

Real Estate Record and Builders Guide

Founded March 24, 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. 18 (2825)

NEW YORK, MAY 6, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator,	4th Cover
Ackerly, Orville B. & Son.....	561
Adams & Co.....	560
Adler, Ernest N.....	561
American Bureau of R. E.....	558
American Enameled Brick & Tile Co.....	567
Ames & Co.....	2d Cover
Amy & Co., A. V.....	2d Cover
Anderson Brick & Supply Co.,	4th Cover
Anderson, James S., & Co.....	2d Cover
Armstrong & Armstrong.....	561
Ashforth & Co.....	2d Cover
Athens Brick, Lime & Cement Co.,	4th Cover
Automatic Fire Alarm Co.....	568
Balter, Alexander.....	560
Bauer, Milbank & Molloy.....	2d Cover
Bechman, A. G.....	562
Bell, H. W., Co.....	568
Benenson Realty Co.....	556
Boyd, James.....	556
Boylan, John J.....	2d Cover
Brener, Samuel.....	556
Brett & Goode Co.....	Front Cover
Brooks & Momand.....	556
Brown, Frederick.....	556
Brown, J. Romaine, Co.....	Front Cover
Builders' Brick & Supply Co.,	4th Cover
Bulkley & Horton Co.....	562
Burling & McCurdy.....	562
Busher, Eugene J., & Co.....	2d Cover
Butler & Baldwin.....	Front Cover
Cahn, Harry.....	556
Cammann, Voorhees & Floyd,	2d Cover
Carpenter, Leonard J.....	2d Cover
Chauncey Real Estate.....	2d Cover
Chesley, A. C., Inc.....	570
City Investing Co.....	548
Classified Advertising.....	559
Coburn, Alfred P.....	560
Consolidated Gas Co. of N. Y.....	554
Corth, George H., & Co.....	561
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank's, Wm., Sons.....	Front Cover
Cudner, R. E., Co.....	2d Cover
Cusack Company.....	560
Cushman & Wakefield.....	560
Cutler, Arthur, & Co.....	2d Cover
Cutner, Harry B.....	2d Cover
Davenport Real Estate Co.....	562
Davies, J. Clarence.....	559
Day, Joseph P.....	2d Cover
Dike, O. D. & H. V.....	2d Cover
Dodge, F. W., Co.....	573
Dowd, James A.....	561
Dubois, Chas. A.....	560
Duffy Co., J. P.....	568
Dunlap & Lloyd.....	560
Duross Co.....	2d Cover
Edwards, Charles G., Co.....	2d Cover
Edwards, Dowdney & Richard.....	548
Elliman Co., Douglas L.....	556
Ely, Horace S., & Co.....	Front Cover
Empire Brick & Supply Co.,	4th Cover

TABLE OF CONTENTS

Editorials.....	549
Tenant Ownership Spreading Throughout City....	551
May 1 Moving Below Normal Proportions of Pre-War Days.....	552
Modern Bank and Office Building on Grand Union Hotel Site.....	553
Review of Real Estate Market for the Current Week.....	555
Private Sales of the Week.....	555
Statistical Table of the Week.....	562
April Construction Totals Break All Previous Records.....	563
Local Building Retarded by Chaotic Material Situation.....	564
Many New Building Projects Reported in New York City.....	565
Personal and Trade Notes.....	565
Trade and Technical Society Events.....	565
Building Material Market.....	566
Current Building Operations.....	566
Contemplated Construction.....	568
Plans Filed for New Construction.....	571

Advertising Index Page

Mississippi Wire Glass.....	4th Cover
Monell, F. Bronson.....	2d Cover
Moore, John Constable.....	561
Moors, J. K.....	2d Cover
Morgan, Leonard, Co.....	561
Muhliker, Arthur G.....	561
Murtha & Schmohl.....	4th Cover
Nail & Parker.....	548
Nassoit & Lanning.....	2d Cover
Natanson, Max N.....	Title Page
Nehring Bros.....	2d Cover
New York Edison Co., The.....	569
New York Title & Mortgage Co.....	548
Niewenhouss Co., Inc.....	571
Noyes, Charles F., Co.....	Front Cover
Ogden & Clarks n Corp.....	2d Cover
O'Hare, Geo. L.....	548
Oppenheimer, Fred.....	561
O'Reilly & Dahn.....	2d Cover
Payton, Jr., Co., Philip A.....	558
Pease & Elliman.....	Front Cover
Pell, S. Osgood, & Co.....	568
Pencoyd Steel & Iron Co.....	566
Pendegast, John F., Jr.....	562
Pflomm, F. & G.....	Front Cover
Phelps, Albert D.....	562
Pomeroy, S. H., Co., Inc.....	568
Porter & Co.....	Front Cover
Quell & Quell.....	562
Read & Co., Geo. R.....	Front Cover
Realty Co. of America.....	548
Rinaldo, Hiram.....	560
Rose, J., & Co.....	571
Runk, Geo. S.....	560
Ryan, George J.....	2d Cover
Saffir, Abraham.....	561
Sansone, F. P., Co.....	561
Schindler & Liebler.....	560
Schweibert, Henry.....	562
Seaman & Pendegast.....	560
Shaw, Arthur L.....	561
Shaw, Rockwell & Sanford.....	560
Sherman & Kirschner.....	561
Smith, Malcolm E., Inc.....	2d Cover
Spear & Co.....	560
Speyers, Inc., James B.....	561
Spotts & Starr.....	2d Cover
Sterling Mortgage Co.....	559
Straus, S. W., & Co.....	571
Talbot, Jacob J.....	560
Tankoos, Smith & Co.....	561
Title Guarantee & Trust Co.....	548
Tuoti, G., & Co.....	Title Page
Tyng & Co., Stephen H., Jr.....	548
Union Stove Works.....	570
United Elec. L. & P. Co.....	557
Van Valen, Chas. B.....	556
Vorndrans, Christian, Sons.....	568
Walden, James P.....	560
Walsh, J. Irving.....	2d Cover
Watson Elev. Co., Inc.....	4th Cover
Weill, H. M., Co.....	558
Wells Architectural Iron Co.....	568
Wells Sons, James N.....	2d Cover
Westergren, Inc., M. F.....	4th Cover
White, Wm. A., & Sons.....	Front Cover
Whiting, Wm. H., & Co.....	Front Cover
Whitney-Foster Corp.....	561
Williams-Dexter Co.....	556
Winter, Benjamin.....	556
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	2d Cover
Zittel, Fredk., & Sons.....	2d Cover

English, J. B.....	2d Cover
Finch, Chas. H., & Co.....	571
Finkelstein & Son, Jacob.....	561
Fischer, J. Arthur.....	2d Cover
Fisher, James B.....	562
Fox, Fredk., & Co.....	2d Cover
Frey, William J.....	562
Goldberg, Philip.....	Title Page
Goodwin & Goodwin.....	2d Cover
Gulden, Royal Scott.....	560
Hecla Iron Works.....	571
Heil & Stern.....	558
Hess, M. & L., Inc.....	Front Cover
Holmes Elec. Protective.....	4th Cover
Holt & Merrill, Inc.....	615
Home Title Insurance Co.....	548
Hubbard, C. Bertram.....	2d Cover
J. & E. Realty Corp.....	561
Jackson, Daniel H.....	558
Kane, John P., Co.....	4th Cover
Keller, Charles G.....	560
Kelley, T. H.....	560
Kelly, Albert E.....	560

Kempner & Son, Inc.....	Front Cover
Kilpatrick, Wm. D.....	548
Kissling, J. P. & L. A.....	560
Kloes, F. J.....	566
Kohler, Chas. S.....	548
Kopp & Co., H. C.....	560
Kraslow, Walter.....	556
Kurz Co., Wm. F. A.....	562
Lackman, Otto.....	562
Lawrence, Blake & Jewell.....	548
Lawrence Cement Co.....	4th Cover
Lawyers Mortgage Co.....	558
Lawyers Title & Trust Co.....	559
Leaycraft, J. E., & Co.....	Front Cover
Leist, Henry G.....	2d Cover
Lesch & Johnson.....	568
Lervers, Robert.....	560
Losere, L. G.....	562
Marietta Hollow-Ware & Enameling Co.....	566
Martin, Samuel H.....	2d Cover
May, Lewis H., Co.....	2d Cover
McMahon, Joseph T.....	548
Milner, Joseph.....	560

G. TUOTI & CO.

Specialists in the
SALE, LEASING and RENTAL
OF

Investment Property

IN ALL SECTIONS

Established 1885

226 LAFAYETTE STREET

Corner Spring Street
Phone Canal 1919

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

PHILIP GOLDBERG

REAL ESTATE OPERATOR

BROKERS'
OFFERINGS
SOLICITED

108-110
West 34th St.

Phone:
Fitzroy 6712-6713

LOANS

During 1921 we issued on Bond and Mortgage \$32,205,321.

We continue to invite applications for loans.

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 1837
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

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

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

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 0276-0276

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

E D I T O R I A L

Tenants Preferred and Tenants Common

A new term has crept into the nomenclature of those New Yorkers interested either as holders or occupants of rentable housing space within the city limits. By the decision handed down in the Appellate Division, First Department, in the case of the Farnham Realty Corporation against William M. Posner, a tenant, which was printed in *THE RECORD AND GUIDE* last week, the "preferred tenant" is given legal status.

Tenants Preferred are those lucky individuals holding leases of apartments or houses in effect prior to October 1, 1920. It was for their special benefit, and for their protection only, the court holds, that the Emergency Rent Laws were enacted. With respect to them the landlords were by these laws deprived until November 1, 1922, since extended to February 15, 1924, of the right to begin "all proceedings to dispossess them, except for the reasons herein-after stated, so long as they paid a 'reasonable rent,' which is the term used for a statutory charge for use and occupation, to be ascertained judicially through a method provided by the statutes." The line between Tenants Preferred and Tenants Common is more clearly defined in the further finding of the court which declares that "one class of landlords is selected for regulation because one class conspicuously offends; one class of tenants has protection because all who seek homes cannot be provided with places to sleep and eat. Those who are out of possession, willing to pay exorbitant rentals, or unable to pay any rental whatever, have been left to shift for themselves."

This summing up of the effect of the Emergency Rent Laws upon the aggregate body of residents of this city is not the hasty dictum of police-court magistrates, not the biased assumption of owners or dealers in real estate, not the agonized cry of homeless ones or those forced to double up in cramped and unsanitary quarters to escape walking the pavements, but is the matured judgment of next to the highest court in the state, and, because of the unanimous decision, one which is unlikely to be reversed if carried up to the Court of Appeals. According to the judgment of this high tribunal the Emergency Rent Laws, as originally enacted, mark as conspicuous offenders, in the sense of being notorious profiteers, all those landlords who had signed leases with tenants in force prior to October 1, 1920.

It is neither just nor right that practically every owner and agent of housing realty in the city should be branded by the Emergency Rent Laws as a profiteer whether he was merely advancing rentals in line with the general advance in prices of every other commodity or was coercing tenants in ways only resorted to by unscrupulous outsiders who had rushed into the real estate field to exploit the harassed and overcrowded people of this city for personal gain. The Emergency Rent Laws, this decision says, protected those who had homes because all who needed homes could not get them, instead of attempting to provide homes for those who had none. The emergency laws, this opinion holds, left Tenants Common, those who had no homes and could not get them, "to shift for themselves."

Having thus definitely characterized the Emergency Rent Laws as enacted for the benefit of those who had, instead of for the assistance of those who had not, the court takes up the considerations operating in the cases of those less fortunate than the favored Tenants Preferred. As between persons seeking homes and landlords there was an equality. If the landlord demanded more than the prospective tenant could pay the lease was not made. "If rentals were so high," the court holds, "by reason of scarcity of housing facilities, as to make an unusually large return on the investment, capital would be attracted, building of dwellings, apartments and tenements would be stimulated, and the level of rents would be lowered to that of the reasonable return on the investment."

Thus profoundly does the court reaffirm the efficacy of the great law of supply and demand. Without the Emergency Rent Laws there would have been no Tenants Preferred, and the suffering which has been endured patiently by the Tenants Common would have been distributed more evenly over the aggregate mass of the people. With rentals taking the general upward trend of unrestricted prices for other commodities a building boom which was delayed by the agitation resulting in the enactment of the Emergency Rent Laws might have started two years ago instead of being now in its initial stages, and the housing shortage by now might have been measurably relieved. Had the Legislature taken into consideration the facts which the Appellate Division now so aptly sets forth (instead of being actuated by demagogic motives), and had courageously refused to enact laws abrogating property rights, the inconveniences of a short period of readjustment of the housing situation on economic lines unquestionably would have been more than offset by the effect higher rentals would have had in diminishing "emergency" conditions by stimulating apartment-house construction.

