

The drop in plans filed totals reached in November, 1918, was almost entirely due to the effect of the war embargo, which abruptly stopped all but the most essential construction in order to conserve both men and materials to Government uses. This embargo commenced in mid-summer of 1917.

A study of the chart shows that of the plans filed from January 1 to December 31, 1920, less than forty per cent. of the total was scheduled for housing construction. The volume of commercial work also fell off toward the close of that year, but during the early months, particularly the spring, several large commercial operations were started that created a fairly high average for the year.

The real business of meeting the housing shortage did not start in earnest until early in 1921, but from then on the value of plans filed for new residential construction steadily increased until the peak was reached in October of last year. The record of the Building Department show that during the en-



various periods covered by the survey. In a number of instances these phenomenal advances in cost of plans filed were created by projects that never went ahead and which in all probability have been abandoned. Nevertheless, plans were filed and their records are responsible for several of the high spots on the chart. The peak of construction, which appears on the chart in 1916, was the result of a large number of plans filed during July of that year in anticipation of the enactment of the Zoning Laws.

During 1913, 1914 and 1915 the major portion of the money appropriated for new construction was devoted to residential building and the value of the large commercial and industrial projects filed during those years was comparatively small. In fact, an amount of \$12,500,000 can be deducted from the total for 1913, because the Pan American States Building, the cost of which was estimated at that figure, never went ahead, although the working plans were completed and filed in the Bureau of Buildings.

tire year of 1921, and for the first two months of the current year, approximately eighty per cent. of the total value of new buildings as represented by plan filing costs was for residential building, including multi-family dwellings and one- and two-family houses.

Summarizing the record of the building industry as shown by the chart it will be seen that 1913 to 1915, inclusive, were years of housing production in a ratio considerably above normal. The average monthly filings in the bureaus totaled \$12,913,696. Compare this average total with the average monthly totals for 1921, which were \$35,296,210, and it can be easily seen that despite the prevailing inflated construction costs the volume of construction last year was far in excess of any previous period covered by the survey. Allowing for the increased cost of construction, these figures demonstrate that the amount of housing for which plans were filed during 1921 was approximately one and one-half times that of the average for the years 1913 to 1915.

Building Trades Employers' Association Inaugurates Luncheon Meetings

MORE than one hundred and fifty members of the Building Trades Employers' Association attended the informal luncheon in the main dining-room of the organization's headquarters at 30 West Thirty-third Street, on Wednesday noon, at which Burt B. Farnsworth, Executive Secretary of the Y. M. C. A., and the director of the courses given by the Business Men's Applied Psychology Club, delivered an interesting address.

This meeting was something in the nature of an experiment on the part of the House Committee but the success of the initial gathering was such that in all probability a program of similar monthly luncheon meetings, at which men of national prominence in their respective professions and trades will be secured to deliver addresses on subjects germane to construction and its affiliated interests.

A. J. Rosenthal, vice-president of the association and chairman of the House Committee, acted as toastmaster and in a

brief address outlined the new policy of securing well-known men to address the association at the projected informal luncheon meetings and then introduced as speaker for the day, Mr. Farnsworth, who had as his subject, "The New Industrial Democracy."

Mr. Farnsworth reviewed the effect of applied psychology on modern business and outlined in a most interesting manner the results that have been attained through a close study of the problems fundamental to all economic, industrial and political enterprise.

"Man has made himself over," said Mr. Farnsworth, "as he has made over the world. Today every man counts one in the great scheme of human endeavor and it is the duty of all who are better equipped, mentally and otherwise, to share their part of the burden of strengthening the social and economic fabric by rendering every possible assistance to those in the mental, social and financial strata below them."

Increased Building Awards Herald Spring's Approach

General Improvement in Construction Outlook Shown by Weekly Totals Tabulated from F. W. Dodge Company's Statistics

THE rapidly approaching Spring has brought about a very decided change in the local building situation. During the past week or ten days there has been a most significant increase in the amount of new construction placed under contract and the volume of newly reported building in prospect is far in excess of the most optimistic predictions of only a short time ago.

Residential building, both prospective and actually under contract, is by far the most important in volume and cost and there is every reason to anticipate that this character of construction will dominate the building situation throughout the coming season. The architects who specialize in planning speculative building operations are being rushed to by owners who desire to get their operations underway at the earliest possible moment.

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 tenth week of this year there were first reports on 777 new building and engineering projects in this district that will involve a total outlay of approximately \$37,158,900. During the same period there were 342 contract awards announced that will require a total expenditure of \$20,397,600.

Although the weekly totals show a consistent gain in practically all branches of construction, residential building con-

tinues to prevail as the really important factor and while the ratio of residential building to the total of all other types will undoubtedly be lower than it was last season, the volume of this kind of construction will in all likelihood be greater than it was one year ago.

The list of 77 building and engineering operations reported during the week of March 4 to 10 inclusive was made up of the following groups: Seventy-seven business structures, such as stores, offices, lofts, commercial garages, etc., \$4,583,400; 12 educational projects, \$2,106,300; 3 hospitals and institutions, \$65,000; 30 industrial structures, \$1,755,500; 2 military and naval operations, \$40,000; 3 public buildings, \$113,000; 37 public works and public utilities, \$6,431,000; 8 religious and memorial structures, \$415,000; 586 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$20,797,700 and 19 social and recreational projects, \$852,000.

Among the 342 operations for which contracts were awarded during the tenth week of this year were 46 business buildings of various types, \$7,524,400; 5 educational projects, \$322,000; 5 hospitals and institutions, \$210,000; 10 factory and industrial buildings, \$632,000; 2 public buildings, \$55,000; 9 public works and public utilities, \$570,700; 1 religious edifice, \$10,000; 258 residential structures, including multi-family dwellings and one and two-family houses, \$10,899,500 and 6 social and recreational projects, \$174,000.

PERSONAL AND TRADE NOTES.

Pierce, Butler & Pierce Manufacturing Corporation, boilers and radiators, has recently opened a large showroom and office on the tenth floor of the Liggett Building, 42d street and Madison avenue.

George B. Post & Sons, architects, 101 Park avenue, have announced the opening of an office in Kansas City, Mo., with A. H. Gentry in charge.

Hobart Upjohn, architect, has moved his office to Room 5952 Grand Central Terminal.

Eric Kebbon, architect, formerly associated with W. Welles Bosworth, announces the establishment of an office for the general practice of his profession at 522 Fifth avenue.

Marcus Contracting Co., Inc., 305 Broadway, has obtained a contract from the Magoba Construction Co. for excavation work in 28th street, between Sixth and Seventh avenues.

Anchor Corrugating Construction Company, manufacturer of standardized buildings, has moved its executive offices and showrooms from 140 Washington street to 145 West 41st street, corner of Broadway. This company maintains its factory at 1433 38th street, Brooklyn.

Herbert Hoover, Secretary of Commerce, has announced that he is for the mobilization of the finance of home building in order to place the industry on a basis that will prevent in the future a recurrence of the housing conditions which the country has been experiencing for the past several years.

Peter F. Augenbraun, recently appointed manager of the new Yale & Towne Manufacturing Company plant in Germany, recently left New York to take up his new duties. He was tendered a farewell dinner at the home plant in Stamford, Conn., and was presented with a handsome suit case and a brief case. Mr. Augenbraun has been with the Yale & Towne Manufacturing Company for thirty years.

William J. Dilthey, architect, recently moved his office from 1 Union Square to 120 Liberty street.

National Construction Conference

Plans are practically matured for the national construction conference to be held in Chicago, April 3 to 5 inclusive, under the auspices of the National Federation of Construction Industries. During the week of the conference numerous associations interested in construction are to hold meetings in Chicago. The lumber industry has arranged for the fourth American Lumber Congress on April 6 and 7 and various national lumber associations will also hold individual meetings during the week. The National Lime Association will hold a district meeting and other bodies are making arrangements for similar gatherings.

New York Electrical Show for 1922

The management of the New York Electrical Show has announced that the 1922 exposition is to be held from October 7 to 14 at the Grand Central Palace, Lexington avenue and Forty-sixth street. The show will open on Saturday morning and continue for a week, closing on the following Saturday evening. It will be open every day except Sunday.

Last year's show was held at the Seventy-first Regiment Armory, but owing to the limited space the number of exhibits had to be greatly curtailed. This year, with three floors available at the Grand Central Palace, there will be ample opportunity to present one of the most comprehensive expositions in the history of electrical and industrial displays. The exhibits will include every phase of electrical application for the home and industry.

Cement Price Declines in 1921

The price of Portland Cement decreased in 1921, compared with the 1920 price. The average factory price per barrel was \$1.87 in 1921 and \$2.02 in 1920, according to the United States Geological Survey. In Illinois and Indiana, excepting the northeastern part of the latter state, the average price was \$1.68, while in Washington, Montana and Oregon an average of \$2.51 maintained. \$1.73 was the average factory price per barrel in western Pennsylvania and Ohio; in New York, \$1.90; in eastern Pennsylvania and New Jersey, \$1.72, and in Albany, Tennessee and Georgia, \$1.94. These prices do not include the cost of the containers.

TRADE AND TECHNICAL SOCIETY EVENTS.

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 notable event.

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 fairly optimistic over the possibility of an early settlement of the differences between employers and building trade workmen and are of the opinion that just as soon as some definite announcement is made of a new wage scale agreement there will be a tremendous increase in active construction in this city and vicinity.

There is a vast amount of proposed work that is being held in abeyance pending a settlement of the matter of wage scales for the balance of the year. Plans for the major portion of this work are completed and in many instances the operations have been submitted to contractors for estimates, but in numerous cases owners are holding off in making actual commitments until wage rates are finally determined for the remainder of the current year.

The fair and warmer weather of the past week has considerably increased activity in the local markets for building materials. Brick is in excellent demand and there is now an ample supply for all active jobs. Prices are easier than they have been, but manufacturers feel that they will strengthen as the demand grows more urgent. Movement of cement and lime is fair and prospects are generally considered better than they were a few weeks ago. Lime manufacturers have announced a reduction of 20c per barrel on standard 300 lb. barrels.

Common Brick—The New York wholesale market for Hudson River common brick has had a relatively active week when the business of the past few days is compared with that of the past month or six weeks. Arrivals from up-river plants have been adequate to relieve the stringency and as the river is now practically free of ice as far north as Kingston, no further anxiety is felt as to the supply of this important commodity. Prices have eased off to some extent during the week and current quotations for Hudson River commons range from \$16 to \$16.50 a thousand.

Summary—Transactions in the North River common brick market for the week ending Thursday, March 16, 1922. Condition of market: Demand improved; prices, slightly lower. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 24; sales, 24. Distribution: Manhattan, 6; Brooklyn, 17; New Jersey, 1.

Builders' Hardware—The demand for builders' hardware is exceptionally good and both manufacturers and dealers are anticipating a season of unusual business

in this line. There are strong prospects of a steady increase in the demand as the construction program matures and in view of the outlook manufacturers are operating their plants practically on full time. Dealers are placing larger orders than they have been so as to have their stocks in shape when the peak of the demand occurs. Prices are steady and no important changes are expected for the time being.

Structural Steel—Although there is considerable new business pending the commitments of the past week were

lighter than usual but contractors are of the opinion that within the next week or so a decided change for the better is bound to occur. Several important jobs are now in the hands of contractors for estimates and the announcement of awards for this work will materially brighten the outlook. Prices for fabricated material erected in commercial structures still range between \$60 and \$65 per ton despite the advance on shapes reported by one of the most prominent mills.

Electrical Supplies—Both jobbers and

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)\$4.50 per bbl.

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

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

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.90 per ton

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

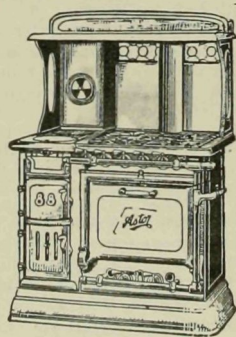
Finishing Plaster, in cloth bags 24.50 per ton

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



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Sash Weights—Sash Chain Castings and Forgings

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

retailers in electrical goods are fairly satisfied with trade conditions as they exist at present but they are looking forward to a decided increase in business during the next two or three months. Manufacturers are preparing for a specially busy summer building season with a consequent improvement in the demand for wiring materials and specialties. At the present time neither dealers nor contractors are buying except for immediate requirements but there is every indication that the growing amount of active construction will shortly necessitate the

purchase of supplies in much larger orders. Prices are easy and in several instances discounts have been increased.

Window Glass—Business has fallen off to a considerable extent during the past week or ten days and jobbers look for a lull for several weeks or until the apartment house projects that were started late last autumn reach the final stages of completion. There is no doubt that the demand for window glass during the coming summer and autumn months will tax the facilities of local dealers. There is a tremendous amount of speculative

building now ready for a start and practically all of this work is scheduled for completion before October 1, 1922. Several of the prominent jobbers in plate and window glass are exhibiting some uncertainty as to price tendencies. The outlook, however, is that the price situation will remain practically unchanged for the next month or two at least. After that prices are likely to be largely dominated by the ratio of the supply to the demand.

Cast Iron Pipe—The market for this commodity is exceptionally strong and the majority of manufacturers are materially increasing their output. Many plants are working at nearly full capacity and there is a marked likelihood that increasing business will shortly necessitate all operating on full time. Recently there has been considerable improvement in the volume of municipal business placed before this industry and private buying continues fairly active. There is quite some new business in sight that should be released within the next few weeks. Prices are strong and unchanged. New York quotations are as follows: 6 in. and larger, \$47.30 per net ton, f. o. b. New York; 5 in. and 4 in., \$52.30 and 3 in., \$62.30; with \$4 extra per ton for Class A and 1 is pipe.