Elements of Danger in Building Boom

Commitments for building operations during the month of April totaled \$353,192,000 in the twenty-seven North-eastern States. This is a record figure, and is approximately \$35,500,000 greater than the previous high total of July, 1919. Construction statistics as tabulated by the F. W. Dodge Company show that various sections of the United States are experiencing a building movement of unprecedented proportions and there is every present indication that the volume of active construction will steadily increase rather than diminish as the year progresses.

Reports from the New York district and also from the New England territory show significant gains in active building during the past month and in both of these sections new high records have been established. The total of April commitments for New York City projects is extremely high and it substantiates the general feeling that the local building industry will have all of the work it is capable of handling with efficiency during the coming six or eight months at least.

In April contracts were awarded for 639 building and en-

gineering operations, all of which are scheduled for locations in Greater New York. This work represents an outlay of approximately \$80,000,000, a very high figure when compared with the totals for the previous months. The best evidence of the situation which has been created by the rush to get this abnormal amount of new construction started is the effect upon the market for building materials and the supply of skilled labor required to do the work.

A resultant of the keen competition for men and materials necessary for the great program of projected construction is a serious shortage of certain basic building materials, with notably advancing price trends for these commodities, and a decide scarcity of skilled mechanics to do the work in hand. Bricklayers and carpenters are unusually scarce, with practically none of the active operations in New York City more than sixty per cent. manned with bricklayers, and then only upon the payment of substantial bonuses over the recognized union wage scale. Speculative builders are suffering particularly in this regard. Not only the shortage of men and materials but the high prices for essential labor and

commodities have increased their construction costs far above their original estimates.

With the great volume of new construction being released for an immediate start, plus the growing shortage of men and supplies, there is the likelihood that the local building industry will be forced into the position of contracting for more work than it will be able to absorb without difficulty. Undoubtedly there is now more construction actually under contract or planned for early release than the industry is able to handle without extending its facilities beyond the danger point. There is certain to be a slowing down all along the line during the next few months on operations that should proceed with all possible haste if mounting costs are not to eliminate all profit margins.

While everyone concerned with the welfare and progress of the local building industry hesitates to argue for a curtailment of activity in general, there is no doubt in the minds of those best informed about prevailing conditions as to the wisdom of going slow with the release of additional jobs until the industry has completed existing commitments.

New York Building Congress Inaugurates Luncheon Meetings

THE Committee on Surveys of the New York Building Congress has arranged for the first of a series of luncheon meetings to be held at the Engineers' Club, 32 West Fortieth street, Tuesday, May 9, at 12:45 p. m., sharp. The speaker will be Dr. Benjamin M. Anderson, Jr., economist of the Chase National Bank, who will deliver an address on "Price Trend in Trade." This address will be followed by an opportunity for an open discussion if the time permits. The meeting will start promptly and will terminate at 2:15 p. m. The entire membership of the New York Building Congress has been invited to attend and brings guests who might be interested in the Congress idea.

Burt L. Fenner, of McKim, Mead & White, architects, chairman of the Committee on Apprenticeship for the New York Building Congress, made the following statement as to the progress of the work of developing building trade apprentices in New York City:

"In response to the increasing need for skilled and properly trained mechanics in the building trades of the Metropolitan District the Executive Board of the New York Building Congress at its meeting January 10, 1922, established a committee to investigate the conditions and submit recommendations. The personnel of this committee included investors, architects, engineers, contractors, labor representatives and others less directly related to the building industry.

"After a careful investigation of the source of labor supply and the conditions which generally affect it the committee determined that the only possible way in which the demand for properly trained mechanics could be met is in the development of the system of training in the building trades which would not only be productive of results in increased proficiency but also make the building industry attractive to the American youth who constitutes such excellent material. Recommendations to this effect were submitted to the executive board and a definite program of development was determined upon to meet this basic need.

"An executive office was opened at 347 Madison avenue and Mr. Frank L. Glynn, a specialist on apprenticeship, employed to serve with the committee subject to development in the judgment of the executive board of the congress.

"The first work of the committee found expression in Bulletin No. 1 on an apprenticeship system for the building trades in the Metropolitan District issued in March and sent to each member of the Congress.

"The main purpose of this bulletin was to work out a plan of sound educational merit which would be acceptable to em-

ployers and to labor with the result that it has been endorsed officially by the New York Building Trades Employers' Association, the New York Building Trades Council, and the New York State Department of Education.

This plan covers the administration, management, operation, and control of the apprenticeship system proposed and includes several important principles that are vital to its success.

"The purpose of the Congress is to foster, encourage and stimulate. The administration and management is to be vested in a General Joint Apprenticeship Committee consisting of five employers to be selected by the associations of building employers, five labor men to be selected by the building trades' unions and three members of the New York Building Congress, none of whom are to be identified directly with either contractors or labor.

"This Committee will have full power to administer and direct, being financed equally and jointly by the employers' associations and the labor unions. It will also have the necessary authority to employ for full time service such assistants as may be necessary to develop the program.

"The standards and policies to be established for each trade division of the industry are to be determined by the Joint Trade Board for each such division and approved by the association and unions so represented.

"The operation of the service will consist of having the apprentice learn the trade through his regular employment and receive his instruction covering the related technical studies of applied mathematics, science, trade information and citizenship in the continuation and evening schools under the City Board of Education.

"Since the adoption of the general plan the committee has developed an apprenticeship system definitely applied to the carpentry trade as involved in building, cabinet making, parquet floor work, cement form work and metal covered door and window work.

"This plan has been endorsed by the Carpenters' Joint Committee on Trade Agreement, the Master Carpenters' Association and the Carpenters District Trades' Council.

"The preliminary work is now being done for the tile laying apprenticeship and others, in their order of importance, as the general needs of the industry may require.

"In conclusion it may be stated that we have not only met with the heartiest co-operation from all sides locally but a widespread interest has also been aroused throughout the country in response to the universal need for such a development."

REAL ESTATE SECTION

Tenant Ownership Movement Spreading Throughout City

Principally Confined at First to Co-operative Apartments, High-Stoop and American Basement Houses, It Now Includes Many Business Properties

THE buying by tenants of private residences and business properties which has been going on steadily during the last eighteen months and with seemingly increasing volume is considered by leaders in the real estate market as an auspicious omen for increasing investment interest in real property. The main cause of this strong movement is an aftermath of the World War, when a shortage of residential and business space was everywhere evident throughout the city and when the keenness of demand caused great increases in rentals on new leases.

For those who had the money available to buy the home or place of business occupied by them, instead of paying high rentals, it was a wise thing to do, because it not only assured them of permanency in a desirable neighborhood, but it also assured them against further rental increases due to competition with others for the same quarters. In the long run ownership proves an economy to an owner provided he occupies the property. He obtains a big return on his investment in more ways than one.

So far as shortage of living space is concerned the housing crisis did one good thing; it made popular again the private dwelling with high stoop or American basement, both of which types had lost caste through the increasing popularity of the apartment house. Many persons who were driven to rent old dwellings have bought them and will never return to apartment houses, especially families with children. The high prices of first-class apartments since the war has had another favorable effect on private dwellings of the old type. It has caused many younger couples of well-to-do families to buy and live in three and four-story dwellings in neighborhoods which have been going back in recent years. This in turn has had a beneficial effect on adjacent values. Especially has there been a toning up of residential values in the blocks from Fiftieth to Seventieth streets, between Park and Third avenues, where old dwellings of the character described abound.

Medium-sized business properties especially have been in strong demand for ownership by the tenants. The lower parts of Pearl, Front and Water streets have witnessed many such purchases, and only a few days ago an old and well-know firm on South street bought a large warehouse there running through to Front street which it had long occupied under lease. The lower West side has been just as active in tenant buying. In West street, Greenwich street, White street, Lispenard street, West Broadway, Franklin street, Canal street, Hudson street, and throughout Greenwich Village and contiguous areas tenants have bought the properties they occupy for business purposes and have leased the parts of the building not needed for their own use, while in other instances they have bought for the purpose of occupying the entire building. Even though fee values are higher than in the past these tenants have found it wise to buy.

The economy of business-building ownership for many is demonstrated in a recent sale on the Lower West Side. The buyer was a firm that had for more than twenty years occupied leased quarters in the lower Wall-street region. Because of big rental increase they moved to the Beekman-street district, where a rental increase again drove them out. As a matter of fact they had been enjoying very low rent on an old lease in the first place. Finally they changed their view on the situation,

which led to the purchase in the lower West Side. Brokers who dealt with them know that it would have been economically wiser if they had bought in the neighborhood they were originally forced out of.

It is felt that general buying by business tenants of the properties they occupy has given stronger basis to real estate throughout the city because money so invested would otherwise have gone into Wall Street. The circumstances has aroused new confidence in real property and made it a stronger commodity than it has been for many years.

Distinguished during the last eighteen months for buying properties previously leased is the wholesale produce business, especially the butter-and-egg branch of it. The vehicular tunnel under the North River will have a Manhattan entrance and exit adjacent to this district, and produce merchants saw the advantage of owning and holding fast to the quarters they were occupying. The purpose of buyers here is true of tenant buyers throughout town, to hold fast to that which is good for them commercially and economically.

The Second and Third avenue sections of Yorkville and Harlem form another part of the city where tenants of stores have bought the old tenement houses with stores in the ground floors for the purpose of retaining the desired business location. Sales in that section to tenants are still being made. The General Cigar Company, which had leased a 7-story building at the southeast corner of Second avenue and Fifty-fourth street, recently bought the property. In the lower East Side tenants recently bought six 3 and 4-story buildings forming the southwest corner of Bleeker and Elizabeth streets. A druggist at 223 Grand street, after being a tenant for thirty-five years, has bought the 5-story loft building at that address. Wing Woh Chong & Co., wholesale Chinese merchants, recently bought 30-32 Pell street, which they had leased for a long time previously. The tenants of the 5-story loft building at 57 Beekman street bought it. In order to assure itself of a permanent strategic corner on Union Square the Corn Exchange Bank recently acquired the 6-story building at the south corner of the Square and East Sixteenth street, which it had previously leased. Not long ago a tenant bought the apartment house with stores at 43 East Fifty-ninth street. Tenant merchants occupying the 12-story mercantile building at the northwest corner of Fourth avenue and Twenty-first street have bought it after having leased it for a term.

There is no part of town that the tenant buying movement has not reached. The Bronx and Brooklyn each has such a movement, although it is not so extensive nor so strong as in Manhattan. The West Side, the upper West Side and Harlem in recent months have been the most active in tenant buying. The Clef Club a few days ago bought the property it leased as a clubhouse at 132-134 West Fifty-third street. The Childs restaurant corporation bought the 4-story building at 221 Sixth avenue, which it had previously occupied under a long lease. Chain stores consider it good business to buy their locations instead of depending on leases of from 21 years upward to protect them in the great expense of fitting up their establishments. Tenants not long ago bought the 12-story building at the northeast corner of Seventh avenue and Twenty-fourth street. Eight years ago the tenants of the 12-story loft building at 20-26 West Thirty-sixth street leased it at an aggregate rental

(Continued on page 552)

May 1 Moving Below Normal Proportions of Pre-War Days

Principal Changes Took City Renters to Homes Bought in Suburbs, But Queens Profited Somewhat at Expense of Other Boroughs

THE volume of moving on May 1 from point to point within the city was less than normal when compared with conditions previous to the housing shortage that began three years ago. It was predicted last week, by those who do the bulk of the carting, that this would be the situation on the first day of the month. The total amount of moving was greater, however, than on May 1, 1920, or last year, but most of this was to residential points beyond the city limits, to and within Queens Borough, and the moving of tenants from one office or mercantile building to another. There was a modicum of moving to the Bronx, and some moving to and from points in Brooklyn. It looks as if May 1 as a date for general moving will not be so popular as formerly for years to come. A change in the amount of vacant living space in the future may restore May 1 to favor as a usual time of the year for changing residence. No one, neither the real estate men nor the moving-van owners, is willing to prophesy as to future activity at the ancient moving period. The housing situation has everything to do with it.

About one-half of the vans in the greater city were busy on the first of the month, whereas in the heyday of spring moving every van, truck and wagon was recruited for service, as well as many freight cars to suburban points. Tenants just now are quite prone to remain where they are, and this applies to the suburbs as well as to the city. Tenants in houses in suburban towns of New York and New Jersey renewed their leases on

May 1, if they could, for another year. Most of them succeeded in doing so. The housing shortage is almost as acute in many suburbs as it has been in this city, for those who rent living space. While the bulk of the moving in New York City was to suburban places those who moved in most cases took possession of homes they had bought.

The outlying sections of Queens Borough received a large influx of home owners from the labor element of Manhattan's population, who utilized their savings for paying substantial amounts down on one-family houses. The rapid transit routes in Queens have brought much of its area within the five-cent fare zone. There has been much buying of this kind in the outlying sections of Jamaica, in Corona, in Ozone Park, in Rosedale and other comparatively open parts of the borough. Many two-family houses have been sold to the same kind of buyers, who rent the upper part to a tenant at a rental that helps materially to pay their carrying charge and instalments on the mortgage.