Nails—No change worth speaking of has occurred in the local nail market during the past week. Buying is light and practically only for current needs. Although prospects are good dealers are not certain that any real improvement will come until the 1922 building program gets started and suburban construction gets under way. Prices are as follows: \$3.25 base per keg, for wire nails and \$4 to \$4.25 base per keg for cut nails.

Linseed Oil—The market for this material is quite dull and no improvement is anticipated for at least a month to six weeks. Buying is in relatively small lots and only for immediate requirements. No one in the industry feels that prevailing conditions are to last for any time, however, as there are strong signs of an awakening that will materially change the market situation. Prices are steady and practically unchanged.

Lime—Manufacturers of lime have recently announced a reduction on finishing lime in the standard 300-lb. barrels. The price has been \$4.70 per barrel, but is now reduced to \$4.50. Dealers announce they will immediately revise their quotations. There has been a good demand for this commodity and all signs point to a steady increase as the outlook for building is excellent.

IN THE METROPOLITAN MARKETS

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

27x48x½ in.	\$0.28 each
32x36x¼ in.	0.22 each
32x36x½ in.	0.24 each
32x36x¾ 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. 1.68
Gray Canyon sandstone, per cu. ft. 1.65
Buff Wakeman, per cu. ft. 1.90
Buff Mountain, per cu. ft. 1.80
North River bluestone, per cu. ft. 1.85
Seam face granite, per sq. ft. 1.20
South Dover marble (promiscuous mill block), per cu. ft. 2.25
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



Face
Enameled
Fire

BRICK

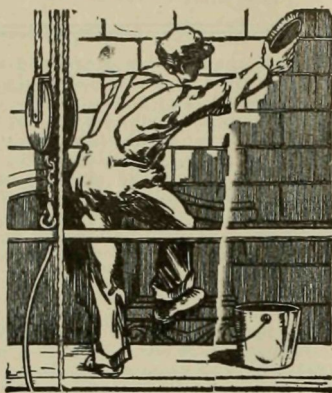
As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range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

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK
Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9980

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Chas. C. Clark, 441 East Tremont av, has plans in progress for a 5-sty apartment house, on plot 75x122 ft, on the east side of University av, between Brandt pl and Featherbed lane, for Jacob Zeingebot, 532 East 142d st, owner. Details will be announced later.

74TH ST.—Fredk. P. Platt & Bros., 680 5th av, have plans in progress for a 9-sty brick apartment, 64x83 ft, at 147-151 West 74th st for Tudor Realty Corp., Otto M. Kohn, president, 2 West 45th st, owner. Cost, \$175,000. Architect will take bids on separate contracts about March 27.

DWELLINGS.

SUTTON PL.—McKim, Meade & White, 101 Park av, have plans in progress for alterations to the 4-sty and basement brick and brownstone dwelling, 20x60 ft, at 9 Sutton pl for Jose. E. Willard, 3 East 69th st, owner.

74TH ST.—Schwartz & Gross, B. M. Marcus, 347 5th av, have plans in progress for alterations to the 4-sty brick dwelling, 25x89 ft, at 29 West 74th st for Dr. Maurice J. Sittenfeld, 73 East 90th st, owner. Cost, \$10,000.

HOTELS.

BROADWAY.—R. H. Shreve and Carrere & Hastings, 52 Vanderbilt av, have preliminary plans in progress for a 17-sty brick hotel, 75x105 ft, with church and restaurant, at the northeast corner of Broadway and 104th st for Realty Sureties, Inc., 116 Hamilton pl, Oscar E. Konkle, president, owner.

STORES, OFFICES AND LOFTS.

26TH ST.—John T. Campion, 47 West 42d st, has completed plans for a 3 and 4-sty brick store and loft building, 49x90 ft, at 233-5 West 26th st for Hugh G. Miller, 220 Broadway, owner. Cost, \$40,000. Owner will take bids on general contract about April 1.

BROADWAY.—Louis Allen Abramson, 46 West 46th st, has completed plans for a group of 2-sty brick stores, 126x90 ft, on the west side of Broadway, 300 ft north of 122d st, for Joseph G. Abramson, 46 West 46th st, owner. Cost, \$65,000.

THEATRES.

2D AV.—M. X. C. Weinberger, 154 Nassau st, has completed plans for a 2-sty brick moving picture theatre, 51x105 ft, at 1509 2d av for 79th Street Amusement Corp., Wm. Salkin, president, 1852 3d av, owner. Cost, \$75,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Chas. Kreymborg, 2534 Marion av, has preliminary plans in progress for five 5-sty brick, limestone and terra cotta apartment houses, 156x118 ft each, on the east side of Grand Concourse, north side of Kingsbridge rd and west side of Valentine av, for Julian Kovacs, 834 Westchester av, owner. Total cost, \$1,500,000. Owner will take bids on separate contracts.

GRAND CONCOURSE.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 6-sty brick and limestone apartment, 87x90 ft, at the southeast corner of Grand Concourse & 179th st for Wm. L. Phelan, 1875 Harrison av, owner. Cost, \$150,000. Owner will take bids on separate contracts about March 21.

156TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick tenement, 100x90 ft, at the northwest corner of 156th st and Fox st for Geo. F. Johnson Estate, Inc., Fredk. Johnson, president, 30 East 42d st, owner and builder. Cost, \$175,000.

SEDGWICK AV.—Geo. A. & H. Boehm, 7 West 42d st, have completed plans for a 5-sty brick apartment, 76x85 ft, at the southwest corner of Sedgwick av and Fordham rd for Sussweil Realty & Construction Co., D. Weil, president, 103 Park av, owner and builder. Cost, \$80,000.

UNIVERSITY AV.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty brick apartment house, on plot 100x119 ft, on the east side of University av, 481 ft south of the intersection of Featherbed lane and Plimpton av for Legas Realty Co., Inc., care of Otto A. Samuels, 385 5th av, owner. Cost, \$150,000.

182D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 6-sty brick and limestone apartment house, 47x120 ft, at the northeast corner of 182d st and Creston av for Wm. L. Phelan, 1875 Harrison av, owner. Cost, \$100,000. Owner will soon take bids on separate contracts.

MARION AV.—Geo. F. Pelham, 200 West 72d st, has completed plans for a 5-sty brick and limestone apartment, 116x90x93 ft, at northeast corner of Marion av and Bedford blvd for Decatur Corp., Jos. J. Lese, president, 277 Broadway, owner and builder. Cost, \$250,000. Owner will soon take bids on separate contracts.

169TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 3-sty brick and

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

stone tenement, 68x20 ft, at the southwest corner of 169th st and Nelson av for P. Ventimiglia, 104 West 169th st, owner and builder. Cost, \$40,000.

BAINBRIDGE AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 6-sty brick limestone and terra cotta apartment house, 100x85 ft, on Bainbridge av, 119 ft south of Van Courtlandt av, for Schlusser & Gillman, 1776 Weeks av, owner. Cost, \$170,000.

DWELLINGS.

CLAFLIN AV.—De Rose & Cavalieri, 370 East 149th st, have plans in progress for a 2-sty brick dwelling, 24x56 ft, on the west side of Claflin av, 225 ft north of 195th st, for Ludwig Zima, 2395 Morris av, owner. Cost, \$11,000.

BRONX PARK EAST.—Anton Pirner, 2069 Westchester av, has plans in progress for a 2-sty clapboard and shingle dwelling, 22x46 ft, on the east side of Bronx Park East, north of Pelham pkwy, for Emma M. Reimers, owner, care of architect. Cost, \$10,000.

EASTBURN AV.—Otto L. Spannhake, 116 Nassau st, has completed plans for two 2-sty brick dwellings, 20x63 ft, on the east side of Eastburn av, 46 ft north of 173d st, for Morris B. Berman, 116 Nassau st, owner and builder. Total cost, \$30,000.

STORES, OFFICES AND LOFTS.

ANTHONY AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a group of 1-sty brick stores, 109x100 ft, at the southeast corner of Anthony av and 176th st for Gesco Realty Co., Geo. Seely, president, 405 Lexington av, owner. Cost, \$35,000.

MISCELLANEOUS.

144TH ST.—J. J. Gloster Co., 110 West 40th st, has completed plans for a 3-sty reinforced concrete laundry building, 95x100 ft, at the southwest corner of 144th st and Concord av for N. Y. Wet Wash Co., owner, on premises. Cost, \$100,000.

Brooklyn

DWELLINGS.

STODDARD PL.—Benj. Dreisler, Jr., 153 Remsen st, has plans in progress for thirteen 2-sty frame dwellings, 20x56 ft, at Stoddard and Ludlam sts for Realty Associates, 162 Remsen st, owner. Total cost, \$156,000.

79TH ST.—Carl G. Mettberg, Palisade, has completed plans for two 2-sty frame dwellings, 21x50 ft, in the north side of 79th st, 60 ft west of 23d av, for Idewyn Homes Corp., Kenneth McWhinney, president, owner, care of architect. Cost, \$17,000.

STABLES AND GARAGES.

ST. MARKS AV.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 50x127 ft, on the north side of St. Marks av, 175 ft west of Troy av, for 59th Street Bldg. Corp., Pincus Glickman, president, 44 Court st, owner and builder. Cost, \$30,000. Owner will soon take bids on separate contracts.

Queens

APARTMENTS, FLATS AND TENEMENTS.

KEW GARDENS, L. I.—Block & Hesse, 18 East 41st st, Manhattan, have completed plans for a 4-sty brick and limestone apartment, 51x139 ft, on the north side of Kew Gardens rd, south of Queens blvd, Kew Gardens, for Sarah V. Bolmer, Rocky Hill, owner and builder. Cost, \$170,000. Owner will take bids on separate contracts about April 1.

ELMHURST, L. I.—Hall & Reid, 220 Broadway, Manhattan, has completed plans for a 5-sty brick tenement, 83x160 ft, at the southeast corner of 22d st and Woodside av, Elmhurst, for Five Borough Land & Bldg. Corp., 205 West

102d st, Manhattan, owner and builder. Cost, \$200,000. Owner will soon take bids on separate contracts.

CHURCHES.

LONG BEACH, L. I.—Paul Jagow, Lynbrook, has plans in progress for a 1-sty frame and stucco church, 30x60 ft, at Long Beach for People Church of Long Beach, Conrad Koenig, chairman, Long Beach, owner. Cost, \$15,000.

JAMAICA, L. I.—Joseph Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty brick church, 50x150 ft, on Clinton av, Jamaica, for Methodist Episcopal Church, W. H. Goodnuf, chairman building committee, 315 Fulton st, Brooklyn, owner. Architect will take bids on general contract about April 15.

DWELLINGS.

JAMAICA, L. I.—Harry A. Yarish, 29 Graham av, Brooklyn, has completed plans for eight 2-sty frame dwellings, 15x31 ft, on Sylvana Heights, Jamaica, for Eskay Holding Corp., 29 Graahm av, Brooklyn, owner. Cost, \$40,000.

BAYPORT, L. I.—Dudley S. Van Antwerp, 44 Church st, Montclair, has plans in progress for a 1½-sty frame dwelling, 50x56 ft, at Bayl port for Mrs. R. W. Caldwell, owner, care of architect. Cost, \$20,000. Architect will take bids on separate contracts about March 23.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for twenty-three 2-sty frame dwellings, 16x36 ft, on 98th pl, near Corona av, Corona, for A. Krauss, 18 Martense st, Corona, owner and builder. Cost, \$8,000 each.

KEW GARDENS, L. I.—Fowler & Weight, 1 West 47th st, Manhattan, has preliminary sketches in progress for a 2½-sty brick dwelling at Kew Gardens for C. B. McMullen, care of R. M. McMullen Co., 522 5th av, Manhattan, owner.

QUEENS, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has plans in progress for two 2-sty frame dwellings, 20x26 ft, on the west side of Lincoln av, 55 ft north of Poplar st, Queens, for W. Atchinson, corner Lincoln av and Poplar st, Queens, owner and builder. Cost, \$5,000 each.

HOLLIS, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 26x26 ft, on the south side of Hampton pl, east of Homelawn av, Hollis, for M. Barrett, Hollis, owner and builder. Cost, \$7,000.

HEMPSTEAD, L. I.—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 1½-sty frame and brick veneer bungalow, 30x24 ft, on the north side of Elizabeth av, 401 ft west of Grand av, for F. Brett, 815 92d st, Woodhaven, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 3-sty reinforced concrete factory building about 70,000 sq. ft, on block bounded by Nott av, Rockdale and Rawson sts and Anable av, Long Island City for the Underpinning & Foundation Co., J. R. Breuchaud, in charge, 290 Broadway, Manhattan, owner and builder.

HALLS AND CLUBS.

LYNBROOK, L. I.—R. Teischman, 66 Beaver st, Manhattan, has preliminary plans in progress for a 1½-sty frame lodge building, 40x85 ft, at Lynbrook, for Hebrew Educational Lodge, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract about May 1.

HOSPITALS.

RICHMOND HILL, L. I.—M. L. & H. C. Emery, Bible House, Manhattan, has plans in progress for a 4-sty brick hospital in the west side of Van Wyck st, 300 ft south of Fulton st, Richmond Hill, for Jamaica Hospital, Wm. R. W. Higbie, president Board of Trustees, Jamaica, owner.

THEATRES.

LYNBROOK, L. I.—Harrison G. Wiseman, 25 West 43d st, Manhattan, has completed plans for a 1-sty brick vaudeville and moving picture theatre, 240x100 ft, with stores, at Five Corners, Lynbrook, for Lynbrook Theatre Corp., W. C. Ryder, Lynbrook, owner.

MISCELLANEOUS

FREEPORT, L. I.—C. E. Kern, Railroad av, Freeport, has completed plans for a 1-sty terra cotta service station, 20x20 ft, at the northeast corner of Merrick rd and Columbus av, Freeport, for Corona Oil & Refining Co., care of Mathew & Alfred, Inc., 1328 Broadway, Manhattan, owner. Architect will take bids on general contract.

Nassau

DWELLINGS.

GARDEN CITY, L. I.—Arthur W. Coote, 101 Park av, Manhattan, has plans in progress for a 2½-sty frame dwelling, 30x50 ft, on Nassau blvd, Garden City, for Mrs. D. K. Enequist, owner, care of Wm. L. Enequist, 137 Huron st, Brooklyn. Cost, \$20,000. Owner will take bids on separate contracts.

Richmond

HOMES AND ASYLUMS.

ELTINGVILLE, S. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have completed plans for a 2½-sty frame nurses' home, 34x75 ft, at Southfield blvd and Arden av, Eltingville, for

N. Y. Association Improvement Condition for Poor, 105 East 22d st, Manhattan, and on premises, owner and builder. Cost, \$25,000.

Westchester

BANKS

SCARSDALE, N. Y.—Schultz & Weaver, 17 East 49th st, Manhattan, have plans in progress for a 4-sty brick and limestone bank, about 80,000 sq. ft., with store and apartment, on Hollow Square block, Scarsdale, for syndicate identified with Scarsdale National Bank, Rush Wilson, president, Scarsdale, owner. Cost, \$150,000.

CHURCHES

PORTCHESTER, N. Y.—Ernest Flagg, 111 East 40th st, Manhattan, has plans in progress for a 1-sty stone church, 75x12 f5t, in King st, Portchester, for Baptist Church—Aaron A. Carpenter, chairman construction committee, 309 King st, Portchester, owner. Cost \$125,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—R. C. Hunter & Bros., 501 5th av, Manhattan, have completed plans for a 2-sty frame and stucco dwelling, 26x26 ft, on Rochland pl, New Rochelle, for B. J. Hines, 388 Main st, New Rochelle, owner and builder. Cost \$8,000. Mason work—Relstab Bros., 31 North av, New Rochelle. Heating and plumbing, Mullins Bros., 29 Bayard st., New Rochelle. Interior trim—New Rochelle Coal & Lumber Co., 23 Pelham rd, New Rochelle.

PELHAM, N. Y.—F. Albert Hunt & Klein, 1 West 34th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 26x27 ft, with garage, at Pelham, for Livingston Leeds, 1107

Esplanade st, Pelham, owner and builder. Cost, \$10,000.

NEW ROCHELLE, N. Y.—C. Johnson, 30 East 42d st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 25x36 ft, on Pryer pl, New Rochelle, for E. A. Bodman, 46 Hartley av, Mt. Vernon, owner. Cost, \$16,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—Jos. Bellomo, 277 Market st, Paterson, has completed plans for a hollow tile apartment, 50x58 ft, at the northeast corner of 11th av and East 32d st, Paterson, for John Buscia, 594 11th av, Paterson, owner.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for two 4-sty brick apartments, 73x100 ft, at 10th st and Palisade av, West New York, for Frank J. Weisberg, 234 11th st, West New York, owner and builder. Cost \$300,000.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has plans in progress for a 4-sty and basement common and tapestry brick and limestone apartment, 101x86 ft, at High and Spruce sts, Newark, for Kantorowitz & Willetsky, 212 Hillside av, Newark, owner and builder. Cost \$100,000. Owner will soon take bids on separate contracts.

EAST ORANGE, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement common and tapestry brick and limestone apartment, 75x125 ft, at 30 Arlington av, East Orange, for Kuskin & Rotberg, 647 South 19th st, Newark, owners and builders. Cost, \$100,000.

An Electric Laundry

The Carolyn Laundry Company, 104-110 East 129th Street has discarded its large steam plant in favor of Central Station Service

Cost sheets were prepared and submitted to the president of the laundry company. These showed that the cost of electric motor drive would be less than the cost of operating the private plant

Fifty electric irons are now in operation as well as a number of large ironing machines. The total installation, exclusive of lights, consists of 200 horsepower

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



HOBOKEN, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 5-story brick apartment, 66x93 ft, at 920-924 Hudson st, Hoboken, for Enyslan Realty Co., Dr. J. C. Farr, president, 75 10th st, Hoboken, owner and builder. Cost, \$100,000.

RED BANK, N. J.—George & Edward Blum, 50x100 ft, at Broad st and Linden pl, Red Bank, in progress for a 5-story brick elevator apartment, 50x100 ft, at Borad st and Linden pl, Red Bank, for Dr. Harvey Young, Broad st, Red Bank, owner. Cost, \$140,000.

CHURCHES.

PLAINFIELD, N. J.—F. J. Schwartz, Colt Bldg., Paterson, has plans in progress for a brick and stone church, 52x94 ft, at the corner of West Front and Albert sts, Plainfield, for St. Stanislaus R. C. Church, Rev. Father J. T. Czarnajorski, pastor, 1003 West 3d st, Plainfield, owner. Cost, \$45,000.

DWELLINGS.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have plans nearing completion for a 2½-story tapestry brick dwelling, 41x32 ft, with garage, at the northwest corner of Elizabeth and Vassar avs, Newark, for Henry Scheider, owner, care of architect. Cost \$25,000.

NEWARK, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for two 2½-story frame and shingle dwellings, 25x30 ft, at Newark, for Oscar S. Anderson, 388 Summer av, Newark, owner and builder. Cost \$8,000 and \$10,000.

PATERSON, N. J.—E. R. Coe, Romaine Bldg., Paterson, has completed plans for a 2½-story brick dwelling, 40x53 ft, at 157-161 Park av, Paterson, for Max Goldberg, 295 Fair st, Paterson, owner and builder. Cost \$20,000.

PATERSON, N. J.—Chas. H. Benjamin, Main and Market sts, Paterson, has completed plans for a 2½-story frame and shingle dwelling, 37x58, with 1-story hollow tile and stucco garage, 24x42 ft, on Derrom av, Paterson, for James F. Jordan, Park av, Paterson, owner. Cost \$50,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, Paterson, has completed plans for a 2½-story frame and clapboard dwelling, 29x38 ft, at the northeast corner of Passaic & Terhune avs, Paterson, for Norman D. Darnstatter, 146 Sherman st, Passaic, owner. Cost \$8,000.

HASBROUCK HEIGHTS, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-story frame and shingle dwelling at Hasbrouck Heights, for Wm. D. Martin, 239 Blvd., Hasbrouck Heights, owner. Cost \$8,500.

ENGLEWOOD, N. J.—B. F. McGuire, 500 5th av, Manhattan, has plans in progress for a 2½-story tile and stucco dwelling, 35x45 ft, with a 1-story garage, 15x18 ft, at the corner of 4th av and Warren st, Englewood, for John P. Wilkinson, owner, care of architect. Cost \$25,000.

BAY HEAD, N. J.—Chas. R. Peddle, 136 So. 4th st, Philadelphia, has plans in progress for a 2-story frame summer dwelling, 26x50 ft, at Bay Head, for Walter K. Woolman, Riverton, owner. Cost \$10,000.

MAPLEWOOD, N. J.—Plans have been prepared privately for a 2½-story frame and stucco dwelling, 32x34 ft, on Richmond av, Maplewood, for Maynard O. Klemmt, 764 Broad st, Newark, owner. Cost \$14,000.

DEAL PARK, N. J.—K. McM. Townner, Kinmonth Bldg., Asbury Park, has plans in progress for a 2½-story frame dwelling, 28x36 ft, on Crosby av, Deal Park, for Chas. L. Young, Deal Park, owner and builder. Cost \$1,500.

BAYONNE, N. J.—Plans have been prepared privately for two 2-story frame dwellings, 20x47 ft, at 70-72 West 55th st, Bayonne, for S. Wolfson, 527 Av C, Bayonne, owner and builder. Cost \$6,000 each.

VERONA, N. J.—Plans have been prepared privately for a 2½-story frame dwelling, 24x39 ft, at Verona for Geo. Knieschild, Verona, owner and builder. Cost \$10,000.

MONTCLAIR, N. J.—Harry Koerner, 164 State st, Bridgeport, has plans in progress for a 2½-story frame dwelling, 25x28 ft, at Montclair for John Swanson, Montclair, owner.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has plans in progress for a 1½-story frame and shingle bungalow, 35x49 ft, at Montclair or Verona for H. A. Hub-schmitt, owner, care of architect. Cost, \$14,000.

EAST ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-story frame dwelling, 24x28 ft, in 22d st, East Orange, for Henry Grobert, 288 Amherst st, East Orange, owner and builder. Cost, \$8,000.

SCHOOLS AND COLLEGES.

TEANECK, N. J.—C. V. R. Bogert, Lyric Bldg., Hackensack, has plans in progress for a 2-story semi-fireproof grade school, approximately 100x100 ft, on West Englewood av, Teaneck, for Board of Education of Teaneck—Z. Race, president—Teaneck, owner. Cost \$45,000.

WYCKOFF, N. J.—Rasmusson & Wayland & Parsons, 252 West 46th st, Manhattan, have completed plans for a 2-story brick grade school, 50x80 ft, at Wyckoff, for Board of Education of Wyckoff, Wyckoff, owner. Cost \$110,000. Owner. Cost \$110,000. Owner will advertise for bids.

CONTRACTS AWARDED.

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

BANKS.

MT. KISCO, N. Y.—Fred T. Ley Co., 19 West 44th st, Manhattan, has the general contract for a 1-story brick and limestone bank, 58x60 ft, at Mt. Kisco for Mt. Kisco National Bank, Wm. H. Moore, president, Mt. Kisco, owner, from plans prepared privately. Cost, \$100,000.

WATERTOWN, N. Y.—Thos. Bruce Boyd Co., 286 5th av, Manhattan, have the general contract for interior alterations and rear additions to a 6-story brick and hollow tile bank at Watertown for Jefferson County National Bank, Watertown, owner, from plans by Lansing & Green, Sherman Bldg., Watertown, and Thos. Bruce Boyd, 286 5th av, Manhattan, associate architect on bank layout, architects.

DWELLINGS.

LOCUST VALLEY, L. I.—Thompson-Starrett Co., 49 Wall st, Manhattan, has the general contract for an addition to a 3-story frame dwelling at Locust Valley for E. R. Stettinius, 85 Liberty st, Manhattan, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, Manhattan, architects.

SYOSSETT, L. I.—E. W. Howell, George st, Babylon, has the general contract for an addition to a 2½-story frame cottage at Syossett for Bronson Winthrop, 32 Liberty st, Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$6,000.

MAMARONECK, N. Y.—Baltz Bros., New Rochelle, have the general contract for a 2½-story frame and stucco dwelling, 25x38 ft, with garage, at 87-89 Valley rd, Mamaroneck, for Mrs. C. C. Kay, 91 Valley rd, Larchmont, owner, from plans prepared privately. Cost, \$10,000.

LARCHMONT, N. Y.—J. H. L'Hommedieu & Son, 132 Madison av, Manhattan, have the general contract for alterations and a side addition to a 2½-story brick dwelling, 80x40 ft, in Wood st, Larchmont, for B. E. Levy, 21 Pryors lane, Larchmont, owner, from plans by Aymar Embury, 132 Madison av, Manhattan, architect. Cost, \$15,000.

INTERLAKEN, N. J.—Harry M. Steelman, 1212 5th av, Asbury Park, has the general contract for a 2½-story frame and wire siding dwelling, 26x80 ft, with garage, at Interlaken, for J. Otto Rhome, Seacoast Bldg., Asbury Park, owner, from plans by E. A. Arend, Kinmonth Bldg., Asbury Park, architect. Cost, \$35,000. Landscape architect, Brinley & Holbrook, 156 5th av, Manhattan.

HACKENSACK, N. J.—Whyte Construction Co., 382 Railroad av, Hackensack, has the general contract for a 2-story frame and white pine dwelling, 38x38 ft, at Essex and Newman sts, Hackensack, for Col. A. J. Heureun, Hackensack, owner, from plans prepared privately. Cost, \$14,000.

SOUTH ORANGE, N. J.—Wm. A. Hay & Son, Valley st, Orange, have the general contract for a 2½-story frame dwelling, 33x40 ft, with garage, at Irving av and Centre st, South Orange, for E. M. Tallman, 66 Beaver st, East Orange, owner, from plans by Coy & Rice, 297 Madison av, Manhattan, architect.

RIVER EDGE, N. J.—Campbell & Voorhis, Oradell, have the general contract for a 2-story brick and stucco dwelling on Summit av, River

Edge, for Theo. Barthen, 408 Main st, Hackensack, owner, from plans by J. L. Theo. Tillack, 150 Main st, Hackensack, architect. Cost, \$9,000.

LEONIA, N. J.—Rudolph Garoni, Fort Lee, has the general contract for a 2½-story frame and shingle dwelling, with garage, on the west side of Grand av, Leonia, for Charles Ellis, Fort Lee, owner, from plans by Rudolph Garoni, Fort Lee, architect. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for a 4-story fireproof warehouse, 50x100 ft, at 447-9 West 49th st for Philip Estate, Inc., Anna T. Snyder, president, 260 West 41st st, owner, from plans by Thos. Golding and B. Gundlack, 41 Union sq, architects. Cost, \$100,000. Engineer, T. W. Golding, 117 West 63d st.