It is a question, in the opinion of many observers, whether the heavy exodus to the suburbs this spring will tend to reduce apartment rentals in the Bronx and Brooklyn or whether the steady demand for living space in town will offset the movement. The fact is that rents are very high even thirty miles from New York to which must be added the expense of commutation. The difference is that in the suburbs the tenant obtains a house instead of an apartment or he obtains an apartment in a good two-family house with suburban surroundings.

Tenant Ownership Movement Spreading Throughout City

(Continued from page 551)

of \$600,000; they recently purchased it. The tenant of the 3-story business building at 539 West Fifty-third street, after leasing it continuously for thirty-five years, recently took title to it. A furniture firm that had long had quarters at the northwest corner of Sixth avenue and Thirty-seventh street bought the group of old buildings situated there for \$600,000. An antique dealer who for some time had leased the former fine residence of the late John F. Carroll at 40 West Fifty-seventh street, recently bought it. A well-known restaurateur who long occupied the 3-story brick building, 224-226 West Forty-seventh street, near Times Square, has taken title to it so as to be assured of permanent location near the Square. Another restaurateur not long ago purchased 185 West Forty-ninth street, near Seventh avenue, which he occupied under a lease.

Eighth avenue has witnessed a strong tenant buying campaign. A tenant bought the buildings comprising 355-357 Eighth avenue with an L to 30 West Twenty-eighth street. A 4-story apartment house with store at 147 Eighth avenue was bought by the store tenant. Other tenant purchases have been made there and still others are understood to be in course of negotiation. The West Side Club, after leasing the dwelling, 270 West Eighty-fourth street, for a number of years, recently bought it. The most notable farthest north buying in Manhattan was that of six store tenants who bought the 2-story brick apartment and store building, 110-120 Dyckman

street. Each bought the particular part of the building he uses.

One of the big deals uptown was the purchase by the Gotham National Bank of the leasehold comprising part of the site of its new building at the northwest corner of Broadway and Fifty-ninth street, from the estate of Amos R. Eno. A few weeks ago a firm of tenant warehousemen bought the 12-story warehouse at Park avenue and 125th street and another large warehouse in the western part of 125th street which they had leased. The large boarding garage at 310-312 West 144th street was recently bought by the lessee. A florist who for thirty-two years had leased from the estate of William Waldorf Astor the vacant plot, 99.1 x 191.8, at the northeast corner of Lenox avenue and 129th street, bought the property in order to insure the permanency of his hothouse there. Because of its growing strength as a traffic center, the southwest corner of Broadway and Cathedral Parkway, containing a 2-story business building, was sold a few days ago to the tenant, the Du Barry Pastry Shop. At a price said to be \$400,000 the 5-story business building, 213-217 West 125th street, was recently bought by the principal tenant.

Emulating some of its taxpayers, the City of New York recently became the owner of the 9-story concrete building covering a Concord-street block, from Duffield street to Flatbush avenue extension, in Brooklyn. And the lessee of the Ostend Hotel, at Far Rockaway, bought that property in preference to signing a new lease for it.

Aluminum Shingles the Latest Type of Roofing

ANEW type of roofing has recently appeared on the market in the form of aluminum shingles. This metal has been made available by the recent reduction of production cost and as it is a metal that will not corrode, rust, dry out, crack, peel, curl or otherwise deteriorate it makes a good roofing material.

Special features of the new shingle obviate the use of solder, yet afford absolutely water-tight joints. Another feature of interest to contractors is that this design makes it possible to work from the ridge down, eliminating all scaffolding, and damage to the laid

shingles from the weight of the workmen. The shingle is secured to the sheathing by aluminum nails, which are completely covered by the tile below. Each shingle is designed to be securely locked in place at both sides and ends and have ample corrugations to allow the circulation of air.

The exposed surface of each shingle is 12 by 14 inches, 86 to the 100 square feet. The weight is about 40 pounds to the 100 square feet, being 4 per cent. that of tile and 7 per cent. that of slate. This will allow lighter roof construction and a corresponding saving in cost. The shingles cost about the same as tile

Modern Bank and Office Building on Grand Union Hotel Site

S. W. Straus & Co. Underwrote \$6,000,000 Serial Bond Issue on Pershing Square Project From Designs by York & Sawyer and John Sloan

FOUNDATION work is now under way for the twenty-four story bank and office building being erected at the southeast corner of Park Avenue and Forty-second Street, directly opposite the Grand Central Terminal. This structure is being built by the Charles T. Wills Company, Inc. under a general contract, and it is planned for completion by March 1, 1923.

The construction of this project was made possible by S. W. Straus & Co., investment bankers, who recently underwrote a first mortgage serial bond issue of \$6,000,000 on the land and building. The plans for the structure were prepared by York & Sawyer and John Sloan, associate architects, and the structural steel frame will be erected by Post & McCord.

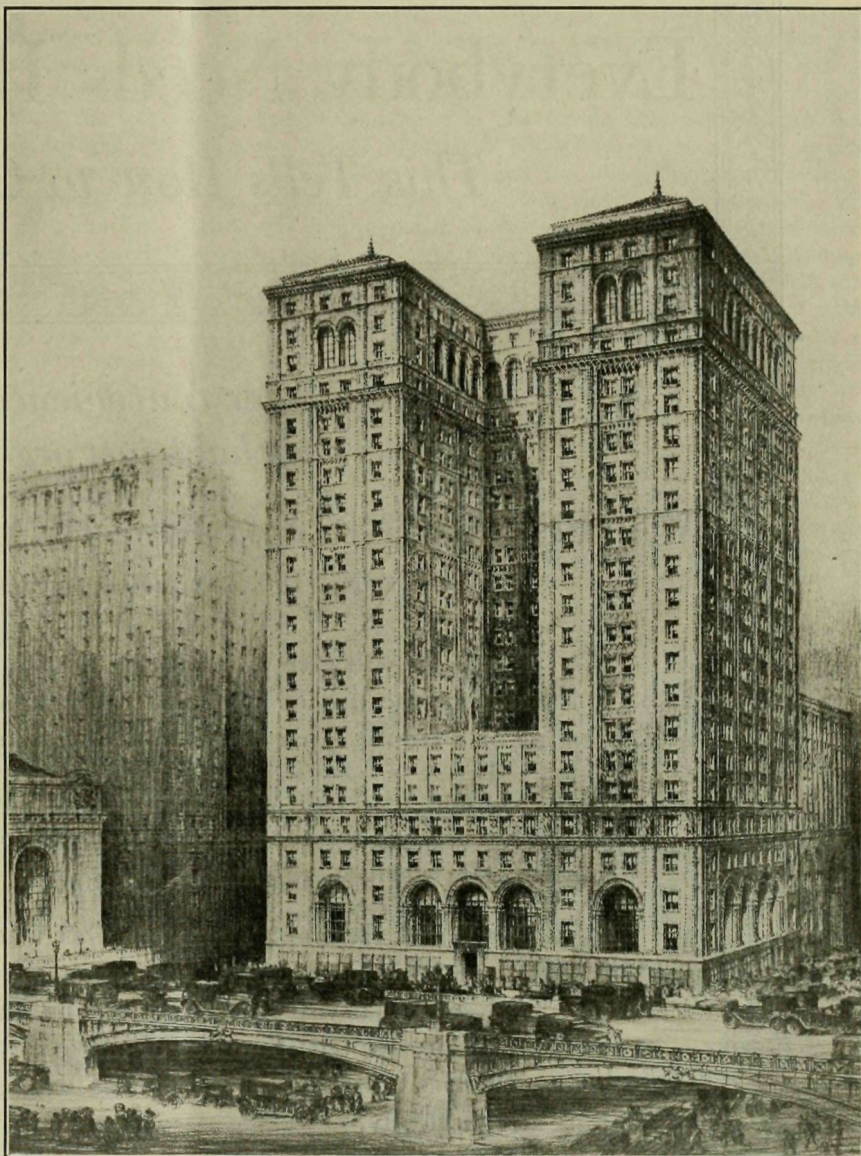
The Pershing Square Building, as this structure will be known, will occupy the site made famous by the old Grand Union Hotel, and it will be unique among the recent office structures in New York City, being designed without setbacks as required in the Zoning Law for new buildings over definite heights. It was possible to proceed in this case without the usual setbacks because the foundation footings were laid prior to the enactment of the law.

The site comprises a Park-Avenue frontage of 197.6 feet, between Forty-first and Forty-second Streets, with a depth on each of these streets of 125 1/2 feet. The plans call for a large restaurant in the basement, with a T arcade and shops on the first floor. A monumental banking room, 190 x 120 feet, with a ceiling height of 29 feet, will occupy the second third floors, above which there will be twenty-one office floors. There will be a direct entrance through the basement to the Grand Central Terminal and three stairways from the street level will lead to the subway.

The Forty-second Street crosstown subway will have its new station in the sub-basement of this building. The plans call for the installation of fifteen high-speed electric elevators of the traction type, arranged in two banks, for local and express service.

The facade will be constructed of granite face brick and polychrome terra cotta, after the pre-Renaissance period of Northern Italy. The Bowery Savings Bank's Grand Central Branch, now under construction, adjoins the Pershing Square building on the east.

The financing for the Pershing Square Building was arranged by the Mandel-Ehrich Corporation. Seward N. Ehrich is sec-



C. T. Wills Co., Inc., Builders

York & Sawyer & John Sloan, Architects

NEW PERSHING SQUARE BUILDING ON PARK AVENUE

retary and treasurer of the Pershing Square Corporation, owner of the new building. Although the structure will not be ready for occupancy for nearly a year several leases for office space already have been signed, including one by the Royal Indemnity Company, who have taken the fourth, fifth and sixth floors. The Royal Baking Powder Company also has leased an entire floor, and several important leases are now under negotiation with corporations for portions of the 400,000 square feet of space in the building available as high class offices.

Cement Output Is Steady

STATISTICS prepared by the United States Geological Survey show cement production for the first quarter of 1922 at 15,254,000 bbl., as against 15,240,000 bbl. for the same period in 1921. Shipments totaled 13,218,000 bbl., as compared with 12,091,000 bbl. for the first three months of 1921. Although the production rate for the first three months of 1922 is practically the same as that for the first quarter of last year, increased shipments over last year indicate growing demand. Stocks on hand at the end of March, 1922, aggregated

13,824,000 bbl., as compared with 12,000,000 bbl. inventoried on March 31, 1921.

Department of Commerce reports show imports of hydraulic cement in March amounting to 1,597 bbl., valued at \$4,308. The total for 1921 was 122,317 bbl., worth \$388,828. March imports were from Mexico, 902 bbl.; France, 322 bbl.; Japan, 253 bbl.; other countries, 120 bbl. Total exports of hydraulic cement in 1921 amounted to 1,181,014 bbl., which were valued at \$4,276,986.

Everybody Needs Hot Water

This Tells How to Get It

For the greater convenience of our customers we have just organized a

WATER HEATING & HOUSE HEATING DIVISION

at No. 130 East Fifteenth Street

OUR experts will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water. The Gas Boiler installed requires no attention. It regulates itself automatically.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

Consolidated Gas Company of New York

GEO. B. CORTELYOU, *President*

Telephone Stuyvesant 4900

Review of Real Estate Market for the Current Week

Fifth Avenue Sales and Large Apartment Houses Throughout City as Well as Big Leases Were the Strongest Features

FIFTH AVENUE led the real estate market this week, while some of the blocks adjacent to it contributed interesting transactions. The tall and modern Connick building at 244 Fifth avenue, which was acquired some time ago by well known operators, was turned over at a good profit to them. The late Andrew J. Connick, who laid the foundations of his fortune as a first-class tailor on the avenue and who augmented it largely in operations on Washington Heights and elsewhere during the boom days, built the Fifth avenue structure just sold and had his tailoring business there. While customers were being measured for new suits by his assistants, Mr. Connick would sit near a big front window of the second floor and negotiate sales and purchases of property. He died only a few years ago. A large vacant corner at Fifth avenue and 109th street was sold by operators to builders who will improve it with fine apartment houses. Fifth avenue and the Murray Hill section of Madison avenue were long bones of contention between private house owners and apartment house builders. It looks now as if the latter are to have their own way except as to the height of apartment buildings. The large and costly residence of J. Henry Dick, at 20 East 53d street and near Fifth avenue, was leased for a term of 21 years for business purposes.

Max Natanson bought a good parcel near Fifth avenue.