BROOKLYN.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 1-story and basement concrete storage warehouse, 40x75 ft, in Academy st, L. I. City, for G. M. Film Printing Co., Pierce av, L. I. City, owner, from plans by McAvoy, Smith & McAvoy, Bridge Plaza, L. I. City, architects.

LONG ISLAND CITY, L. I.—Wharton Green & Co., 37 West 39th st, Manhattan, has the general contract for a 1½-story brick storage warehouse, 30x75 ft, at 154 Crescent st, L. I. City, for J. E. Brulatur, Loew State Bldg., 45th st and Broadway, Manhattan, owner, from plans by McAvoy, Smith & McAvoy, Bridge Plaza, L. I. City, architects. Cost, \$50,000.

FREEHOLD, N. J.—Moody Construction Co., 40 Cedar st, Manhattan, has the general contract for a 5-story brick and steel warehouse and dye house, 50x90 ft, at Freehold for Freehold Real Estate Co., Freehold, owner, from plans by Moody Engineering Co., 40 Cedar st, Manhattan, engineer. Cost, \$100,00.

HOMES AND ASYLUMS.

HEMPSTEAD, L. I.—Peter Guthy, Inc., 852 Monroe st, Brooklyn, has the general contract for a 3-story brick old folks' home, 100x70 ft, on Franklin square, Hempstead, for Plattdusthe Altenheim Association of Brooklyn, Martin Renken, president, owner, care of architect, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn, architect. Cost, \$50,000.

HOTELS.

MANHATTAN.—F. W. Burnham, 70 East 45th st, has the general contract for alterations to the Waldorf-Astoria Hotel, 5th av and 33d st, for Farmer's Loan & Trust Co., Jas. H. Perkins, president, 22 William st, owner, from plans by W. T. Smith, 157 West 43d st, architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Frymier & Hanna Co., 25 West 45th st, Manhattan, have the general contract for a 6-story brick public school, No. 67, 133x60 ft, in the east side of St. Edward's st, about 325 ft north of Auburn pl, Brooklyn, for the City of New York, Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, Rm 2800, Municipal Bldg., Manhattan, architect.

CLIFFWOOD, N. J.—Greisen & Thompson, 131 So. 1st st, Perth Amboy, have the general contract for an addition to the 1-story brick public school at Cliffwood, for Township of Matawan, Board of Education, Elmer H. Geran, president, Court House, Freehold, owner, from plans by John Noble Pierson, Raritan bldg, Perth Amboy, architect. Cost, \$30,000. Heating and ventilating, Geo. Stilwell, 287 King st, Perth Amboy.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Todd, Robertson & Todd, Engineering Corp., 101 Park av, have the general contract for a 13-story brick and stone store and office building, 100x215 ft, with showroom, at 385 Madison av, southeast corner of 47th st, for the 385 Madison Avenue Co., Inc., Robt. C. Knapp, president, 681 5th av, owner, from plans by Cross & Cross, 681 5th av, architects. Cost, \$1,000,000. Lessee, New York, New Haven & Hartford Railroad Co., E. J. Pearson, president, Grand Central Terminal.

MOUNT VERNON, N. Y.—A. Barbaresi & Son, 48 So. 4th av, Mt. Vernon, have the general contract for a side addition to a 1-story and basement brick department store, 50x80 ft, on South 5th av, Mount Vernon, for Genung, McArdle & Campbell, owner, on premises, from plans by A. G. Fletcher, 157 East 44th st, Manhattan, architect.

EAST ORANGE, N. J.—The Fatzler, 810 Broad st, Newark, has the general contract for ten 1-story brick and tile stores at the northwest corner of Main st and Munn av, East Orange, for Forest Construction Co., C. C. Baldwin, president, Fireman's Bldg., Newark, owner, from plans by Wm. E. Garrabrants, 343 Main st, East Orange, architect.

THEATRES.

MAMARONECK, N. Y.—John H. Deeves & Bro., 103 Park av, Manhattan, have the general contract for a 2-story brick and limestone moving picture theatre, 75x175 ft, with stores, on Mamaroneck av, opposite Palmer av, Mamaroneck, for John Lynn, 103 Park av, Manhattan, owner, from plans by Frank H. Quimby, 110 William st, Manhattan, architect. Cost, \$40,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans
American
Bond & Mortgage
Company, Inc.
562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV, 8-10, 5-sty bk tnt, 55x85, slag rf; \$85,000; (o) Wacht Const. Corp., 805 Fairmont av; (a) J. M. Felson, 1133 Bway (141).

WADSWORTH AV, n w c W 190th, 5-sty bk tnt, 90x72x67, slag rf; \$135,000; (o) Arcutel Rlty. Corp., 291 Bway; (a) Gronenberg & Leuchtag, 450 4 av (140).

WADSWORTH TER, n e c W 190th, 5-sty bk tnt, 82x63x67, slag rf; \$135,000; (o) Arcutel Rlty. Corp., 291 Bway; (a) Gronenberg & Leuchtag, 450 4 av (139).

COLLEGES AND SCHOOLS.

120TH ST, 415-31 E, 5-sty bk school No. 80, 62x145x138, vit tile & slag rf; \$470,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, room 2800, Municipal Bldg. (136).

DWELLINGS.

CONVENT AV, 182, 2-sty bk dwg, 20x48, slag rf; \$15,000; (o) The Ministers, Elders & Deacons of the Reformed Protestant Dutch Church of the City of N. Y., 113 Fulton; (a) Wm. H. Mayer, 983 Summit av (137).

HOTELS.

UNIVERSITY PL, 51-79, 5-sty bk hotel (non-housekeeping apts), 111x107x55x54, tar & gravel rf; \$150,000; (o) Est. A. S. Rosenbaum, 71 Bway; (a) Wm. L. Bottomley, Sugarman & Hess, 16 E 43d (138).

STABLES AND GARAGES.

HUDSON ST, 532-4-6, 2-sty bk public garage, 68x100, slag rf; \$50,000; (o) The Adriatic Rlty. Corp., 57 Thompson st; (a) Philip Bardes, 230 Grand st (133).

PRESCOTT AV, 88, 1-sty metal garage, 10x16, metal rf; \$150; (o) Jas. MacKay, 58 Prescott av; (a) P. P. (131).

10TH AV, 3814, 1-sty metal store and garage, irregular, metal rf; \$10,000; (o) Sever & Sidway, 59 West End av; (a) Z. O. Zeller, 170 Edgecomb av (134).

STORES AND DWELLINGS.

AMSTERDAM AV, 2021-35, 6-sty bk strs & apts; \$300,000; (o) Danl. & Eugene P. Mahony, 473 W 153d; (a) Otto Reissman, 147 4 av (135).

STORES, OFFICES AND LOFTS.

26TH ST, 233-5 W, 3 and 4-sty bk stores and lofts, 49x90, plastic slate rf; \$40,000; (o) Hugh G. Miller, 220 Bway; (a) John T. Campion, 47 W 42d st (132).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CRUGER AV, n w c Magenta st, 3-sty bk tnt, 45x40, tile rf; \$18,000; (o) Giuseppe Vitolo, 491 E 156; (a) Jos. Ziccardi, 912 Burke av (535).

GRAND CONCOURSE, s e c Bedford Park Boulevard, 6-sty bk tnt, 117.6x112.6, slag rf; \$160,000; (o) Harlan Const. Co., H. A. Lazner, on prem, pres.; (a) Margon & Glaser, 2804 3 av (566).

JEROME AV, e s, 100 s 213th, 5-sty bk tnt, 50x85, slag rf; \$80,000; (o) Jas. C. Gaffney, 106 E 182; (a) Wm. A. Geisen, 2403 Creston av (575).

MARION AV, s w c 196th, 6-sty bk tnt, 50x90, plastic slate rf; \$90,000; (o) S. & P. Bldg. Co., Saverio Scalzo, 3011 Barnes av, pres.; (a) Lucian Pisciotto, 3011 Barnes av (526).

MORRIS AV, w s, 71 s 184th, two 5-sty bk tnts 56.5x86.7, plastic slate rf; \$200,000; (o) Wm. M. Moore, 190th st & University av; (a) Nathan Rotholz, 3295 Bway (606).

NELSON AV, s w c 169th, 3-sty bk tnt, 67.11x19.66, slag rf; \$40,000; (o) Pasquale Ventiniglio, 104 W 169; (a) Chas. Kreymborg, 2534 Marion av (567).

PLIMPTON AV, w s, 133.6 s Boscobel av, 5-sty bk tnt, 50x87.9, slag rf; \$80,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 Tremont av (536).

WALTON AV, e s, 181.22 n 184th, 5-sty bk tnt, 113.1x77, slag rf; \$185,000; (o) Shirensen Realty Corp., Lazarus Shiren, 1049 Faile, pres.; (a) Chas. Kreymborg, 2534 Marion av (569).

WALTON AV, e s, 71 s 184th, two 5-sty bk tnts, 56.6x86.8x87.4, plastic slate rf; \$200,000; (o) Wm. M. More, 190th st & University av; (a) Nathan Rotholz, 3295 Bway (605).

DWELLINGS.

CARROLL ST, n s, 100 w City Island av, two 2-sty fr dwgs, 15x70, rubberoid rf; \$19,000; (o) Samuel Miller, 150 Orchard; (a) M. A. Buckley, 32 Westchester sq (558).

HALSEY PL, n s, 208.39 w Herschell st, 1-sty fr dwg, 20x39, shingle rf; \$3,500; (o) Manida Manano, 2419 Beaumont av; (a) Moore & Landseid, 3 av & 148th (577).

MORRIS ST, s s, 249.3 e City Island av, 2-tsy fr dwg, 16x28, shingle rf; \$4,500; (o) Chas. Nieson, City Island; (a) Gummar Erikson, 263 E 203 (584).

FIELDSTONE RD, w s, 135 n 261st, 2-sty fr dwg, 34.2x31.2, shingle rf; \$8,000; (o) Peter Rusaik, 321 Warburton av; (a) Wm. A. Geisen, 2403 Creston av (520).

MACOMBS RD, e s, 57.9 n Grand av, 2-sty tile dwg, 23x58, asbestos rf; \$18,000; (o) Conchea Turbino, 528 Morris Park av; (a) Fred E. Curtis, 159 W 33 (611).

206TH ST, s e c Mosholu Parkway N, 2 & 1-sty & attic brick dwg & garage, 43x32.0 & 13x13.6, slate rf; \$13,500; (o) Lena Markowitz, 946 E 181; (a) Amsel Const. Co., 984 Bway (502).

229TH ST, n s, 253.83 w Bronxwood av, 2-sty bk dwg, 20x40, tin rf; \$7,000; (o) Nora Coakley, 231 E 26th; (a) Larsen & Walters, 4 Court sq, Bklyn (431).

229TH ST, n s, 230.02 w Bronxwood av, 2-sty bk dwg, 18x40, tin rf; \$6,200; (o) Jos. Vitroni, 384 Pleasant av; (a) Larsen & Walters, 4 Court sq, Bklyn (430).

230TH ST, s s, 253.4 w Bronxwood av, 2-sty bk dwg, 20x50, tar & gravel rf; \$9,500; (o) John J. Powers, 303 E 65; (a) Larsen & Walters, 4 Court sq, Bklyn (492).

233D ST, s s, 377.21 w Paulding av, 2-sty fr dwg, 22x35, shingle rf; \$6,000; (o) Andrew J. Scanlan, 740 E 137; (a) Geo. M. McCabe, 96 5 av (595).

ARLINGTON AV, n e c 227th, 2-sty & attic fr dwg, 42x27, shingle rf; \$12,600; (o) Dorothy Livingston, on prem; (a) Yewall & Barton, 7 E 42 (542).

BAINBRIDGE AV, w s, 104.11 n 213th, six 3-sty fr dwgs, 20x55, slag rf; \$60,000; (o) Jas. C. Gaffney, 106 E 182; (a) Wm. A. Geisen, 2403 Creston av (508).

BARKLEY AV, n s, 25 w Hollywood av, two 2½-sty fr dwgs, 20x45, asphalt shingle rf; \$17,000; (o) Chas. & Alex Danielson, 13 Trowbridge, Astoria; (a) Valentine Becker, 954 Edison av (582).

BARKLEY AV, n s, 25 w Throggs Neck Boulevard, 1½-sty bk dwg, 30x38, comp shingle rf; \$5,000; (o) Carmela D. Cardo, 2153 Belmont av; (a) M. A. Cardo, 61 Bible House (600).

CLAFLIN AV, w s, 200 s 197th, 2½-sty fr dwg, 17x33, asbestos rf; \$5,000; (o) Francis J. Bren-

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: 1370
Mott Haven 1371

Office and Factory: River Ave. and East 151st St.

nan, 1252 Clay av; (a) Ehrich Peterson, 2319 Grand av (592).

DELAFIELD AV, e s, 222 n 261st, 2-sty fr dwg, 18x32, shingle rf; \$4,500; (o) Michael Daly 415 E 135; (a) Geo. Bache, 2794 S av (562).

DE REIMER AV, e s, 300 n Nereid av, 1½-sty fr dwg, 25x32, shingle rf; \$5,500; (o) John Golanovich, 554 W 43; (a) Chas. Bock, 3250 Perry av (484).

DUDLEY AV, n w c George, 2-sty bk dwg, 25x 50, plastic slate rf; \$10,000; (o) Matt Kelly, 353 W 51; (a) Max Hausle, 3307 3 av (500).

EASTBURN AV, w s, 68.3 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 (563).

EDISON AV, n e c Roberts av, 1-sty fr dwg, 20x45.6, asbestos shingle rf; \$3,000; (o) Jas. A. Walton, 275 E 168; (a) Gustave Anderson, 281 Rider av (481).

EDISON AV, e s, 259.7 n Dewey av, 2-sty fr dwg, 33x25.2, comp rf; \$5,000; (o & a) Florence E. Latimer, 1240 Clay av (505).

GLEASON AV, s s, 491.79 e Pugsley av, three 2-sty bk dwgs, 20.6x65.6 & 21.6x76.4 & three 1-sty bk garages, 17.2x17.8, felt & gravel rf; \$32,700; (o) Goldman Investing Co., Inc., Bernard Krause, 9 Jackson av, L. I., pres.; (a) Baker & Koetsier, 9 Jackson av, L. I. City (524).

HAIGHT AV, e s, 250 s Pierce av, 2-sty fr dwg, 18x35.6, shingle rf; \$5,000; (o) Thos. E. Monte, 1387 Sackett av; (a) N. M. Woods, 214 W 39 (575).

HAIGHT AV, e s, 200 s Pierce av, 2-sty fr dwg, 18x35.6, shingle rf; \$5,000; (o) Thos. E. Monte, 1087 Sackett av; (a) N. M. Wood, 214 W 39 (623).

LIEBIG AV, w s, 120 n 259th, 2½-sty fr dwg, 18x36, asphalt rf; \$5,000; (o) C. Harvey, on prem; (a) Wm. A. Kennedy, 5654 Newton av (615).

LIEBIG AV, w s, 270 n 261st, 2-sty fr dwg, 18x38, tin rf; \$4,500; (o) Eloise K. Davis, 2211 Bway; (a) Geo. Bache, 2794 S av (532).

LOGAN AV, e s, 200 n Barkley av, two 2-sty fr dwgs, 22x46, asphalt rf; \$17,000; (o & a) Erik Carlstrom, 1233 College av (593).

LOGAN AV, e s, 110 n Schley av, 1-sty fr dwg, 20x35, comp rf; \$4,000; (o & a) P. Mof-fett, 759 Melrose av (458).

MERRIAM AV, w s, 275 n 169th, three 3-sty bk dwgs, 16.8x32, tar rf; \$15,000; (o) Rose Benioff, 445 Grand av, L. I. City; (a) B. Benioff, 445 Grand av, L. I. City (612).

MONTICELLO AV, e s, 350 n Nereid av, 2-sty fr dwg, 18x32, asphalt shingle rf; \$5,000; (o) M. Yanakino, 12 So. 6 av, Mt. Vernon; (a) Geo. L. Miller, 3 So. 3 av, Mt. Vernon (574).

MORGAN AV, w s, 25 s Mace av, 1-sty bk dwg, 21x40, tar & gravel rf; \$2,000; (o) Patrick O'Brien, 72 Grove; (a) Sterling Architectural Co., 154 Nassau (555).

MOSHOLU AV, s s, 50 w Bway, 2½-sty fr dwg, 34x33, slate rf; \$7,000; (o) Mrs. John Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (613).

MT. EDEN AV, n s, 35 w Morris av, two 2-sty bk dwgs, 24x57, comp rf; \$24,000; (o) Emma Hessol, 1824 Weeks av; (a) Wm. Shary, 41 Union sq (510).

MULFORD AV, w s, 75 s Morris Park av, 2-sty & attic fr dwg, 21x36, shingle rf; \$6,500; (o) Amelia Lehr, 1138 Fox; (a) John P. Voelker, 979 3 av (482).

MULINER AV, w s, 150 s Brady av, 2-sty fr dwg, 21x52, tin rf; \$7,500; (o) Mary Mullin, 1862 Matthews av; (a) Peter J. Gunderson, 2231 Blackrock av (603).

STORES, OFFICES AND LOFTS.

BROOK AV, w s, 123 n 170th, 1-sty bk market, 25x55, slag rf; \$5,000; (o & a) Edw. J. Byrne, 599 Willis av (556).

GRAND AV, s w c Fordham rd, 1-sty bk str, 120.65x100, slag rf; \$40,000; (o) Julian Kovacs, 836 Westchester av; (a) Wm. Koppe, 935 Intervale av (472).

JEROME AV, e s, 75 n Burnside av, 1-sty bk str, 100.95x72.4, slag rf; \$30,000; (o) Occidental Holding Co., Nathan Nelson, 21 W 23, pres.; (a) Wm. Koppe, 935 Intervale av (473).

SOUTHERN BOULEVARD, e s, 448.6 s Aldus, 1-sty bk str, 125x60, slag rf; \$35,000; (o) The D. & Land & Impvt. Co., Chas. F. De Veight, 524 Willis av, pres.; (a) De Rosa & Jacobs, 64 E 55 (511).

WEBSTER AV, w s, 197 n 197th, 1-sty bk str, 33.4x50, slag rf; \$10,000; (o) Crisfeld Realty & Const. Corp., John J. Tully, 882 Prospect av, pres.; (a) Margon & Glaser, 2804 3 av (503).

WHITE PLAINS AV, w s, 50.5 s 240th, 1-sty concrete str, 49x60, slag rf; \$6,500; (o) Ecker & Zeiger, 3053 3 av; (a) Schaeffell & Ungar-leider, 718 Jamaica av, Bklyn (506).

GRAND CONCOURSE, w s; also WYTHE AV, e s, from 171st to 172d sts, the blk, 6-sty bk tnt, 358.4x177.9 & 350.0x253.11, slag rf; \$1,750,000; (o) Billingsby Holding Corp., Logan Billingsby, on prem, pres.; Robt. L. Moran, on prem, sec. & treas.; (a) Chas. S. Clark, 441 Tremont av.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CROWN ST, 556-64, s w c Albany av, 4-sty bk tnt, 100x115; \$175,000; (o) Neillblum Bldg. Corp., 132 Ten Eyck; (a) Shampam & Shampam, 50 Court (3088).

PROSPECT PL, 759-71, n s, 200 w Nostrand av, 2-4-sty bk tnts, 60x100; \$200,000; (o) Kings County Land Co., 260 Bway; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (3290).

STERLING PL, 1539-45, n s, 100 e Rochester av, 4-sty bk tnt, 71.5x91; \$125,000; (o) Isaac Brosowsky, 1580 Eastern pkway; (a) Cohn Bros., 361 Stone av (2990).

E 13TH ST, 2553, e s, 203.5 n S. B. rd, 3-sty fr tnt, 20x52.7; \$8,000; (o) Anthony Rendino, 2547 E 13th; (a) Abram D. Hinsdale, 131 Av U (3281).

E 15TH ST, 978-84, w s, 100 n Av J, 4-sty bk tnt, 60x89; \$75,000; (o) Marbin Realty Corp., 460 Crown; (a) Seelig, Finkelstein & Wolfinger, 44 Court (3050).

BAY 25TH ST, 20-26, w s, 150 s 86th, 4-sty bk tnt, 70x75.8; \$175,000; (o) Dyker Const. Co., 211 Bay 10th; (a) Shampam & Shampam, 50 Court (3329).

W 28TH ST, 2954, w s, 425 s Mermaid av, 4-sty bk tnt, 23x68.8; \$20,000; (o) Anthony D'Esposito, 2954 W 28th; (a) Burke & Olsen, 32 Court (2810).

W 28TH ST, 2956, w s, 448 s Mermaid av, 4-sty bk tnt, 40x69.8; \$35,000; (o) Anthony D'Esposito, 2954 W 28th; (a) Burke & Olsen, 32 Court (2811).

BAY 31ST ST, 25-29, e s, 200 s 86th, 4-sty bk tnt, 60x75.8; \$80,000; (o) D. & S. Const. Corp., 2100 Croysey av; (a) Edwin J. Robin, 405 Lexington av, Manhattan (3049).

43D ST, 873-83, n w c 9 av, 4-sty bk tnt, 100.7x 90; \$125,000; (o) Kilburne Const. Co., 123 Liberty, Manhattan; (a) Sidney F. Oppenheim, 36 8 av, Manhattan (2828).

44TH ST, 837-47, n s, 300 e 8 av, 4-2-sty bk tnt, 20.6x81; \$76,000; (o) C. & K. Bldg. Corp., 8 Wayne, Middle Village; (a) S. Millman & Son, 1780 Pitkin av (2870).

68TH ST, 426, s s, 490.4 w 5 av, 3-sty bk tnt, 20x83.6; \$18,000; (o) Kings View Home Bldg., Inc., 44 Court; (a) Boris W. Dorfman, 26 Court (2875).

78TH ST, 1961-71, n s, 100 w 20th av, 4-2-sty bk tnts, 25x75; \$88,000; (o) Israel Nadman, 511 Bushwick av; (a) Murray Klein, 37 Graham av (2697).

EASTERN PKWAY, 1332-8, s s, 356.3 s Buffalo av, 4-sty bk tnt, 70x79.4; \$75,000; (o) Michael Climchek, 471 Amboy; (o) John M. Ricca, 1315 Herkimer (3222).

FOSTER AV, 2309, n s, 612 e E 23d, 4-sty bk tnt, 40x81; \$55,000; (o) Harry G. Hose, 116 Winthrop; (a) Benj. Driesler, Jr., 153 Remsen (3247).

MERMAID AV, 3030-4, s s, 40 e W 31st, 2-4-sty bk tnt, 20x85.6; \$40,000; (o) John Palmeri, 150 Ocean pkway; (a) Burke & Olsen, 32 Court (3003).

DWELLINGS.

E 21ST ST, 1007-9, e s, 180 n Av I, two 2-sty fr 1 fam dwg, 16x40; \$12,000; (o) C. M. Wall, 580 E 22d st; (a) R. T. Schaefer, 1543 Flatbush av (1845).

E 25TH ST, 3259, e s, 287.6 s Av K, 2-sty fr 1 fam dwg, 18x40; \$8,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2147).

30TH ST, 198-212, s s, 150 w 5 av, twelve 2-sty bk 1 fam dwg, 16.8x36; \$48,000; (o) Realty Associates, 164 Remsen st; (a) Adolph Goldberg, 164 Montague st (1860).

32D ST, 218-24, s s, 16.8 w 5 av, five 2-sty bk 1 fam dwgs, 16.8x36; \$20,000; (o) Realty Associates, 162 Remsen st; (a) Adolph Goldberg, 164 Montague st (1856).

32D ST, 165-79, n s, 80 e 4 av, eleven 2-sty bk 2 fam dwgs, 18x45; \$82,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, 153 Remsen st (1885).

E 37TH ST, 943, e s, 199.6 s Glenwood rd, 2-sty bk 2 fam dwg, 20x55; \$12,000; (o) Tukins & Soda, 3004 Clarendon rd; (a) R. T. Schaefer, 1543 Flatbush av (1890).

78TH ST, 1525-47, n s, 300 w 16 av, 10-2-sty bk 1 fam dwgs, 16x40; \$60,000; (o & a) same as above (1715).

78TH ST, 1549-71, n s, 100 w 16 av, 10-2-sty bk 1 fam dwgs, 16x40; \$60,000; (o & a) same as above (1716).

82D ST, 2410-26, s s, 60 e 24 av, 6-2-sty bk 2 fam dwgs, 20x52; \$48,000; (o) Croysey Const. Co., 8609 Bay pkway; (a) Isaac Kallich, 8609 Bay pkway (1707).

82D ST, 2365-7, n e s, 120 nw 24 av, 2-2-sty bk 2 fam dwgs, 20x60; \$16,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2140).

82D ST, 2339-41, n e s, 340 nw 24 av, 2-2-sty bk 2 fam dwgs, 20x60; \$16,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2148).

83D ST, 444-68, s s, 171.6 w 5 av, 9-2-sty bk 2 fam dwgs, 20x60; \$108,000; (o) Patk. J.

Carley, 8216 5 av; (a) Thos. Bennett, 7826 5 av (2167).

AV I, 907-11, n s, 60 e E 9th, 2-sty fr 1 fam dwg, 23x40; \$10,000; (o) The Brinsley Holding Co., Inc., Coney Island av & Av H; (a) G. Johansen, 1010 Coney Island av (1699).

AV I, 202, s e c E 2d, 2-sty fr 2 fam dwg, 18x56; \$10,000; (o) Saml. Silver, 1049 Rock-away av; (a) S. Millman & Son, 1780 Pitkin av (2037).

AV I, 212-14, s s, 80 w E 3d, 2-sty fr 2 fam dwg, 20x57; \$12,000; (o & a) same as above (2038).

AV L, 2202-6, s e c E 22d, 2½-sty fr 2 fam dwg, 27.6x52; \$14,000; (o) Naomi Bldg. Co., 269 Rochester av; (a) Saml. Levine, 26 Court (2044).

AV L, 2201-5, n e c E 22d, 2½-sty fr 2 fam dwgs, 27.6x52; \$14,000; (o & a) same as above (2045).

AV L, 2219-23, n w c E 23d, 2½-sty fr 2 fam dwgs, 27.6x52; \$14,000; (o & a) same as above (2046).

AV R, 1424, s w c E 15th, 2-sty bk 2 fam dwg, 23x64.6; \$12,000; (o) Meade Const. Co., 50 Court; (a) Slee & Bryson, 154 Montague (1704).

AV Y, 734-42, s s, 260 e E 7th, 2-sty fr 2 fam dwg, 22x46.6; \$8,000; (o) John Cotter, 298 15th; (a) Jas. A. Boyle, 367 Fulton (1785).

ALBANY AV, 966-8, w s, 140 n Snyder av, 2-2-sty fr 1 fam dwgs, 16x38; \$10,000; (o) Owen Heaney, 290 E 40th, & Michael Welch, 3511 Church av; (a) Jas. A. Boyle, 367 Fulton (1838).