Large apartment houses in the upper West and upper East sides, the aggregate values of which runs into several millions of dollars, changed hands during the week. There were some large apartment houses in the Bronx sold as well. In both boroughs corner apartment houses formed a notable feature of the dealing. In the Bronx, too, there were good sales of river front parcels for mercantile uses. Throughout the city there was an abundance of dealing in all kinds of multi-family houses, taxpayers, private dwellings and mercantile buildings. There was some buying of properties by tenants who had long occupied them. Brooklyn contributed some important sales. In the Bronx one investor bought five apartment houses on Webster avenue, while a taxpayer containing 14 stores at Jerome avenue and Fordham road passed to new hands.

Large leases formed a strong phase of the week's business. The Wendel estate leased a Lexington avenue corner for 42 years; a market property on a Madison avenue corner was leased, net, for 21 years; the Samuel J. Tilden estate leased a building on West 38th street, net, for 21 years; and there were other leases that show increment of New York real estate as well as those cited.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 89, as against 85 last week and 90 a year ago.

The number of sales south of 59th st was 40, as compared with 30 last week and 31 a year ago.

The number of sales north of 59th st was 49, as compared with 55 last week and 59 a year ago.

From the Bronx 52 sales at private contract were reported, as against 48 last week and 27 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 562.

Sale on Rockefeller Block

M. & L. Hess sold for Mrs. Frances N. Wulff to the Life Holding Corporation, N. J. Hess, president, 31 West 54th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. It is two doors west of the residence of Chauncey M. Depew and on the same block with John D. Rockefeller's town house and other Rockefeller holdings. For some years the block has been under the special protection of John D. Rockefeller and his son, who now control the majority of the houses in the vicinity of their mansions, it having been their aim to protect the block against invasion by business interests.

However, 31 West 54th st is one of the few houses in the block now available for business purposes, owing to the fact of its having been used for business occupation before the Zoning Law went into effect. The premises will be extensively altered for occupancy by the fine arts exclusively.

Sell Judge Scott's Home

The 4-sty and basement stone residence of the late Justice Francis M. Scott at 42 Park av, adjoining the northwest corner of 36th st, has been sold. It is on a lot 24x105. It was held at \$100,000. It is separated from the library garden of the J. P. Morgan family by the home of Louise P. Satterlee at 37 East 36th st.

Old Tenant Buys Park Pl. Parcel

Horace S. Ely & Co. sold 34 Park pl, an altered 5-sty stone and brick loft building, on lot 25.9x75, for the de Rham estate. The purchaser is Max Brook, who has been a tenant in the building for 30 years. The property has been under one ownership since 1849.

L. I. City Site for Motion Picture Firm

Film Storage and Forwarding Corporation sold the northeast corner of Harris and Van Alst avs, Long Island City, a plot containing 14,000 sq. are feet and located close to the Queensboro Bridge Plaza, which property was assembled from Emeline B. Lott, T. M. Galbreath and others. The purchasers will improve the property with a 2-sty and basement building of the highest type of modern construction, the larger part of which will be occupied by film storage vaults, film projection

and development rooms, and the balance to be used as a laboratory. Plans and specifications have already been approved, and the construction work will be done by the Wharton-Green Co. of Manhattan. Long Island City is already the home of the Famous Players studio and laboratory, the G. M. laboratory and the contemplated Selznick studios, which, with the above enterprise, is a long stride towards centralizing the location of the moving picture industry in the East.

Resale of a Penn Zone Site

Another deal for the site at 255-265 West 33d st, originally bought by the "Evening Post" for a new home and sold by it a couple of months ago, is forecast by the recent formation at Albany of the 255 West 33d Street Corporation. The company was formed by Davis, Wagner, Heater & Holton, attorneys, who refused any information concerning the transaction. The property measures 125x98.9. It is located just east of Eighth av, opposite the Pennsylvania Station. Title was taken in February by Arthur H. Springer.

Connick Building Bought

F. R. Wood & Co. sold for Mandelbaum & Lewine to John Markel, a coal operator, 244 Fifth av, an 11-sty stone building, on a plot 31.4 x100, adjoining the southwest corner of 28th st. It was held at \$475,000. It is rented under an old lease at \$55,000 a year.

The late Andrew J. Connick, merchant tailor and real estate operator, built the building for his own occupancy. It is known as the Connick Building.

New Operator in New York Realty

Haggstrom-Callen Co. sold for Adolph Weiss to Nathan Polak, president of the Full Worth 5 and 10 Cent Stores, the 5-sty triple apartment house 157 West 66th st, on a plot 30.9½ x 100.5. The property was held at \$60,000. This is the first purchase by Mr. Polak in New York. He intends to operate in high class realty in this city.

Good Deal in Fourth Ave.

The 7-sty Aldine Hotel at 429 and 431 Fourth av, which was purchased last month by the 126th Street Holding Co., has been resold to Jerome C. and Mortimer G. Mayer, who have leased it to the newly formed 431 Fourth Avenue Holding Co., which will continue to operate it as a hotel.

The structure stands on a site 31.4x100, between 29th and 30th sts, and has been leased for 42 years at an annual rental of about \$18,000. A. A. and S. Levine and A. Pelkes are the directors of the leasing company, which is represented by Jacob L. Holtzmann as attorney. The 12th Street Holding Co. acquired the property from the Harry C. Hallenbeck estate, which held it at \$155,000.

Big Sale in East 52d Street

Combined Real Estate Interests, Inc., sold through George V. McNulty and Paul D. Saxe to the 114 East 52d Street Corporation 114-122 East 52d st, five 4-sty stone flats, each on a

lot 18x100.5, between Park and Lexington avs. It adjoins an annex to Public School 18 and abuts the main school building.

On the site the new owner will build a 15-sty fireproof apartment hotel containing suites of from 1 to 3 rooms each. The heads of the purchasing company are William L. O'Connell, vice-president of the Gurney Elevator Co. and J. Axelrod & Son.

The operation is being financed by the Columbia Mortgage Co., who have arranged a first mortgage serial bond issue of \$925,000.

Estate Sells West Side Corner

The William K. Thorne estate sold the four 5-sty tenement houses with stores and one dwelling, at the northeast corner of Eighth av and 20th st, which had been in the selling family for a number of years. The property is known as 198 to 204 Eighth av and 263 and 265 West 20th st, and has a frontage of 83.10 feet on the avenue and 95.9 feet on the street. It was held at about \$175,000.

Fifth Ave. Parcel in New Hands

The Oceanic Investing Co. bought from Van Horne Norrie the 4-sty and basement stone dwelling, on a lot 19x100, at 585 Fifth av. The buying company is a large owner of realty in that section. The sale is recorded.

"Murray's" Goes for Office Purposes

Dunmore Realty Co., Victor M. Earle, president, sold 228-233 West 42d st, a 6-sty brick and stone building, on a plot 75x98.9, between Seventh and Eighth avs. It is occupied by Murray's Restaurant. The assessed valuation is \$450,000. The buyers will remodel the structure into an office building.

Natanson Buys Near Fifth Ave.

Max N. Natanson purchased from the United States Trust Co. of New York, executor of the estate of the late Edmund Randolph, 6 East 48th st, a 4-sty and basement stone dwelling, on a lot 25x100.5, 150 feet east of Fifth av. The property was held at \$175,000 and was purchased for all cash. Brown, Wheelock Co. was the broker.

Fine Dwelling Sold

Douglas L. Elliman & Co. sold for E. Dimon Bird, of Tiffany & Co., to a buyer, for occupancy, 22 East 63d st, a 5-sty brick American basement dwelling, on a lot 18.9x100.5, adjoining the southwest corner of Madison av. It was held at \$90,000.

Woman Buys Fifth Ave. Plot

The former Peter Cooper Hewitt property at the northeast corner of Fifth av and 109th st, adjoining the property purchased by the city for a "Circle" at Fifth av and 110th st, has been purchased by a woman who, it is said, plans to bring about an improvement which will aid materially in improving that particular section of Fifth av, which at present, being unrestricted, is dotted with low buildings used principally for automobile service stations.

Sobel Bros., who purchased the property last

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

FREDERICK BROWN**Real Estate Operator**

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW**Real Estate Operator**

Brokers' Offerings Solicited

190 Montague St. Brooklyn, N. Y.

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: Mott Haven 5212-5213

HARRY CAHN**Real Estate Operator and Builder**

Offerings Solicited
Brokers Protected

406 EAST 149th ST., at 3rd AVE.

Melrose 2312

December from the Hewitt heirs, are the sellers. The new owner is a client of J. Wallace Page of Marston & Co., who were the brokers in the sale to Sobel Bros. The land, which at present is used for an automobile service station, measures 100x100 feet. It was held at \$175,000.

Big Deal in Heights Apartments

Golding Bros., builders, sold the two 6-sty and basement elevator apartment houses covering the block front on the east side of Fort Washington av, between 170th and 171st sts, to the 331 Central Park West Corporation. The plot is 195.2x133.10x195x125. G. & E. Blum are the architects of the buildings, which were completed last August, and were all rented before completion and show a gross rental of about \$150,000 a year. They were held at \$900,000.

Sells Dyckman Tract Block

Frank Volz sold for Col. John Unger the block front on the west side of Sherman av between Dyckman and Thayer sts, size 200x100, to the Ruthie Realty Co., Inc. The buyers will improve the site.

Fine Apartment Houses Sold

The Admaston and the Evanston apartment houses, both 12-sty structures, on the upper West Side, have been purchased by the Winter Realities, Inc., Benjamin Winter, president, from the Morewood Realty Holding Co., which has been holding them at about \$3,000,000. The Admaston, at the northwest corner of Broadway and 89th st, covers a plot 150x100.8. The Evanston, at the southwest corner of West End av and 90th st, covers a plot 162.6x100.8. The Admaston contains 70 suites and 7 stores on Broadway. The Evanston contains 50 suites, 22 of which are of the duplex type.

The houses were purchased by the sellers when completed by the late George F. Johnson and his associates on ground purchased from Robert E. Dowling, who had secured the block from the Evans estate. Dr. Evans bought the block in 1873, title coming to him through some of the oldest families in New York, including the De Lanceys, Anthonys, Howlands, &c, while William B. Astor bought several blocks in this immediate vicinity at about the same period.

The Evans estate was founded by Thomas W. Evans, the American dentist, who built up a large practice in Paris, and who purchased properties in this city and Philadelphia, which he left to establish the "Thomas W. Evans Museum and Institute Society of Philadelphia."

The corner adjoining the Admaston was purchased by Robert Goelet from Mr. Dowling. Upon it was erected a low theatre building, which favors the abutting houses with excellent light. James C. Ewing, vice-president of the Morewood Realty Holding Co., represented the sellers in the negotiations.

Investor Buys Sixth Ave. Corner

The 1-sty building at the northeast corner of Sixth av and 9th st, on a plot 40.4x93, in which is a station of the Hudson tube line, has been sold through Joseph P. Day to Enrico Fasani, an investor, who conducts a restaurant on West 11th st. The seller was represented by A. N. Gitterman, as broker, who sold the property to him 4 years ago.

Tenant Buys from George J. Gould

George J. Gould, as executor, sold the 3-sty and basement stone dwelling, on a lot 16x100.5, at 177 East 64th st, to May Wilson Preston, the present occupant. The recorded purchase price is \$35,000.

A Water-Front Street Deal

Charles F. Noyes Co. sold for Lurie & Feinberg to James S. Reardon and Daniel L. Reardon the 5-sty loft building 271 Water st through to 250 Front st, containing 20,000 square feet of space and with frontages of 24.7 feet on Water st and 19.3 feet on Front st. In part payment Lurie & Feinberg took the vacant plot at the northeast corner of 169th st and Gerard av, 64x101x126. The deal involved about \$75,000. Negotiations are pending by Lurie & Feinberg to resell the plot to a builder, with a loan. The Messrs. Reardon are associated in the management of the U. S. Trucking Corporation and are extensive owners of realty on the lower East Side. Max Sheinart represented them as attorney.

\$800,000 Apartment Deal

Claremont View and Tieman Hall, two 6-sty elevator apartment houses, 611 to 619 West 127th st, valued at \$800,000, have been sold by Sol Friedman for a client to Jacob Sternstein. The structures adjoin Riverside dr, each on a plot 100x150. Each house contains 60 apartments, the two returning an annual rental of about \$125,000.

Beaumont Apartments Bought

The Beaumont, an 11-sty apartment house at the northeast corner of Riverside dr and 150th st, has been purchased by the Crauspol Construction Co. (Bernard Crausman and Joseph Polsky). It was valued at \$650,000 and returns a rental of \$95,000 a year. The house, erected in 1914, has an avenue measurement of 103.9 feet and a street frontage of 96.10 feet.

Buyers West Side Loft Building

Charles G. Keller sold for Morris Block to Alfred M. Rau 152-156 West 25th st, a 12-sty loft and store building, on a plot 56x98.9. It was held at \$400,000.