GRAVESEND NECK RD, 201-3, n e c E 2d, 2-2-sty fr 1 fam dwgs, 16x40; \$14,000; (o) Michael Mandato, 182 29th; (a) McCarthy & Kelly, 26 Court (2001).

LORRAINE AV, 1139, n e c Euclid av, 2-sty fr 2 fam dwg, 20x55; \$8,000; (o) Maria E. Kirch-off, 918 Bedford av; (a) Laspia & Samenfeld, 525 Grand (2086).

OCEAN PKWAY, 2953-9, e s, 160 n Ocean View av, 2-2-sty fr 2 fam dwgs, 22x54; \$40,000; (o) La Spina Const. Co., 4 Otis pl; (a) Seeling & Finkelstein, 44 Court (2027).

SCHENCK AV, 703-13, e s, 40 n Hegeman av, 4-2-sty fr 2 fam dwgs, 17x35; \$20,000; (o) Francisco Nastaso, 704 Schenck av; (a) Philip Sanfilippo, 181 Montrose av (2116).

5TH AV, 786-9, n w c 30th, 12-2-sty bk 1 fam dwgs, 16.8x30; \$48,000; (o) Realty Associates, 164 Remsen; (a) Adolph Goldberg, 164 Montague (1863).

5TH AV, 790-3, s w c 30th, 12-2-sty bk 1 fam dwgs, 16.8x30; \$48,000; (o & a) same as above (1862).

12TH AV, 5504-22, w s, 20 s 55th, 6-2-sty bk 2 fam dwgs, 20x58; \$9,000; (o) Isador Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (1743).

12TH AV, 5524, n w c 56th, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o & a) same as above (1744).

12TH AV, 5502, s w c 55th, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o & a) same as above (1745).

FACTORIES AND WAREHOUSES.

GRAVESEND AV, 503-603, e s, 200 s Av C, 1-sty bk storage, 100x120; \$25,000; (o) Jacob Gottlieb, 284 Court st; (a) J. M. Berlinger, 469 7th av, N. Y. (2187).

STABLES AND GARAGES.

4TH AV, 5824, n e c 59th st, 2-sty bk garage, stores & 2 fam dwg, 20x90; \$10,000; (o) Alexander Muller, 5210 12th av; (a) Harry Dorf, 614 Kosciusko st (2236).

15TH AV, 7124, n w c 72d st, 3-sty bk garage, stores & 2 fam dwg, 20x90; \$12,000; (o) Vincent Di Brienza, 25 Beaver st, N. Y.; (a) Laspia & Samenfeld, 525 Grand st (2234).

15TH AV, 7116-22, w s, 20 n 72d st, 3-3-sty bk str & 2 fam dwgs, 20x55; \$30,000; same owner (2233).

STORES AND DWELLINGS.

BAY 50TH ST, 18, w s, 120 n Croysey av, 2-sty bk str & 2 fam dwg, 20x52; \$8,000; (o) Nunzio Calcagno, 2130 W 9th st; (a) Laspia & Camenfeld, 525 Grand st (2251).

4TH AV, 5804-22, n s, 20 e 59th st, 8-2-sty bk str & 1 fam dwg, 20x65; \$56,000; (o) Alexander Miller, 5210 12th av; (o) Harry Dorf, 614 Kosciusko st (2234).

4TH AV, 5802, n w c 58th st, 2-sty bk garage, stores & 2 fam dwg, 20x90; \$10,000; same owner (2235).

STORES, OFFICES AND LOFTS.

E 12TH ST, 1673-5, e s, 61 n Av I, 1-sty bk stores, 39x45; \$18,000; (o) Kingsway Realty Corp., E 16th st & Kings Hwy; (a) Jacob Lubroth, 44 Court st (2207).

MISCELLANEOUS.

HOYT ST, 433-7, n e c E 5th st, 1-sty bk gas meter house, 44.9x43.5; \$20,000; (o) The Brooklyn Union Gas Co., 176 Remsen st (2244).

WAKEMAN PL, n s, 720 w Colonial rd, 2-sty bk boiler house, 79x127.4; \$300,000; (o) Brooklyn Edison Co., 360 Pearl st (2712).

Queens

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING.—Bowne av, n w c, 38th st, 2 4-sty bk bldgs, 35x27, slag rf, 9-fam, elec, steam heat; \$90,000; (o) W. W. Smith, 236 Barclay st, Flushing; (a) W. Foster Leland, 70 E 45th st, N Y C (1865).

DWELLINGS.

BELLE HARBOR.—Bch 129th st, w s, 350 s Rockaway Bch Blvd, 2-sty fr dwg, 23x47, shingle rf, 1 fam, gas, steam heat; \$9,500; (o) Anna E. Andersen, 241 Bch 105th, Rockaway Beach; (a) L. Andersen, 241 Bch 105th, Rockaway Beach (1325).

COLLEGE POINT.—College av, s w c Monument av, 2½-sty bk dwg, 23x38, slate rf, 1 family, gas, hot water heat, & bk garage; \$8,000; (o & a) W. B. Lienan, 58 3 av, College Point (1525 & 1527).

COLLEGE POINT.—10th st, w s, 185 s Av D, 2-sty fr dwg, 28x26, shingle rf, 1-family, gas, steam heat; \$8,750; (o) Wm. Frankenstein, College Point; (a) J. F. D. Bebell, Jamaica (1413).

COLONIAL HEIGHTS.—18th st, w s, 320 n Albemarle av, 2½-sty bk dwg, 25x30, shingle rf, 1 fam., gas, hot water heat; \$8,000; (o) Edw. H. Speer, 203 Williams st, L. I. City; (a) R. Lukowsky, 49 Stevens st, L. I. City (1389).

CORONA.—Burnside av, n s, 60 e 39th, 2-sty fr dwg, 17x50, gravel rf, 2 families, gas, steam heat; \$8,000; (o) I. Scileppi, 161 41st, Corona; (a) Al. L. Marinelli, 15 W Jackson av, Corona (1358).

CORONA HEIGHTS.—Strong st, n s, 150 w Tieman av, two 2-sty fr dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$14,400; (o) Nathan Keller, 2396 Myrtle av, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (898-899).

FAR ROCKAWAY.—Beach 2d st, e s, 260 n Sea Girt av, three 1-sty fr dwgs, 18x34, shingle rf, 1-family, gas; \$7,500; (o & a) B. Frank Se-lover, Far Rockaway (1441-1442-1443).

FAR ROCKAWAY.—Hude st, s w c Augustin av, three 2-sty fr dwgs, 26x34, shingle rf, 1 fam, gas; \$30,000; (o) J. Seidt, Far Rockaway; (a) Jos. H. Cornell, Far Rockaway (1452-53-54).

FAR ROCKAWAY.—Dorian court, n s, 246 e Jarvis la, 2-2-sty bk dwgs, 39x24, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Jarvis Lane Corp., Far Rockaway; (a) Jos. P. Powers, 8008 Boulevard, Rockaway Beach (817-818).

FAR ROCKAWAY.—Coles la, s s, 180 e Jarvis la, 2-sty bk dwg, 39x24, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Jarvis Lane Corp., Far Rockaway; (a) Jos. P. Powers, 8008 Boulevard, Rockaway Beach (819).

FLUSHING.—24th st, w s, 231 n Queens av, two 2-sty fr dwgs, 16x38, single rf, 2 fam, gas, steam heat; \$8,400; (o & a) Gustave J. Miller, 210 23d, Flushing (1208-09).

FLUSHING.—Brewster av, n w cor and 29th road, 2-sty fr dwg, garage, 25x57, shingle rf, 1 fam, gas, hot water heat; \$7,500; (o) L. T. Stratton, 166 Lawrence st, Flushing; (a) Fred Serenson, 197 Central av, Flushing (1220).

FLUSHING.—161st st, w s, 140 n 35 av, 1½-sty bk dwg, 37x44, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Charles Schner, 625 Oceanview av, Woodhaven; (a) R. F. Schirmer, 217 E 33d, Manhattan (933).

FLUSHING.—Amity st, s s, 500 e Parsons av, 2½-sty fr dwg, 20x30, shingle rf, 1-family, gas, steam heat; \$7,500; (o) S. J. Kennedy, 303 Madison av, Flushing; (a) Dan F. Kennedy, 110 Murray lane, Flushing (1478).

GLENDAL.—Brush st, w s, 926 n Myrtle av, 2-sty fr dwg, 20x55, tar & gravel rf, 2 families, gas, hot air heat; \$7,500; (o) G. J. Rickert, Bush st, Glendale; (a) C. S. Clarke, 1756 Armand pl, Ridgewood (811).

GLENDAL.—Bertha pl, s e c & Queens av, two 2-sty fr dwgs, 20x55, slag rf, 2 fam, gas, steam heat; \$15,000; (o) Schnettinger & Oehler, 1821 Linden st, Ridgewood; (a) F. Wonnberger, 1125 Decatur st, Bklyn (1363).

JAMAICA.—Columbia av, e s, 100 n Park st, six 2-sty fr dwgs, 16x37, shingle rf, 1 fam, gas, steam heat; \$24,000; (o) Wm. Molitor, 163 3d st, Woodhaven; (a) A. Meissner, 44 79th st, Woodhaven (1319 to 1324 incl.).

JAMAICA.—143d st, e s, 95 s 87th, 6-2-sty fr dwgs, 19x53, shingle rf, 2 families, gas, steam heat; \$45,000; (o) Tesco Const. Co., 6 Shipley, Woodhaven; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (928-29-30).

MORRIS PARK.—Lambert st, e s, 190 n Hawtree av, two 2-sty fr dwgs, 16x36, shingle rf, 1 fam, gas, hot air heat; \$12,000; (o) H. Haufe, 32 Furman av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1213-1214).

MORRIS PARK.—101st av, s s, 50 w 131st, 2-sty fr dwg, 21x50, tar & gravel rf, 2 families, steam heat; \$8,500; (o) Salvatore Manfre, Water st, near Boyd av, Woodhaven; (a) J. Monda, 3917 Jerome av, Woodhaven (833).

RICHMOND HILL.—Liberty av, s w c 116th st, four 2-sty bk dwgs & strs, 20x70, tar & slag rf, 2 fam, gas, steam heat; \$35,000; (o) Jos. Miller & Sons, 10415 Church st, Richmond Hill; (a) L. Dananacher, 328 Fulton st, Jamaica (1395 to 1400, inclusive).

RICHMOND HILL.—Sutter av, n e c 112th, two 2½-sty fr dwgs, 18x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o) John Rockeas, 529 E 16, N. Y. C.; (a) Edward Jackson, Herri-man av, Jamaica (903-904).

RICHMOND HILL.—Lefters av, e s, 30 s 101st av, 2½-sty fr dwg, 24x51, shingle rf, 2-family, gas, steam heat; \$9,500; (o) Jacob Matheis, Jr., 1819 Greene av, Ridgewood; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1501).

UNION COURSE.—74th pl, n e c 90 av, 2-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Richmond Hill; & 74th pl, e s, 42 n 90 av, 8-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$40,000 (510-11-12-13-14-15-16-17-18-19).

WHITESTONE.—7th av, w s, 40 n 6th, 2-2-sty fr dwgs, 20x58, shingle rf, 2 families, gas, steam heat; \$13,000; (o) August Bindrim, 91 N Henry, Bklyn; (a) Jos. McKellop, 821 Manhattan av, Bklyn (872-3).

FACTORIES AND WAREHOUSES.

JAMAICA.—Sutphin rd, e s, 100 n Chichester av, 2-sty bk storage, 60x75, gravel rf; \$75,000; (o) Merkel Bros., Jamaica; (a) Feldblat & O'Donnell, 1416 Bway, N Y C (1958).

JAMAICA.—94th av, s s, 224 e Sutphin Blvd, 2-sty bk refrigerator warehouse, 25x100, slag rf; \$22,000; (o) Leo Tesser, Hillcrest av, Jamaica; (a) Irving Fenichel, 583 Bedford av, Bklyn (2205).

L. I. CITY.—13th st, s s, 115 w Ely av, 1-sty bk factory, 100x100, slag rf; \$12,000; (o & a) Neivel Realty Corp., 226 E 41st, Manhattan (2702).

L. I. CITY.—Ely av, n w c 13th, 1-sty bk factory, 84x116, slag rf; \$20,000; (o & a) Wm. Klein, 65 Bway, L. I. City (2663).

L. I. CITY.—Nelson av, s s, Rawson to Hill st, 2-sty bk factory, 200x200, slag rf, steam heat; \$200,000; (o) Underpinning & Foundation Co., 290 Bway, Manhattan; (a) Francis Pruyn, same address (2833).

STABLES AND GARAGES.

JAMAICA.—Fulton st, s s, 2,000 e Hamilton av, 2-sty bk stable, 105x40, shingle rf; \$15,000; (o) Jos. Stanbury, Inc., Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (2858).

STORES AND DWELLINGS.

EDGEWARE.—Edgemere av, s e cor and Bch 35th st, 3 2-sty fr stores and dwgs, 40x100, 2-fam, tar and gravel rf, elec; \$23,000; (o) Rose Baron, 422 De Kalb av, Bklyn; (a) Harry Dorf, 614 Kosciuszko st, Bklyn (1776-7-8).

GLENDAL.—Metropolitan av, s s, 400 e Shaler st, 2-sty bk store and dwg, 24x55, gravel rf, 1-fam, gas; \$8,000; (o) John Haufe, 9 Audley pl, Kew, L. I.; (a) H. T. Jeffrey, Jr., Ful-ton st, Jamaica (1852).

MIDDLE VILLAGE.—Metropolitan av, s s, 100 w Funston pl, 2-sty bk store and dwg, 20x51, slag rf, 2-fam, gas, hot water, heat; \$9,000; (o) Jacob Amann, 1660 Metropolitan av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1893).