Lessee Buys Apartment House

Julius Ruff and Albert Hochster sold the 6-sty brick walk-up apartment house at 199 and 201 West 10th st to Frank A. Perrotty, who was the lessee of the premises for a number of years. The building is 50x96, and has 21 rooms on a floor. The sale is recorded.

Lexington Ave. Corner Sold

The five 4-sty stone flats 1435 to 1443 Lexington av, southeast corner of 94th st, have been purchased by Jerome C. and Mortimer G. Mayer from Lottie Lemle. Hendrick Suydam was the broker. The properties occupy a plot 100 feet on Lexington av and 85 feet on the street. They return a rent roll of \$18,000, and were held at \$165,000.

Schoolmaster Buys Apartments

George A. Kohut, head of the Kohut School for boys, purchased for investment the 12-sty and basement apartment house, on a plot 62x102.2, at 159-165 East 79th st, from the Lomax Corporation, headed by Max Loewenthal, which acquired it last month from I. Randolph Jacobs, Everett Jacobs and S. Morrill Banner, who built it in 1915. The property rents for \$85,000 and was held at \$600,000. It was sold subject to a mortgage of \$395,000.

Large Apartments Sold

The Abbotsford apartment at 411 West End av, southwest corner of 80th st, has been sold to Joseph Shenk by the Abbotsville Realty Corporation through Byrne & Bowman. The house is 10 stories high and covers a plot 102.2x100. There are three suites of 10 rooms each on a floor. The annual rental is about \$90,000 and the property was held at \$600,000. The buyer will probably alter the property into smaller suites.

Buyers Duplex Apartment

Culver & Co. sold for the Joint Ownership Construction Co., Inc., Frederic Culver, president, a duplex apartment in the new building which will be erected at the northeast corner of Lexington av and 69th st, to Archibald M. Brown of Peabody, Wilson & Brown. Mr. Brown is a son of Charles S. Brown of the old firm of Douglas Robinson, Charles S. Brown & Co.

Buyers Nathan Hale Apartments

The Nathan Hale, a 6-sty and basement elevator apartment house, at the southeast corner of Fort Washington av and 181st st, has been sold by the Leichter Realty Corporation to the Marjay Realty Co. It measures 140.6x173.10x irregular, and was disposed of subject to mortgages aggregating \$429,225. The sale is recorded.

Windsor Court Resold

H. T. Wood sold for Maxros Realty Co. Windsor Court, at 580 West 161st st, southeast corner of Broadway, a 6-sty elevator apartment house, with stores, on a plot 99.1x100, renting for about \$50,000 and held at \$300,000.

Resell Huntington Apartments

The Stebbins Realty & Construction Co. resold to Joseph Steinberg and David Joseph for investment the Huntington at 234 to 238 West 21st st, a 7-sty elevator apartment house, on plot 58.2x108.2, with 5 suites on a floor. Herman Reinheimer and the Pierre & Golden Co. were the brokers.

Buy Madison Ave. Leasehold

Jerome C. and Mortimer G. Mayer have purchased the 33-year leasehold on Madison Chambers, at 601 and 603 Madison av between 57th and 58th sts, a 5-sty building devoted to stores, doctors' offices and apartments, and held at \$100,000. Herbert Hecht & Co. were the brokers.

Sale of Bronx Business Corner

The taxpayer building, 304x304, containing 14 stores at the northwest corner of Jerome av and Fordham rd, which is now in course of construction, has been sold by the Realty Managers, Inc., Frank Begrish, president, to the A. S. Westerfeldt Realty Corporation through D. H. Weisker. The property was held at \$400,000, and many of the stores have already been leased to prominent merchants. The broker has been appointed agent of the property.

Bronx Shore Front Sold

McLernon Bros., in conjunction with Floyd S. Corbin, sold for the Gilboa Realty Co., to a client, for improvement, the water front property, located at 138th st and Harlem River, on the Bronx side, consisting of 36,000 square feet. The purchaser contemplates the erection of a 6-sty warehouse on this property.

Judge Wendel Buys in Bronx

State Senator John J. Boylan and S. & J. H. Albert as brokers, sold the two 6-sty and basement apartment houses 2084 to 2094 Creston av, on a plot 159.5x100x irregular, northeast corner of 180th st, to City Court Judge Louis Wendel, Jr. The seller was the E. W. Holding Co., J. Reiss, president, which valued it at \$450,000. In part payment Judge Wendel gave ten lots, extending from First to Second av, about 500 feet east of Broadway, Astoria, which are to be improved with 5-sty apartment houses.

Prominent Brooklyn Brokers Move

Burling & McCurdy, Inc., long at 185 Montague st, have removed to larger offices in the ground floor of 158 Remsen st, Brooklyn. Mr. Burling was formerly president of the Brooklyn Real Estate Board.

Sale at Dongan Hills

Bracher & Hubert sold for the Central Union Trust Co. a 2-sty house with about an acre and a half of land, near the Richmond County Country Club, at Dongan Hills, Staten Island, to Delafield Du Bois.

Dealing at Long Beach

The Lewis H. May Co. sold for Joseph E. Marx a plot of lots on the south side of Park st, adjoining National boulevard, at Long Beach, L. I., to Joseph Gordon, who will improve the plot with a modern apartment house with stores.

MORTGAGE LOANS

The Lewis H. May Co. placed the following mortgages at Far Rockaway, Queens: \$25,000 for the Jarvis Lane Park Corporation on property east side of Jarvis lane; \$20,000 for Barney Goldberg covering property corner of Grove and Cornaga avs; at Edgemere, Queens: \$22,000 for the Lorraine R. & C. Co. covering property west side of Rochester av; \$23,000 for H. Harris, covering property on Beach 34th st; \$18,000 for Lorraine R. & C. Co. covering property east side of Rochester av.

Lawrence, Blake & Jewell placed for the Third Church of Christ, Scientist, with the Title Guarantee & Trust Co. a loan of \$400,000 on the northeast corner of Park av and 63d st, being in size 100x100. This site is being improved with a new church edifice from plans by Delano & Aldrich. It is expected that the church will be completed in the fall. The total operation will involve more than \$1,000,000.

Charles B. Van Valen, Inc., obtained for David H. Jackson a loan of \$50,000 on the 5-sty apartment house 752 West End av. The building occupies a plot 40.11x100, and rents for \$15,000 per annum.

Edwards, Dowdney & Richart arranged a permanent mortgage of \$80,000 with the Title Guarantee & Trust Co. on the building now being completed at Claremont av and La Salle pl. The same brokers arranged a mortgage of \$18,000 on the new garage at the southwest corner of Ninth av and 210th st.

The Shea Theatre Corporation obtained from Bertha Steuer a loan of \$500,000 on the Thomashefsky Theatre property, at the southwest corner of Chrystie and East Houston st, sold recently for conversion into apartment houses and stores.

Lawrence, Blake & Jewell placed for Bertha Kahn with an institution a first mortgage of \$270,000 for 5 years, on 101-105 East 74th st, a 9-sty elevator apartment house, bringing in an annual rental of more than \$100,000.

A building loan of \$240,000 has been obtained by the Boston Holding Corporation from the Title Guarantee and Trust Co. on the property, 75x100.5, at 150-154 East 49th st, near Third av.

MANHATTAN SALES

South of 59th Street

BROOME ST.—Estate of Joseph Cohen sold through S. Crager to Peterfreund & Arondoff 123 Broome st, southeast corner of Pitt st, a 5-sty brick tenement house with stores, on a lot 25x80.

MONTGOMERY ST.—Estate of Alfred R. Conkling sold through Folsom Bros., Inc., to Irving Miller 30 Montgomery st, northwest corner of Madison st, a 5-sty brick tenement house with stores, on a plot 67.10x45.2¼.

OLIVER ST.—Butler & Baldwin, Inc., sold for James R. Nash and others 74 Oliver st, a 5-sty and basement brick tenement house, on a lot 26.8x100.6; also, in conjunction with Frank Sullivan, sold 77 Oliver st, a 5-sty and basement brick tenement house, on a lot 25.4½x100.3. It adjoins Public School No. 114, which is one of the largest public school houses in the city, covering a plot 203x200.

4TH ST.—Duross Co. sold for the estate of Paul Hoffman the two 5-sty brick apartment houses 285-289 West 4th st and 253 West 11th st, northeast corner of the two streets. The West 11th st parcel is on a lot 25x56 and the West 4th st parcel is on a plot 44x50.

12TH ST.—Former District Attorney Edward Swann resold to the newly organized 135 West Twelfth Street, Inc., with A. H. Man, A. B. Hodges and C. E. Kelley as directors, a 4-sty dwelling, 22x103, at that address.

15TH ST.—Street & Smith, whose publishing house is at the northeast corner of Seventh av and 15th st, purchased the adjacent 3-sty buildings, on plot 60x103.3, at 147 to 151 West 15th st. The seller was the Andrew Nelson Co.

25TH ST.—George W. Mercer & Son sold for Julia I. O'Hara 438-440 West 25th st, two 4-sty and basement brick cold water tenement houses, each on a lot 20x98.9.

27TH ST.—The John P. Peel Co. sold for the estate of Samuel S. Van Saun to the 515 West 29th Street Co. the 3-sty and basement brick dwelling at 354 West 27th st, on a lot 22x98.9. This is the first sale of the property since 1851.

31ST ST.—The Twenty-eight West 31st Street Holding Co., with L. Kovner, R. Levy and W. G. MacLean, as directors, has been formed to

take over the 4-sty building with stores, 25x98.9, at that address. The new company is represented by J. L. Holtzmann, attorney.

38TH ST.—Folsom Bros., in conjunction with the Brown-Wheelock Co., sold for the U. S. Trust Co. as trustees for H. C. Mayer to William M. Seabury for occupancy, 142 East 38th st, a 3-sty and basement stone dwelling, on a lot 20x98.9.

40TH ST.—Jacob J. Tabolt sold for James J. Raisbeck 263 West 40th st, a 5-sty brownstone tenement house, on a lot 25x98.9. It is the first sale of the parcel in 35 years.

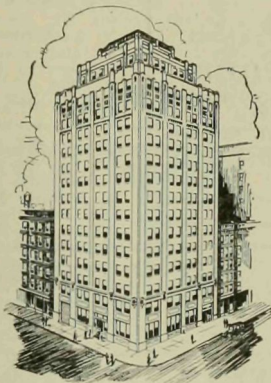
47TH ST.—Incorporation of the 21 West 47th Street Corporation (S. L. Nauhaus, A. Brown and M. D. Cowan) has been made to take over the 5-sty building 27.6x100.5, at that address.

49TH ST.—Pierre Johnson sold through Paul D. Saxe to the Grosvenor Neighborhood House, Inc., 321-323 East 49th st, two 3-sty and basement brick dwellings, on a plot 37.8x100.5. Arthur Holden is preparing plans for alterations.

51ST ST.—Philip Neustadt sold for the McDanten Realty Corporation, D. H. Jackson treasurer, the dwelling 72 West 51st st, on a lot 16.8x100.5, to Isidore Golub.

56TH ST.—The Sanford estate sold the 4-sty and basement stone dwelling 29 West 56th st, on a lot 25x100.5.

United Electric Service
is supplied to the



HIDE & LEATHER BUILDING
100 GOLD STREET

The tallest concrete building in the country—a newly constructed eighteen-story model loft and office building in lower Manhattan.

The owners are the Hide & Leather Realty Co., Inc.; the consulting architects, Starrett & Van Vleck; the engineers and contractors, Thompson & Binger, Inc., and the electrical contractors, Hatzel & Buehler, Inc.

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

The United Electric Light and Power Co.
130 East 15th St., New York.

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

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Storage Bldg., 20,000 s. f., W. 50's (R)
830 acres Ocean Front, Suffolk Co., L. I. (S)
200,000 s. f. Plot, Rail Siding, Jamaica, \$150,000 (S)
25 acres Sand and Gravel, Waterfront, L. I. (S)
Residence, Van Cortlandt Park, Yonkers, \$50,000 (S)
3,000 acre Orange Grove, California, \$1,500,000 (S-E)
1,800 acres and grove, Osceola Co., Fla., \$100,000 (S)
Loft Bldg., vic. Mercer-Spring Sts., \$87,500 (S)
6-sty. Apt. House, Elev., 150's, \$350,000 (S-E)

WANTED

Apt. Hs. with Stores, up B'way or St. Nich. Av. (B)
Explanation: B—Buy; E—Exchange; R—Rent;
S—Sell.

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everywhere
Everything—Everywhere
MODERN "A-B-C" SYSTEM
18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0346-0347 Pennsylvania
ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

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

HEIL & STERN

Member of Real Estate Board, N. Y.
Real Estate

Business Property Specialists

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

DANIEL H. JACKSON

REAL ESTATE OPERATOR

OFFERINGS INVITED

135 BROADWAY

Rector 3569

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

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

BROADWAY.—The 380 Broadway Co. has been formed at Albany for the purpose of taking over the 5-sty loft building with stores, 31x175.11, at the northeast corner of Broadway and White st, through to Cortlandt alley. The directors of the new company are H. Aronson, P. Ronginsky and F. Levy.