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 320 w Atfield av, 2-sty bk store and dwg, 20x55, slag rf, 2-fam, gas, steam heat; \$9,000; (o) Michael Schella, 489 Liberty av, Bklyn; (a) Chas. P. Cannella, 1163 Herkimer st, Bklyn (1861).

SOUTH OZONE PARK.—Rockaway Blvd, s s, 21 w Brinkmeyer av, 3-sty bk store and dwg, 20x70, slag rf, 2-fam, gas, steam heat; \$8,000; (o) Matteo Zarcene, South Ozone Park; (a) A. P. Sorice, Jr., 363 Fulton st, Jamaica (2079).

STORES, OFFICES AND LOFTS.

JAMAICA.—Queens Blvd, n e cor and Hillside av, 1-sty bk show room, 200x30, slag rf, elec; \$70,000; (o) Jacob Slater, 175 Bay 25th st, Bklyn; (a) W. T. McCarthy, Frank Kelly Assn, 16 Court st, Bklyn (2052).

WOODHAVEN.—Jamaica av, s s, 500 e 80th st, 2-sty bk dwg and store, 25x53, tar and gravel rf, 1-fam, gas, steam heat; \$20,000; (o) Chas. Miller, 255 Irving av, Bklyn; (a) Fred Burmeister, 225 Stanhope st, Bklyn (2092).

Richmond.

CHURCHES.

TOTTENVILLE.—Amboy rd, s s, 150 e Main, 2-sty fr church & rectory, 40x75, rubberoid rf; \$9,000; (o) Church of St. Stephen, Tottenville; (a) Fred J. Poole, 25 Sprague av, Tottenville (261).

DWELLINGS.

ANNADALE.—Amboy rd, s s; also Clove av, e s, 2-sty fr dwg, 24x29, slag roof; \$6,000; (o) Mrs. Minnie Schaefer, 514 E 88th st, N. Y. C.; (a) Oscar Halminen, 793 Arden av, Annadale (192).

ANNADALE.—Pounrey av, s s Colcombe av, 2-sty bk dwg, 16x30; \$3,000; (o) John Edw. Vinis, Ereutan av & Annadale st; (a) same; (m) Jos. Perry, Lamont av. (186).

CLOVENA PARK, S. I.—Cayuga av, w s, 100 s Oswego, 2-sty fr dwg, 36x51, asphalt shingle rf; \$6,000; (o) Gustav Straudberg, 290 W. 147, N. Y. City; (a) Gustav Rydberg, 163 E 184, N. Y. City (152).

GIFFORDS.—Giffords la, s w c Arthur Kill rd, Gifford la & Fresh Kill rd, 2-sty bk dwg, shingle

rf, 30x28; \$7,000; (o) A. Gotteschaldt, 311 Tomp-son av, Stapleton, S. I.; (a & b) M. Gotteschaldt, 97 Osgood av, Stapleton, S. I. (53).

GRANT TER.—Adams av, e s, 88 s Railroad av, 2-sty fr dwg, shingle rf, 26x29; \$3,500; (o & b) Wm. A. Reynolds, 201 Jefferson av, Dongan Hills, S. I. (73).

GRYMES HILL, STAPLETON.—Eddy st, n s, 350 w Howard av, 2½-sty (attic used) fr bldg, 26x38x11x19, clay tile rf; \$12,000; (o) Henry O. Lindermann, Richmond tpke; (a) Henry J. Otto, 92 Beach, Stapleton, S. I.; (c) Carstensen & Co., 90 Vista av, Stapleton, S. I. (81).

HUGUENOT PARK.—Fourth st, n s, 140 w Huguenot av, 1-sty fr dwg, 20x32, shingle rf; \$4,000; (o) Effie Stewart, care (a); (a) Stanley Jahoda, 47 E 34, N. Y. City (164).

OAKWOOD.—14th st, w s, 125 n Guyon av, 2-sty fr dwg, shingle rf, 21x30; \$2,500; (o & a) Antonio Denardo, 385 Guyon av, Oakwood, S. I. (63).

PORT RICHMOND.—Cornell st, n s, 300 e Decker av, 2-sty fr dwg, shingle rf, 20x44; \$5,000; (o) Hans Larsen, 191 Lexington av; (a) T. Bensen, W. New Brighton, S. I. (46).

SOUTH NEW YORK, ADD. NO. 1, S. I.—Richmond tpke, s s, 320 w Highland av, 1½-sty fr dwg, 18x26, shingle rf; (o) James Houston, 228 E 35, N. Y. City; (s) S. Johansen 26 Glenwood av, South New York, Add No. 1 (148).

WEST BRIGHTON.—Richmond ext, e s, 140 s Henderson av, 1-sty fr dwg, rubberoid rf, 20 x34; \$2,900; (o) Wm. G. Wilcox, 115 Davys av; (a) J. C. Twine, 103 Barker, West Brighton, S. I.; (m) King Jackson, 128 Clove rd (47).

WEST NEW BRIGHTON.—Aucila Court, n s, 200 e Bard av, 2-sty fr dwg, 24x24, shingle rf; \$4,600; (o) Mrs. D. Walser, Livingston, S. I.; (a) Louis Larsen, 95 Egbert av, West New Brighton, S. I.; (m & c) Louis Larsen, 95 Egbert, West New Brighton, S. I. (138).

WEST NEW BRIGHTON.—Freeman pl, e s, 100 n Raleigh av, 1-sty fr dwg, 31x44, asbestos rf; \$6,500; (o) E. Greenfield, 111 Elizabeth st, West Brighton, S. I.; (a) F. W. Forsberg, Miami Harbor, S. I. (122).

WEST NEW BRIGHTON.—Mountain View av, e s, 240 s Puray pl, 2-sty fr dwg, shingle rf, 24x24; \$4,500; (o) James S. & Minnie Minogue, 115 Mountain View av; (a) Sears, Roebuck & Co., Chicago & Philadelphia (2584).

WESTERLEIGH.—Neal Dow av, ns, 140 e Lathrop av, 2-sty fr dwg, 20x26, shingle rf; \$4,500; (o) Albert Abramson, Post av; (a) H. Hermansen, 340 Oakland av (142).

WESTERLEIGH.—Livermore av, s s, corner Leonard av, 2½-sty fr dwg, 20x26, shingle rf; \$4,500; (o) F. G. Blafeld, 164 Catherine st; (a) J. P. From, Decker st. (2786).

WOODLAND TER.—15th st, w s, 400 Barnes av, 1-sty fr dwg, 24x34, shingle rf; \$2,500; (o) D. L. C. Work, 143 Montague st, Bklyn, N. Y.; (a) same; (m) A. Hawley (87).

FIRST WARD.—Fisk av, s w c Woodbridge pl, 2½-sty fr dwg, 22x26, shingle rf; \$4,300; (o & a) Otto Johnson, 8 Dubois av, West New Brighton, S. I. (93).

STORES AND DWELLINGS.

NEW DORP LA, s w c Weed av, 2-sty bk str & dwg, 28x60, tar & gravel rf; \$12,000; (o) Giusto La Barbera, 204 Av A, Manhattan; (a) Laspi & Samenfeld, 525 Grand, Bklyn (251).

MISCELLANEOUS.

ELTINGVILLE.—Southfield Blvd, e s Arden av, 2½-sty fr public bldg, 75x34, shingle rf; \$22,000; (o) N. Y. Assn. Impd. Cond. of Poor, 105 E 22d, Manhattan; (a) Delano & Aldrick, 126 E 38th, Manhattan (197).

PLANS FILED
FOR ALTERATIONS

Manhattan

BEDFORD ST, 25, remove toilet fixtures, plumbing, new toilet, plumbing, partitions in 4-sty str & apt; \$30,000; (o) Caudio Traders, Inc., 35 Nassau; (a) Jos. Weinstein, 40 Lexington av (485).

CANAL ST, 272, remove column, lower 1 tier beams in 3-sty bk store and show room; \$3,000; (o) Martin & Arthur Langer, Louis Gordon, 272 Canal st; (a) Philip Bardes, 230 Grand st (500).

DIVISION ST, 193, new beams in 5-sty bk store and show room; \$1,000; (o) Jacob Kaufman, 193 Division st; (a) Sidney Daub, 217 Bway (458).

ELDRIDGE ST, 111, shore up wall, remove piers, new stores, columns, beams, show win-dows, balconies, drop ladders on 6-sty bk stores and apart; \$1,500; (o) Lina Mintz, 25 E 99th st; (a) Michael Bernstein, 137 E 41st st (445).

ELIZABETH ST, 82, new elevator, bulkhead, raise floor in 5-sty bk storage; \$1,500; (o) (enr) W. C. Morris, 130 E 15th (487).

ELIZABETH ST, 163, new ext, rearrange stairs in 4-sty bk str & apts; \$17,000; (o) Jos. Paolantonio & Salvatore C. Fannelli, 1401

11 av, Bklyn; (a) Ferd. Savignano, 6005 14 av, Bklyn (491).

GREENWICH ST, 270-72, new add sty. sky-light, wall on 4-sty bk str & storage; \$3,000; (o) Jos. S. Coward, 274 Greenwich; (a) Jeanne Jeauime, 231 W 18th (490).

GREENWICH ST, 299-301, rearrange partitions, new stairs in 5-sty bk stores and storage; \$1,500; (o) J. W. Kleuch & Co., 302 Greenwich st; (a) Geo. Dress, 116 W 39th st (503).

HUDSON ST, 106-110, remove elevator, new office partitions, pent house, stair hall, f. p. partitions, elevator, elevator entrance in 10-sty bk offices; \$15,000; \$15,000; (o) The Borden Co., 150 Madison av; (a) Buchman & Kahn, 56 W 45th (484).

JOHN ST, 29, new store front, rearrange booths, files, new wood rails, ceiling, lights in 16-sty bk store and offices; \$4,000; (o) Est John V. Cockroft, 73 Nassau st; (a) Chas. M. Hart, 331 Madison av (497).

UNION SQ, 4 and 6, raise floor, remove bake oven, mezzanine balcony, girders, new stairs in 4 and 6-sty stores and offices; \$20,000; (o) Danl. Brubacher, Portchester, N. Y.; (a) Bruno W. Berger & Son, 121 Bible House (450).

WASHINGTON SQ, 14-15-16, make 3 bldgs into 1, remove centre bldg, raise rf, new add 6-stys, stairs, fire escape, elevators in 3-4 sty bk dwgs; \$100,000; (o) Rhinelander R. E. Co., 31 Nassau st; (a) Maynicke & Frank, 25 Madison Sq, N (449).

16TH ST, 408 W, 9TH AV, 85-87, s e c 9th av and 16th st, remove partitions, toilets, windows, store front, sidewalk, elevator, new walls, doors, windows, plaster ceiling, piers, columns, partitions, stairs, raise beams in 3-3 and 6-sty bk stores, offices, apartments; \$60,000; (o) National Biscuit Co., 409 W 15th st; (a) A. G. Zimmermann, 85 9th av (477).

22D ST, 150 E, new oven, flue in 2-sty bk bakery; \$3,000; (o) Robert P. Breece, 38 E 23d st; (a) Max Muller, 115 Nassau st (466).

22D ST, 130 E, enlarge Pent House, new fire balcony, raise skylights, elev. in 9-sty bk office bldg; \$15,000; (o) Russell Sage Foundations, 130 E 22d st; (a) Grosvenor Atterbury, 139 E 53d st (499).

23D ST, 39-41 W, 24TH ST, 20 W, remove stairs, new partitions, doors, stairs, window, conc footings, columns in 6-sty bk stores and offices; \$6,000; (o) Knapp Rlty. Co., 39 W 23d st; (a) N. K. Vanderbeek, 15 Maiden Lane (442).

26TH ST, 36 W, remove partitions, walls, new walls, partitions, shafts, stairs, raise beams in 5-sty bk; \$20,000; (o) Roth Bros., 36 W 26th st; (a) Rudolf C. P. Boehler, 116 W 39th st (468).

29TH ST, 216 E, remove wall, lower beams, new beams in 5-sty bk bldg; \$3,000; (o) Mary T. Greenthal, 237 E 86th st; (a) Philip Bardes, 230 Grand st (501).

30TH ST, 15 and 17 W, new fire escapes, extend stairs, fire retard, stair holds; \$5,000; (o) Est Isaac Walker, 31 Nassau st; (a) Chas. H. Gillespie, 1123 Bway (453).

42D ST, 13 to 21 W, rebuild front wall, raise beams in 5 & 6-sty bk str & offices; \$3,500; (o) Eugene Hoffman, 17 W 42d; (a) Jos. Kleinberger, 20 W 43d (483).

45TH ST, 133 W, remove partitions, new stairs, enclose stairs in 3-sty bk stores and apartments; \$1,000; (o) Isadore Kramer, 133 W 45th st; (a) John H. Kunkel, 305 W 43d st (495).

48TH ST, 168 W, extend basement, raise 1 floor beams, new bath rooms in 3-sty bk store and apartments; \$8,000; (o) Theresa Rosenberg, 830 Riverside Drive; (a) Jos. J. Reubel, 131 8th av (454).

51ST ST, 57 & 59 W, raise beams, new fire escape, stairs, rooms in 2-3 sty bk dwgs; \$15,000; (o) Est J. W. Cushman, care Ed. R. Greene, Columbia Trust Co., 60 Bway; (a) Jas. P. Whiskeman, 153 E 40th st (451).