SECOND AV.—A. E. Karscher sold for George Dotzauer to William Rubin 10-12 Second av, a 5-sty loft building, on a plot 34.8x95x irregular. The new owner will remodel it for his business use.

North of 59th Street

65TH ST.—Douglas Gibbons & Co. sold for Mrs. Henry A. Alexander 130 East 65th st, adjoining the southwest corner of Lexington av, a 4-sty and basement stone dwelling, on a lot 20x100.5.

72D ST.—William B. May & Co. sold for the Bolton Realty & Construction Co., represented by William R. Rose, attorney, the 5-sty American basement dwelling, 18.3x80, at 28 East 72d st, which has been recently rebuilt. The property was held at \$85,000.

73D ST.—Slawson & Hobbs sold for Judge John B. Moore 267 West 73d st, a 4-sty and basement stone dwelling, on a lot 19x102.2, to a client for occupancy.

75TH ST.—E. H. Clark Realty Co. and the Houghton Co. sold for Alice C. Hotchkiss 315 West 75th st, a 4-sty and basement brick dwelling, on a lot 22x102.2, to Chester W. Cathell.

76TH ST.—O'Reilly & Dahn resold for Norman S. Reisenfeld and Joseph F. A. O'Donnell 345-347 East 76th st, two 4-sty stone flats, each on a lot 25x102.2. They were recently taken in trade.

78TH ST.—Estate of Joseph J. Mackey sold through Brächer & Hubert to a buyer, for occupancy, 151 West 78th st, a 3-sty and basement stone dwelling, on a lot 20x102.2.

80TH ST.—Pease & Elliman sold the two 3-sty and basement brick and stone dwellings 154 and 156 East 80th st, on a plot 38.3x102.2, for Dr. Jacob Heckmann. The properties are 50 feet from the southeast corner of Lexington av and were sold six years ago by the same brokers to Dr. Heckman. They were held at \$75,000.

81ST ST.—Harris, Vought & Co. sold for Mrs. Sophie A. Wolf to Giles Whiting, 22 East 81st st, a 4-sty and basement stone dwelling, on a lot 20.5x102.2.

81ST ST.—William B. May & Co. sold for F. F. Neuman the 4-sty and basement stone dwelling, on a lot 20x102.2, at 52 East 81st st to a client who will occupy at the expiration of the present lease.

84TH ST.—Daniel H. Jackson bought from Jessie M. Kirk 305 West 84th st, a 5-sty American basement brick dwelling, on a lot 17x102.2, adjoining the northwest corner of West End av. George Ranger was the broker.

101ST ST.—Leon S. Altmayer sold for the Henry Meinhard Memorial to Richard W. Elliott 102 East 101st st, a 3-sty brick dwelling, on a lot 15.11x100.11, adjoining the southeast corner of Park av. The buyer is assembling a plot at this point.

102D ST.—Leroy Coventry sold for Emil Busch 207 West 102d st, a 5-sty brick flat, on a plot 32.6x100, held at \$55,000. This property has been in one ownership for many years. A few months ago the same broker sold 206 West 103 st, abutting.

107TH ST.—B. Schildhaus sold for Max Weingarten to Harry Kramitz and Isaac Rosen, 62 East 107th st, a 5-sty brick tenement house, on a lot 25x100.11.

109TH ST.—Louis F. Sommer resold for the Manport Realty Co. to Carrie P. Sager 204-206 West 109th st, two 6-sty walk-up apartment houses, known as Emrose Court, on a plot 80.6x100.11, adjoining the southwest corner of Amsterdam av.

118TH ST.—Ralph Russo sold for Louis Hirschowitz to Francesco Gallo 153-155 East 118th st, a 6-sty and basement brick tenement house with stores, on a plot 50x100.11.

123D ST.—The Ahl Co., A. H. Levy president, resold the 6-sty and basement brick elevator apartment house 449-453 West 123d st, on plot 75x100.11, between Broadway and Amsterdam avenue. The new owner is the Memmore Realty Co., M. Racolin president. The sellers recently bought it from the Manning-Bernhard Co.

132D ST.—John H. Pierce sold for Annie S. Greacen 253 West 132d st, a 3-sty and basement stone dwelling, on a lot 18x99.11, to Susan L. Fletcher, of Washington, D. C., for investment, for \$10,000. This is the first sale of the property in 23 years.

133D ST.—L. Covert sold for the estate of Harry Klinzner to the Hampton Realty Corporation, Michael Maier, president, 47 East 133d st, a 4-sty brick tenement house, on a lot 25x99.11. The structure will be remodeled.

161ST ST.—Norman Denzer sold for Clarence Meyer to a buyer, for occupancy, 566 West 161st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

163D ST.—Adolph and Aaron Weiss pur-

chased from M. A. Cramer 436 West 163d st, a 5-sty brick flat, on a lot 25x112.6.

170TH ST.—Rockville Holding Co., Inc., Charles Kimmelman, president, sold to Reuben and Samuel Oesterweil 515 West 170th st, a 6-sty apartment house, 65x100, showing an annual rental of \$24,000 and held at \$135,000. The seller took back four mortgages aggregating \$21,500. John Kimmelman was the broker.

173D ST.—Louis Mintz sold the two 5-sty brick apartment houses, on a plot 75x100, at 567-569 West 173d st, to a client of Samuel Bitterman. Samuel Grossman was the broker.

178TH ST.—J. J. Martin sold for the Mitchell estate 595 West 178th st, a 5-sty brick flat, on a lot 25x100, held at \$40,000.

179TH ST.—Samuel Brenner, operator, bought from Mabel A. Dreyer the 5-sty apartment house 506 West 179th st, on plot 50x100. O'Reilly and Dahn were the brokers.

184TH ST.—Bessart Developing Co. sold for the 647 West 184th Street Corporation the 3-sty and basement brick single flat 647 West 184th st, on a lot 25x99.11, to Thomas J. Nicholls

AMSTERDAM AV.—Samuel Brenner, operator, purchased from the 501 West 178th Street Co. the 6-sty elevator apartment house with stores, on a plot 100x100, at the northwest corner of Amsterdam av and 178th st. It has a gross rental of about \$40,000. In part payment the buyer gave a plot, 100x150, on west side of Wadsworth av, between 185th and 187th sts, and the plot 56x154, on the west side of Harrison av, 90 feet south of Burnside av, Bronx. Wood, Dolson Co. were the brokers.

AUDUBON AV.—Bernard S. Deutsch, attorney, purchased 255 Audubon av, a 5-sty and basement brick apartment house, on a plot 40x100x46.5, adjoining the southeast corner of 178th st.

BROADWAY.—Samuel Mondschein resold two 6-sty brick apartment houses with stores at 3409-3415 Broadway, each on a plot 40x100.

MADISON AV.—Sherman & Kirschner sold for Fred L. Hildebrand 1699 Madison av, a 5-sty brick flat with store, on a lot 25x75.

ST. NICHOLAS AV.—N. Lowenstein sold to the Harburn Holding Corporation the vacant plot, 89.9x50, at the southeast corner of St. Nicholas av and 190th st.

ST. NICHOLAS AV.—Ernest T. Bower sold for Mrs. E. C. Brown to a buyer, for occupancy, the northwest corner of St. Nicholas av and 147th st, a 4-sty American basement dwelling, on a lot 20x75.

THIRD AV.—George W. Bretell & Son sold for Mrs. Minnie Fisher to Harris Sussman 2096 Third av, a 5-sty stone tenement house with stores, on a plot 31.84x100. The buyer owns 2094, adjoining, a similar building.

WEST END AV.—Edward J. Welling, in conjunction with E. K. Van Winkle, sold for Jacob Hamburger to a buyer, for occupancy, 896 West End av, adjoining the southeast corner of 104th st, a 3-sty and basement stone dwelling, on a lot 20x67.

BRONX SALES

FREEMAN ST.—Real Estate Mortgage Company of New Jersey sold 999 Freeman st, at junction of West Farms rd and Longfellow av, a 5 and 6-sty brick flat with stores, on a plot fronting 88.8 feet on Freeman st, 56.4 feet on West Farms rd and 54.7 feet on Longfellow av, with a rear line of 137 feet.

HOFFMAN ST.—D. A. Trotta sold for Michael Carlos 2387 Hoffman st, a 2-sty and basement frame dwelling, on a lot 25x94.9.

HOME ST.—Starzer Realty Corporation sold through Joseph Blackner 1071-1075 Home st, two 5-sty and basement brick apartment houses, each on a plot 50x100. Each house contains 25 apartments.

SIMPSON ST.—Goldner & Blackner sold for the W. C. P. Realty Co. to Bernard S. Deutsch, attorney, 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 50x105.

SIMPSON ST.—Bernard S. Deutsch resold for Harry Cahn 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 75x105.

TIFANY ST.—Joseph L. Lefkowitz, attorney, purchased 916 Tiffany st, a 5-sty and basement brick apartment house, on a plot 50x110, containing 25 suites. It rents for \$13,000 annually and was held at \$75,000. Abraham Wertheim was the broker.

135TH ST.—The Harlem & Bronx Co. sold for the Hale Realty Co. 306 East 135th st, a 5-sty and basement brick flat, on a lot 25x100, to J. Spanos.

136TH ST.—Ilona Bentz purchased from William Ebling 700 East 136th st, southeast corner of Southern boulevard, a 4-sty brick flat with stores, on a plot 28.9x70.8x irregular.

137TH ST.—William F. Kurz sold for Melchior Seidler two 5-sty and basement brick apartment houses, each on a lot 25x100, at 359 and 361 East 137th st to Delco Holding Co., Inc.

168TH ST.—Robert Foley sold for I. N. Sezeis to F. A. Sirst 193 West 168th st, a 2-sty and basement frame dwelling, on a lot 25x84;

and for the same seller to William L. Marcy 195, adjoining, a similar dwelling.

175TH ST.—Robert Foley sold the new 2-family house, brick and stucco, on lot 25x100, on the north side of West 175th st, 108 feet west of Grand av, for J. J. Gloster Co. to George Schanker.

175TH ST.—Charles Thorn sold to Sigmund Sachs the plot, 50x101.11x irregular, on East 175th st, the north side, 68.10 feet west of Southern Boulevard.

183D ST.—Poe Construction Co. sold to Frederick Mohrman 103 West 183d st, northwest corner of Andrews av, a 5-sty and basement brick apartment house, on a plot 100x75. Morris Saxe was the broker.

18TH ST.—D. A. Trotta sold for H. F. Hackett 753 East 18th st, a 5-sty and basement brick apartment house, on a plot 32.7x 98.8x25x99.4.

224TH ST.—L. H. Wier sold through Hugo Wabst the lot, 25x109, on the north side of 224th st, 145 feet east of Paulding av.

BAILEY AV.—Eugene L. Larkin sold for William F. and Henry S. Garland the plot, 27x 92, on the east side of Bailey av, through to Bailey pl, 392 feet north of the intersection of those thoroughfares. The buyer is Nicholas Ventarolo, whose house adjoins.

BROOK AV.—J. Clarence Davies sold for Lowenson & Holzman to E. Horowitz 1498 Brook av, a 4-sty and basement brick flat with stores, on a lot 25x100.7.

CARPENTER AV.—R. R. Ragette sold for Henry F. A. Wolf the vacant plot, 112x105, at the southwest corner of 226th st and Carpenter av to Patrick C. Cullinan, who will erect five 2-family houses.

CAULDWELL AV.—Louis Mondsheim, operator, purchased from Weil & Mayer 692 to 704 Cauldwell av, four 5-sty and basement apartment houses, 139x106, accommodating 110 families and renting for about \$43,000. They were held at \$275,000. Michael Bonn was the broker. The same broker resold No. 692 for Mr. Mondsheim to Louis Silverman of Brooklyn.

CONCOURSE.—August Lauter sold for Kathryn Fendrick the 3-sty and basement brick flat, on a lot 26.4x61.9x irregular, at 2169 Grand Boulevard and Concourse to Chris. Herrlich, an undertaker.

CROTONA AV.—D. A. Trotta sold for A. Celentano the southwest corner of Crotona av and 187th st, a 5-sty brick apartment house with stores, on a plot 70x50.

DECATUR AV.—D. A. Trotta, in conjunction with George H. Janss, sold for George and Charles Adee, executors, the northwest corner of Decatur av and 209th st, a vacant plot 50x100.

DECATUR AV.—Robert Foley sold for Thomas J. Doylan to Jacob Blanz 3289 Decatur av, a 2½-sty and basement frame 2-family house, on a lot 25x100.

FAIRMOUNT PL.—Morris Pressen sold to Harry Glass the 5-sty and basement brick apartment house, on a plot 50.1x127.10, at 892 Fairmount pl.

FORDHAM RD.—A. Blumenthal sold for Handy Bros. to the Daily Realty Co. the vacant plot, 59x133, on the south side of Fordham rd, 70 feet west of Loring pl. It will be improved with a 1-sty taxpayer.

FRANKLIN AV.—Walter E. Brown sold for Letitia M. Steiger and others 1096 Franklin av, a 3-sty and basement frame dwelling, on a lot 25.2x166.8.

GERARD AV.—Shaw, Rockwell & Sanford sold for Gaines & Roberts the southeast corner of Gerard av and 167th st, a 1-sty taxpayer, on a plot 100x100. The buyer is an investor.

GRAND AV.—Shaw, Rockwell & Sanford sold for Leo M. Freud the vacant plot, 50x100, on the south side of Grand av, 41 feet west of 174th st.

HUGHES AV.—Angelo L. Frumento sold for H. Levy to Horowitz & Co. the southwest corner of Hughes av and 180th st, a vacant plot, 100x 136, which will be improved with apartment houses and a 1-sty taxpayer containing stores.

JEROME AV.—Charles F. Noyes & Co. resold for Lurie & Feinberg to Daniel B. Freedman the northeast corner of Jerome and Gerard avs, a frame taxpayer, on a plot 61x100.

JEROME AV.—Henry T. F. Johnson sold for the Regas Realty Co., Joseph Sager, president, to an investor, the 1-sty taxpayer with 5 stores, on plot 60x160, on the east side of Jerome av, 100 feet south of Kingsbridge rd, held at \$50,000.

LA FONTAINE AV.—The Leo H. Aronds Co. sold for Fliegenman & Kasselmann 2029 La Fontaine av, a 5-sty and basement brick apartment house, on a plot 37.5x100.

LEGGETT AV.—The Bot-Dorf Realty Corporation resold to Abraham Martz the 5-sty brick apartment house with store, on a plot 56x105, at 990 Leggett av, northwest corner of Fox st.

LEGGETT AV.—B. Schildaus sold for Lewla & Sherer to M. Pogestien 956 Leggett av, a 4-sty and basement brick apartment house, on a lot 25x107.5, adjoining the northwest corner of Beck st.

LONGWOOD AV.—Alexander Selkin and Carl Jaffe sold to an investor for Joseph G. Abramson 921 Longwood av, northwest corner of Dawson st, a 5-sty brick apartment house with stores, on a plot 41x107.4.

MARION AV.—Armstrong & Bros. resold for John J. MacMaster 2487 Marion av, a 2½-sty and basement frame detached dwelling, on a lot 25x77, adjoining the northwest corner of 188th st.

MARTHA AV.—William J. Sherry sold for Mrs. Eva Hofman 4372 Martha av, Woodlawn Heights, a 2½-sty and basement frame 2-family house, on a lot 25x100, held at \$13,000.

MOSHOLU PARKWAY.—A client of Otterbourg, Steindler & Houston purchased from William N. Niles the vacant plot, 100x100, on the north side of Mosholu parkway, 205 feet west of Bainbridge av.

OGDEN AV.—A. Blumenthal sold for Margaret McCormick to the Daily Realty Co. (Benjamin Benenson) the northwest corner of Ogden

av and 164th st, a vacant plot 75x90. A 1-sty taxpayer will be built on the plot

OTIS AV.—Murphy & Murphy sold the southeast corner of Otis and Logan avs, a vacant plot, 50x105, for H. C. Hollinghurst.

PERRY AV.—Armstrong Bros. sold for Cath-

J. CLARENCE DAVIES

Incorporated

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

Keep A Bank Balance

ONE of Wall Street's greatest financiers, in talking to some young men, recently said:

"Start a bank account and maintain a decent balance. I base my success on the fact that I have always looked to my bank balances.

"With a bank balance, which incidentally draws regular interest, you are always in a position to take advantage of an opportunity to make a good investment. Your money is always ready when you need it."

Start small—if you have to—but start.

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.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

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 of landlords, 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.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 29, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., June 1, 1922, for the construction complete of the United States Post Office at Pittsburg, Tex. Drawings and specifications may be obtained from the custodian of site at Pittsburg, Tex., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

SITUATIONS OPEN

WE HAVE an opening for an energetic renting broker of good appearance, familiar with business properties from Canal to 42d streets. Drawing account. Write full qualifications. Replies will be kept confidential. Adams & Company, 170 Fifth Avenue.

WANTED: In long established downtown real estate office young man as clerk, with knowledge of real estate and insurance. Box 898, Record & Guide.

WANTS AND OFFER

FOR SALE: Seventeen volumes well bound Record & Guides, including index July, 1902, to December, 1911. Any reasonable offer accepted. Willis, 2033 Seventh Avenue.

FOR SALE: Bound volumes Record & Guide for 1903, 1904, 1905, 1912, 1913, and then up to date. John E. Weiss, 565 5th Avenue. Tel. Murray Hill 8753.

PARTNERSHIP PROPOSITION.

REAL ESTATE firm, small in members but long established, specializing in business property Canal to 59th streets, are open to consider consolidating with similar firm, or to take in as partners one or two active, experienced brokers of proven worth and good reputation, to expand business; wonderful opportunity; communicate confidentially. Highgrade, Box 897, Record & Guide.

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

erine Guinon to a buyer, for occupancy, 3323 Perry av, a 2-sty frame semi-detached 2-family house, on a lot 24x90.

PROSPECT AV.—Grudlin & Sawitch sold for I. Olnick the 5-sty and basement brick apartment house 2312 Prospect av, on a plot 50x109, to L. Lubinsky.

FAIRMOUNT PL.—Edward Polak, Inc., sold for Mary Wolpert the vacant lot, 25x100, on the north side of Fairmount pl, 250 feet west of Marmon av.

RYER AV.—Joseph P. Day sold for J. Popkin to Jacob J. Smith the southwest corner of Ryer av and 181st st, a vacant plot 43x161.

SEDGWICK AV.—Eugene L. Larkin sold for Frederick Plump the plot, 50x103, at the northwest corner of 238th st and Sedgwick av, which the buyer will improve with a brick dwelling.

SHERMAN AV.—Florence Nassoit sold to the 190 Sherman Avenue Building Co. the vacant plot, 100x100, at the northwest corner of Sherman av and 204th st.

SOUTHERN BOULEVARD.—Trask Building Co. sold to I. Schleifstein 1661 Southern boulevard, northwest corner of 173d st, a 5-sty and basement brick apartment house, on a plot 40x 80.4.

SOUTHERN BOULEVARD.—Henry Greenspan sold 911 Southern Boulevard, a 5-sty brick apartment house with stores, 75x105, to M. Salant. The property is adjacent to the former tennis courts of the Hunts Point private apartment house, which has been recently sold and upon which a taxpayer is being erected.

STEBBINS AV.—Edward Polak, Inc., sold for L. Brill to Isaac Papick 1020 Stebbins av. southeast corner of 165th st, a 3-sty frame flat with store, on a lot 20x77.6.

ST. ANNS AV.—H. Cordes bought from Carl Barth 300 St. Anns av, a 5-sty brick flat with store, on a lot 27x103.8.

THIERIOT AV.—M. M. Reynolds sold for Katherine Hannon 1240 Theriot av, a 2-sty and basement frame 2-family house, on a lot 25x 100.

THIRD AV.—David I. Vogel sold to Charles Weitz the 6-sty brick apartment house with stores at 3748 Third av, on a plot 39.9x100.

THIRD AV.—B. Schildhaus resold for S. Horowitz to J. J. Menne 3344-46 Third av and 1046 Franklin av, at the intersection of the two streets, a 4-sty brick apartment house with stores, on a plot 68.7x102.8x irregular.

TIEBOUT AV.—Monner Realty Co. sold through Henry T. F. Johnson the northwest corner of Tiebout av and 188th st, a 5-sty apartment house, on a plot 42.6x103.

TRINITY AV.—Samuel Mondschein purchased from Weil & Mayer the two 5-sty and basement apartment houses 748 to 752 Trinity av, each on a plot 50x97.8, renting for about \$24,000.

WEBSTER AV.—T. W. Stemmler, Jr., Inc., sold the five 5-sty and basement brick apartment houses 2350-2368 Webster av, on a plot 250.6x 100, to an investor for all cash above the first mortgages. They were held at \$350,000. The houses were built by T. W. Stemmler, Jr., Inc., in 1917 and held by them as an investment. M. M. Ringler was the broker.

WESTCHESTER AV.—For the erection of taxpayers the newly formed Murad Building Corporation, I. D. Cohn, J. Levkov and A. Gress, directors, purchased the plot, 57x74, at the southwest corner of Westchester and Cauldwell avs.

WHITE PLAINS AV.—I. Dickert sold through Hugo Wabst the 3-sty business building on the west side of White Plains av, 89 feet south of 220th st.

BROOKLYN SALES

DEAN ST.—Bulkeley & Horton Co. sold for S. M. Meeker to Mrs. L. V. Hall 1365 Dean st, a 3-sty and basement dwelling, on a lot 20x107; and sold for S. J. Harding 960 Dean st, a 2-sty and basement brick and frame dwelling.

SULLIVAN ST.—Realty Associates sold to J. S. Corwin 156 Sullivan st, Crown Heights, a new brick semi-detached dwelling with garage.

32D ST.—Realty Associates sold to G. Giordano, through Jas. J. Astarita, the vacant plot, 36x100, on the north side of 32d st, 244 feet east of Fourth av.

75TH ST.—Bulkeley & Horton Co. sold for Mrs. J. Williamson to a buyer, for occupancy, 45 75th st, Bay Ridge, a semi-detached stucco dwelling and a garage.

EAST 7TH ST.—J. Lacob sold for the Art Building Corporation, Inc., to H. Hailparn a detached 2½-sty dwelling with double garage, on a plot 40x120.6, on the east side of East 7th st, 220 feet south of Av J.

SOUTH 9TH ST.—B. F. Knowles Co. resold 149 to 153 South 9th st, three 4-sty single flats,

to the L. Z. Realty Corporation for investment.

CLINTON AV.—Bulkeley & Horton Co. sold 178 Clinton av, a 4-sty detached dwelling, on a lot through to Vanderbilt av, with a large 2-sty stone garage, for the estate of W. Wall Chase.

CONY ISLAND AV.—William Liss, Inc., sold for Supreme Housing Corporation, Isidore Solomon, president, to S. Barken three new houses, each consisting of store and two apartments, on a plot 60x100, on the east side of Coney Island av, 100 feet south of Av J. This property was held at \$45,000.

GRAHAM AV.—E. V. Pescia & Co. sold for the estate of A. M. Silver to Onofrio Barbara the 4-sty brick building with stores at 181 Graham av, on a plot 25x100. The property was held at \$21,000.

KINGS HIGHWAY.—William Liss, Inc., sold for Otto Hentzlemann the northwest corner of Kings Highway and East 9th st, 105x82x irregular, to a client, who will improve with a business building. The property was held by the owner for 33 years.

OCEAN AV.—The John Morrissey Gray mansion at Ocean av and Av T, built by James McLaughlin, the jockey, about 25 years ago, and occupied by him until it was taken over by the late Robert Furey, has been purchased by the Roman Catholic Diocese as a temporary church for the new parish of St. Edmund, of which the Rev. Denis A. Maloney is founder-rector.

OCEAN AV.—A 9-sty apartment house is to be built on the west side of Ocean av between Beverley and Albemarle rds by J. William Mengel, who has just purchased the site from the Tyler heirs. The plot measures 150x150 feet. It is in a highly restricted section and for years has remained unimproved on account of restrictions against apartment houses. These restrictions were recently removed by court action in behalf of the owners, represented by Howard Wood, attorney.

NOSTRAND AV.—The 4-sty flat with stores, 25x80, at the southeast corner of Nostrand and Park avs, has been sold by S. Leibmann Sons to an investor. The property was held at \$16,000. George Ganze was the broker. The same broker sold for Mrs. Elizabeth Williams to Joseph Kelly a 2-sty dwelling with extension at 131 Rutledge st. The property has not been transferred in 40 years.

OCEAN PARKWAY.—J. Lacob sold for the Kensington Homes Corporation to J. Hastie a

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

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

ALEX. BALTER, INC.

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

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 1884

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 2509

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.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

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
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spearles
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

plot, 40x151, on the west side of Ocean Parkway, 60 feet north of Av J. The purchaser will erect a 10-room house with double garage to cost \$35,000.

PROSPECT PL.—Bulkeley & Horton Co. sold for Katherine Clark 783 Prospect pl, a 2-sty 2-family house, on a lot 20x100.

SEVENTH AV.—Henry Pierson & Co., Inc., sold the 3-sty dwelling, 20x100, at 69 Seventh av, for Morard Realty Corporation, to a client for occupancy.