104TH ST, 336-42 E, new add sty, tier beams, slag rf, partitions, stair enclosure, dumbwaiter shaft in 3-sty bk church and settlement house; \$13,000; (o) St. Lucy's R. C. Church, 336-42 E 104th st; (a) Duff & Froendhoff, 348 W 14th st (462).

122D ST, 319-21-25 E, new extension on 1-sty bk garage; \$2,000; (o) Austin Estate, 2406 1st av; (a) Saml. Cohen, 32 Union st (456).

125TH ST, 4-6 W, remove wall, columns, beams in 4-sty bk store and offices; \$1,500; (o) Saml. Licht, 214 6th av; (a) Louis A. Sheinart, 194 Bowery (472).

125TH ST, 302-4 W, 8TH AV, 2329-31, remove elevator shaft, stores, wall, new toilets, stairs, store fronts, elevator, enlarge window in 3 and 4 and 5-sty bk store and offices; \$12,000; (o) Michael Adrian Corp., 447 2d av; (a) Geo. and Edw. Blum and S. W. Katz, 505 5th av (502).

AMSTERDAM AV, 1340 $\frac{1}{2}$, new extension on 1-sty bk Oyster House; \$1,050; (o) Morris Weinstein, 192 Bowery; (bldr) Jas. Staryen, 604 W 140th st (457).

BROADWAY, 4249-59, remove store fronts, bk wall, new partitions, toilets, store fronts, beams in 2-sty bk store and club rms; \$4,000; (o) Adolph Lewison, 61 Bway; (a) L. E. Denslow, 44 W 18th st (460).

BWAY, 692, new partitions in 12-sty bk store, show rooms and factory; \$3,000; (o) Bway and 4th St Bldg Co, 692 Bway; (a) Saml. Cohen, 32 Union Sq (482).

LEXINGTON AV, 115, remove pier in 3-sty bk store and apartments; \$1,000; (o) Geo. Rollwagen, 115 Lexington av; (a) Philip Bardes, 230 Grand st (498).

PARK AV, 341 to 351, rearrange bath room, new pipe shaft, doors, trim, oak saddles, lavatory in 17-sty bk hotel; \$30,000; (o) Ambassador Hotel Corp., 341-51 Park av; (a) Warren & Wetmore, 16 E 47th (486).

PARK ROW, 184, remove walls, beams, new show windows in 5-sty bk store and apartments; \$15,000; (o) Dora Schiller, 35 W 110th st; (a) Chas. B. Meyers, 31 Union Sq W (443).

ST. NICHOLAS AV, 1056, new add beams, store front, on 2-sty bk dwg; \$1,000; (o) John Mitchell, 120 Bway; (a) Sigmund Schuler, 1051 College av (463).

2d AV, 1140, enlarge show windows, shift stairs, new beams, toilets in 2, 4 and 1-sty bk stores and apartments; \$5,000; (o) Peter Doelger Brewing Co., 407 E 55th st; (a) Geo. Dress, 116 W 39th st (478).

3D AV, 1996-98, remove show windows, new steel wk, show windows in 4-sty bk bldg; \$1,500; (o) Geo. Weisenberg, 2030 3d av; (a) Saml. Cohen, 32 Union Sq (472).

3D AV, 462, remove store front, wall, new beams, girder, store front on 4-sty bk store and apart; \$5,000; (o) Jacob Wadler, 466 3d av; (a) Geo. H. Streeter, 158 W 35th st (455).

6TH AV, 850, new windows, in 5-sty bk bldg; \$1,000; (o) Matilda Weinroth, 864 6th av; (a) John H. Kunkel, 305 W 43d st (480).

7TH AV, 722-30, new entrance, reinf conc and stl vault, stairs, floor (marble or conc); fire retard beams in 10-sty bk stores and offices; \$30,000; (o) S. & A. J. Cooper Rlty. Corp., 328 Wabash av, Chicago, Ill.; (a) John G. Stasse, 175 5th av (448).

7TH AV, 742, new stores, sills, pent house on 4-sty bk stores and offices; \$10,000; (o) Garfield Natl. Bank, 5th av and 23d st; (a) John S. Simpson, Essex Bldg, Newark, N. J. (446).

7TH AV, 439, remove wall, new columns, beams, partitions, show window in 4-sty bk stores and lofts; \$3,000; (o) Frank L. Sparks, 130 Bainbridge st, Bklyn; (a) Alfred L. Kehoe & Co., 150 Nassau st (471).

7TH AV, 2301, 135TH ST, 187 W, remove walls, partitions, new wall, windows, floors in 2-2 sty bk bank and bldg; \$5,000; (o) St. Philips Church, 217 W 133d st; (a) Verner W. Tandy, 1931 Bway (475).

11TH AV, 154-60, extend stairs, new plumbing, fire retard, stair hall in 3-sty bk stores and factory; \$3,000; (o) 22d St and 11th Av Corp, 315 Vanderbilt av, Bklyn; (a) John H. Kunkel, 305 W 43d st (469).

RANDALLS ISLAND, opp E 125th st, remove plumbing fixt, extend mezzanine, firewalk, new plumbing fixt, partitions, steam trench, reconstruct stair case in 1-sty bk storehouse; \$11,000; (o) City of N. Y., Dept. Public Welfare, Municipal Bldg; (a) Sylvester A. Taggart, 860 Bushwick av, Bklyn (464).

Bronx

ALDUS ST, 944, new plumbing, new partition, 5-sty br str and bldg; \$5,000; (o) Aron Realty Corp., 1018 E 16th st; (a) Chas. P. Winkelman, 103 Park av (118).

134TH ST, s s, 104 W Willow av, 1-sty br ext, 21x42.8, 1-sty br fac; \$2,500; (o) Morel & Feldman, Inc., on prem; (a) De Rose & Cavalieri, 370 E 149th st (116).

144TH ST, 480 to 490, 1-sty br built upon 2-sty br fac; \$30,000; (o) Silk Finishing Co. of America, on prem; (a) Philip H. Gabel, 381 4th av (115).

161ST ST, 770, 2-sty br exten, 21.7x15, new plumbing, new partitions to 3-sty fr str and dwg; \$5,000; (o) Anna Savelson, 71 Eldridge st; (a) L. A. Sheinart, 194 Bowery pl (114).

163D ST, 799, 1-sty fr extension, 18x25.2, new plumbing, new partitions, 3-sty fr dwg; \$3,000; (o) Philip Soloway, on prem; (a) Earl J. Itzel, 1365 Prospect av (113).

MAYFLOWER AV, 1263, 1-sty fr exten, 21x22.4 to 1-sty fr dwg; \$1,200; (o) Palazzi Andrea, on prem; (a) Della Perma & Erickson, 289 E 149th st (119).

MATILDA AV, 4539, 2-sty fr ext, 18x20, to 2 $\frac{1}{2}$ -sty fr dwg; \$3,000; (o) John Pohonka, on prem; (a) Crumby & Skirwan, 355 E 149th (94).

WESTCHESTER AV, 857, 1-sty br exten, 20.3x2.8, new show windows, new partitions, 3-sty fr str and dwg; \$3,000; (o) Chas. and Dora Craft, 23 W 115th st; (a) M. J. Harrison, 110 E 31st st (121).

PELHAM BAY PARK, 1-sty fr exten, 12.6x10.6 and new partitions to 3-sty store dwg and restaurant; \$6,000; (o) City of N. Y.; (a) Herts & Robertson, 331 Madison av (122).

Brooklyn

BERGEN ST, 925-35, n s, 153.9 $\frac{1}{2}$ w Franklin av, fire wall, 5-sty bk warehouse; \$1,450; (o)

Kemble Realty Co., 1042 Dean st; (a) Willard E. Tunison, 262 Greene av (3280).

CHESTNUT ST, 136, n w c Ridgewood av, ext, int & pl 3-sty bk st & 2 fam dwg; \$1,800; (o) Markus Schneider, premises; (a) Chas. Infanger & Son, 2634 Atlantic av (3302).

HERKIMER PL, 31-41, n s, 250 w Nostrand av, repair fire damage 2-sty bk factory; \$20,000; (o) Paul Uhlich, 11 Cliff st, N. Y.; (a) J. Sarsfield Kennedy, 157 Remsen st (2976).

JUNIUS ST, 232-6, w s, 100 s Belmont av, ext & int storage & shop; \$6,000; (o) Barnett Perlman, 99 Chester st; (a) E. M. Adelsohn, 1778 Pitkin av (3018).

KEAP ST, 345, n s, 39 $\frac{1}{2}$ n So 4th st, st fts, int & pl 3-sty bk stn, 3 fam dwg; \$1,500; (o) Sarah Shiffetz, 347 Keap st; (a) Hy. M. Entlich, 413 South 5th st (2954).

RODNEY ST, 201, ns, 215 e Lee av, ext & int 3-sty bk 3 fam dwg; \$2,000; (o) J. Post, premises; (a) Irving M. Feincheil, 583 Bedford av (2930).

SOUTH 2D ST, 259, n s, 24 $\frac{1}{2}$ e Havemeyer st, int & ext 3-sty bk store & 2 fam dwg; \$6,000; (o) Etta Winham, 294 Park pl; (a) Chas. O. Cannella, 1163 Herkimer st (3073).

49TH ST, 1173-83, n s, from 12th to New Utrecht avs, add 2 stys, 3-sty bk meeting rooms & stores; \$40,000; (o) Sarah Levine, 1217 50th st; (a) Francis X. Rousseau, 159 Remsen st (2974).

BLAKE AV, 642, s s, 39 w Penna av, ext & nt 3-sty bk str & 2 fam dwg; \$2,000; (o) Abraham Papier, premises; (a) Tobias Goldstone, 50 Graham av (3269).

EAST NEW YORK AV, 1274, s w c Howard av, st frt, int & plbg 4-sty bk stores & 6 fam dwg; \$2,500; (o) Alegans Const. Co., 1311 East New York av; (a) Magnuson & Kleinert, 52 Vanderbilt av, N. Y. (3235).

FLATBUSH AV, 1266-8, w s, 64 n Stephens ct, ext, int & pl 2-3 sty bk str & 2 fam dwg; \$4,500; (o) Chris Kramer, premises; (a) John J. Carroll, 225 Greene av (3096).

HUDSON AV, 142, n w c Prospect st, str fts, int & ext 3-sty fr stores & 3 fam dwg; \$3,000; (o) Frank Caramenico, 367 Myrtle av; (a) Max Hirsch, 26 Court st (2934).

MANHATTAN AV, 52-60, s e c Selgel st, st frt, int, plbg & ext 3-sty bk store & 2 fam dwg; \$5,000; (o) Kopel Turoff, 75 Graham av; (a) Tobias Goldstone, 50 Graham av (3263).

MYRTLE AV, 620, s e c Kent av, st ft, oven, etc, 3-sty bk stores & 4 fam dwg; \$2,500; (o) Gracia Scotti, 605 Myrtle av; (a) A. White Pierce, 26 Court st (3015).

NEW UTRICHT AV, 4801-11, s e c 48th st, add sty 2-sty bk stores; \$15,000; (o) Sarah Levine, 1217 50th st; (a) Francis X. Rousseau, 159 Remsen st (2975).

SURF AV, 1232-48, s e c Strattons Walk, roof sign, 2-sty bk theatre; \$8,000; (o) Fred B. Henderson, California; (a) Seelig & Finkelstein, 44 Court st (2349).

TOMPKINS AV, 118, w s, 50 n Vernon av, move & alter bldg, 4-sty fr office, stores & 2 fam dwg; \$6,000; (o) Mathis Kirpassoff, premises; (a) Tobias Goldstone, 50 Graham av (2957).

5TH AV, 527, e s, 58 n 14th st, str ft & ext 3-sty bk str & 2 fam dwg; \$2,000; (o) Emma M. Schneider, 551 5th av; (a) Burke & Olsen, 32 Court st (3285).

Queens

ASTORIA.—Hoyt av, s s, 125 e Goodrich st, new 1st fr front bldg; \$3,000; (o) C. Mastrangelo, 56 Rapelye av, Corona (420).

EDGEWATER.—Rockaway Beach blvd, s w c Beach 44th st, raise roof, 1-sty, tar & gravel roof, to provide for 2 add families, int alt; \$8,000; (o) Annie Bryman, 506 Stone av, Bklyn (446).

EDGEWATER.—Rockaway Beach blvd, s s, 72 w Beach 44th st, raise roof, 1-sty, tar & gravel roof, to provide for 2 add families, int alt; \$8,000; (o) Annie Bryman, 506 Stone av, Bklyn (447).

ELMHURST.—Caldwell av, n w c Seabury st, 2-sty fr ext, 12x11, side, raise roof 1-sty changed to 2 fam house; \$3,000; (o) Jos. Kenyon, 174 Caldwell av, Maspeth (421).

FAR ROCKAWAY.—John st, e s, 115 s Wavecrest av, 1 & 2-sty fr ext, 19x10, side & rear bay windows, ext alt, int alt, ext to be used as garages; \$7,000; (o) Gertrude Rennyson Foster, Homestead Cottage, Far Rockaway (440).

LONG ISLAND CITY.—5th av, e s, 289 n Webster av, 2 sty fr ext, 20x15, front of dwg, int alt to provide for additional family; \$4,000; (o) Jas. Lorenzo, 84 5th av, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, Astoria (427).

LITTLE NECK.—Jackson av, n s, 75 w Westmoreland av, 1-sty fr ext, 32x14, front; \$1,900; (o) Dalphine Schneider, Little Neck; (a) I. P. Robinson, Little Neck (426).

RIDGEWOOD.—Parkview av, n w c Myrtle av, stores, plmg, new store fronts & entrances; \$1,000; (o) Vincent Chierello, 2679 Myrtle av, Ridgewood (388).