WESTMINSTER RD.—Bulkeley & Horton Co. sold for P. O. Hicks to a buyer, for occupancy, 564 Westminster rd, a large detached Colonial dwelling and a garage.

QUEENS SALES

ASTORIA.—Louis Gold & Co. bought the south east corner of Ditmars and Second avs, Astoria, a vacant plot, which the new owners will improve with a 1-sty taxpayer containing 12 stores.

ASTORIA.—Louis Gold & Co. sold to David Binder, of Brooklyn, a tract of 20 lots on Fourth av, near Ditmars av, Astoria, being part of the property recently acquired from the American Real Estate Co., upon which he will immediately commence the erection of twenty brick 2-family houses.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Helen R. Decker the 2½-sty brick Colonial dwelling at 67 John st, Far Rockaway, to Morris Jones, for all year occupancy.

FAR ROCKAWAY.—Lewis H. May Co. sold for David Karp to the Ostend Development Corporation (Jacob Dorf, president,) a plot of lots on the west side of Fulton st, running through to Ostend pl, Far Rockaway, for the erection of all-year dwellings.

FAR ROCKAWAY.—H. Frankfort sold for Irving B. Asiel to Julius Lichenstein his home on the northwest corner of Healy av and Nenagh terrace, Far Rockaway. The entire contents of the dwelling were included in the sale. The property was held at \$27,000. The new owner will occupy.

LONG ISLAND CITY.—J. Arthur Fischer sold for Joseph Liquori 53 Prospect st, Long Island City, a 2-sty building, on a lot 25x100.

LONG ISLAND CITY.—William D. Bloodgood & Co., Inc., sold the vacant plot, 50x100, on the west side of Academy st, about 105 feet north of the Queensboro Plaza, for the Hope Hampton Productions, Inc. The plot was purchased for the erection of their office building, but was disposed of on account of insufficient size.

RECENT LEASES.

Dick Residence Under Long Lease

The 5-sty fireproof brick and stone American basement dwelling, on a plot 39.6x100, at 20 East 53d st, adjoining the southwest corner of Madison av, has been leased by the estate of J. Henry Dick through the Cruikshank Co. to the 20 East 53d Street Corporation, a holding company of Senior & Allen, for a term of 21 years, with renewal privilege, at an aggregate rental for the term of \$375,000. The house was built 20 years ago after designs by Charles Buek.

The lessee will rebuild the structure, which improvement will include two additional stories. It will be offered as a professional building for the exclusive use of physicians, surgeons and dentists.

Sublease of Fifth Avenue Corner

The Fifth Avenue & 32d Street Corporation subleased through Henry Shapiro & Co. and Harris, Vought & Co. to the Schulte Cigar Stores Co. the southwest corner of Fifth av and 32d st, a 6-sty mercantile building, on a lot 24.8¼x100, for a long term of years.

The new sublessee will enlarge the entrance hall to the property and remodel some of the interior, beside reserving the ground floor space for a new link in its chain of cigar stores.

Hamilton Bank in 42d Street

Bush Terminal Co. leased through Cross & Brown Co. to the Hamilton National Bank the ground floor of the Bush Building, 130 West 42d st, for a term of 21 years. The floor runs through to West 41st st, and included in the lease are the mezzanine floor and basement.

Corn Exchange Bank Makes Lease

The Corn Exchange Bank leased the corner store at 40 Rector st, northwest corner of Washington st, in the new 17-sty Barrett Building, for a term of 10 years at an annual rental of from \$10,000 to \$15,000. The lease also carries an option of renewal for a similar period.

West Side Lease for Gymnasium

Oliver Lakin Co. leased four floors in 917 Eighth av and in addition the rear building at 301 West 54th st to Lou Stillman of the Stillman Athletic Club of 125th st. The entire space comprises 10,000 square feet. Mr. Stillman will, after making extensive alterations, conduct

the largest gymnasium in the city. The lease is for a long term and the total rental approximates in the neighborhood of \$250,000. The same brokers rented the building at 10 Stuyvesant st, now under course of construction, stores to the Misses Benson & Ericson for a tea room.

\$250,000 Rental for Ballroom

Richard L. Lee leased to a Philadelphia Corporation the second floor of the Hilton Building, at 1595 Broadway, for a ball room. The lessees will pay a total rental of \$250,000.

New Lease in Vesey St.

Samuel H. Stone, who recently bought at auction the 4-sty building, 25x100, at 64 Vesey st, adjoining the northeast corner of West Broadway, has leased the property to Joseph S. Costa for a term of 15 years at an annual rental of from \$6,600 to \$7,500.

From Fifth to Madison Avenues

A lease that is arousing interest in the retail shoe trade has been closed by the firm of Brady & Bowman, which arranged a deal whereby French, Shriner & Urner are to forsake Fifth for Madison av. The shoe concern has its present Fifth av store in the Bristol Building at 42d st. Through Brady & Bowman it is securing a store 19x19 in the Borden Building at 350 Madison av for a term of 7 years. It is subleasing the space from the Eastman Kodak Co., which several months ago took over the entire ground floor of the building for a period of 21 years.

New Lease of Tyson Market

The Tyson market property at the southeast corner of Madison av and 49th st is passing to other interests, who have agreed to pay for 21 years an annual net rental of \$18,000 to the owners, Dr. H. H. Tyson, his sister, and a Mrs. Benjamin, who owned the property since 1902. It is a 4-sty structure with a 2-sty extension, originally built as a residence.

Long Lease by Wendel Estate

The newly formed 61st Street Holding Corporation, with E. Goldstein, Z. and A. Weissmann as directors, leased from the Wendel estate the 3- and 4-sty dwellings, on plot 40x100, at the southwest corner of Lexington av and 61st st, for a term of 42 years. The company will pay an annual rental of \$9,000 during the first 21 years and \$15,000 yearly throughout the balance of the term.

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 1908 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street Phone: Morningside 1376

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

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

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

ABRAHAM SAFFIR
REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.
Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 8189

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 & CO., Inc.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Courtlandt 6938-2372-1306

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

WHITNEY-FOSTER CORP.
Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Leases Harlem River Shore Front

Shaw, Rockwell & Sanford leased to a client, for a long term of years, the water front property on the Harlem River, running through the north side of East 129th st and along the east side of the Third av bridge approach. The plot has a valuable water frontage of 90 feet and depth of 228 feet to 129th st. The Austin, Nichols & Co. building adjoins the plot. It is understood that the tenant will build a garage upon part of the plot, while the water front will be used by a building material concern. The owner is the Payne estate.

Long Lease of Fine Dwelling

Alice Hoffman leased to Emil Fraad for a term of 21 years from July 1, 1922, the 5-story stone American basement dwelling 17 East 54th st, on a lot 20.10x100.5.

Net Lease by Tilden Estate

The Samuel J. Tilden estate leased the antique dwelling at 38 West 38th st for use as a restaurant. It had been in possession of the Tilden family for several generations and was

leased through Judge Charles F. MacLean to a realty corporation in a 21 year net ground lease at \$10,000 per annum.

JOSEPH T. MULLIGAN, broker and appraiser, has moved his offices from 30 Broad st to 165 Broadway.

ADOLPH and AARON WEISS, real estate operators, have removed their offices from 154 Nassau st to the Canadian Pacific Building, 344 Madison av.

FROMAN & TAUBERT were the brokers in the recent sale of the northwest corner of Lexington av and 87th st for the Markwin Realty Co. to Emanuel Ornstein. The purchase comprises flats and dwellings.

NEW YORK TITLE & MORTGAGE CO. stockholders, at a special meeting on April 20, authorized an additional issue of \$1,000,000 capital stock, par value \$100 per share. This raises the capitalization of the company from \$3,000,000 to \$4,000,000. The new shares are offered for subscription to the stockholders pro rata, one share for each three shares of their holdings on April 20, at a price of \$100 per share.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 25 to May 1	1921 Apr. 26 to May 2
Total No.....	351	295	271	242	942	911
Assessed Value.....	\$25,135,000	\$20,054,500	.....	.....	.....	.....
No. with consideration	31	37	17	18	34	49
Consideration.....	\$2,050,050	\$1,349,700	\$118,690	\$269,000	\$410,650	\$392,107
Assessed Value.....	\$2,007,000	\$1,225,500	.....	.....	.....	.....
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 1	Jan. 1 to May 2
Total No.....	4,090	3,597	3,960	2,655	13,225	10,811
Assessed Value.....	\$283,040,750	\$203,904,299	.....	.....	.....	.....
No. with consideration	381	373	379	178	567	646
Consideration.....	\$18,678,120	\$21,256,402	\$3,515,944	\$1,630,884	\$8,084,355	\$7,712,650
Assessed Value.....	\$18,673,950	\$17,436,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 25 to May 1	1921 Apr. 26 to May 2
Total No.....	256	224	223	151	1,012	794
Amount.....	\$10,046,370	\$6,634,696	\$2,530,214	\$1,151,470	\$4,934,271	\$5,489,274
To Banks & Ins. Co.	42	34	7	7	182	126
Amount.....	\$6,018,750	\$1,391,000	\$433,500	\$104,000	\$1,347,591	\$2,581,000
No. at 6%.....	206	188	195	128	975	748
Amount.....	\$5,025,720	\$5,639,618	\$2,358,039	\$951,250	\$4,766,581	\$5,085,374
No. at 5½%.....	5	5	2	2	23	31
Amount.....	\$187,000	\$66,083	\$21,500	\$7,000	\$81,740	\$213,500
No. at 5%.....	5	8	3	5	6	7
Amount.....	\$221,250	\$523,500	\$7,200	\$83,100	\$68,000	\$54,925
No. at 4½%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	1	4	.....
Amount.....	\$3,500,000	.....	\$2,300	\$1,400	\$14,000	.....
Interest not given.....	39	23	22	15	4	8
Amount.....	\$1,112,400	\$405,495	\$141,175	\$108,720	\$3,950	\$135,475
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 1	Jan. 1 to May 2
Total No.....	3,298	2,672	3,215	1,565	13,622	8,75
Amount.....	\$106,258,850	\$85,409,310	\$36,587,489	\$12,077,805	\$76,811,034	\$48,209,47
To Banks & Ins. Co.	470	443	252	96	2,668	1,351
Amount.....	\$34,022,758	\$34,156,150	\$4,987,180	\$1,880,995	\$21,536,833	\$14,492,265

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3
Total No.....	80	73	14	17	14	17
Amount.....	\$3,602,300	\$6,020,550	\$562,500	\$336,300	\$562,500	\$336,300
To Banks & Ins. Companies...	45	50	5	9	5	9
Amount.....	\$2,362,000	\$5,293,400	\$271,500	\$265,500	\$271,500	\$265,500
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3
Total No.....	990	818	343	254	343	254
Amount.....	\$67,480,048	\$68,011,491	\$9,800,050	\$5,069,771	\$9,800,050	\$5,069,771
To Banks & Ins. Companies...	662	514	209	124	209	124
Amount.....	\$50,177,925	\$57,032,139	\$6,703,900	\$3,014,000	\$6,703,900	\$3,014,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3
New Buildings...	14	22	95	52	317	218	345	295	63	18
Cost.....	\$924,380	\$3,304,110	\$1,271,700	\$1,424,100	\$2,345,975	\$2,416,725	\$1,358,596	\$1,573,649	\$178,375	\$60,250
Alterations.....	\$700,537	\$516,035	.....	\$18,500	\$215,450	\$175,010	\$4,348	\$36,170	.....	\$2,715
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3
New Buildings...	314	265	1,831	558	4,988	2,495	7,985	2,849	775	542
Cost.....	\$49,281,626	\$34,120,720	\$50,879,888	\$15,726,145	\$49,670,630	\$27,610,030	\$50,135,083	\$15,538,363	\$2,796,901	\$1,626,993
Alterations.....	\$9,271,153	\$5,221,432	\$1,287,150	\$651,569	\$2,192,030	\$3,002,525	\$1,390,388	\$1,062,042	\$152,485	\$125,182

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 5409

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

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management chteles in Brooklyn.

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.

BURLING & McCURDY

Incorporated
ANNOUNCE THEIR REMOVAL
MAY 1st, 1922
TO THEIR NEW BUILDING
158 REMSEN STREET
At Your Service For Real Estate

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

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

April Construction Totals Break All Previous Records

Monthly Statistics Tabulated by F. W. Dodge Company Indicative of Predicted Building Boom in Twenty-Seven Northeastern States

ALL previous records for the number and value of new building and engineering operations started were broken during the month of April and the period now stands out in construction history as an era of steady progress toward the long predicted building revival. According to statistics tabulated by the F. W. Dodge Company it is shown that contracts awarded in the twenty-seven Northeastern States during the past month amounted to \$353,192,000. The previous high record was established during the month of July, 1919, the total for that period having been \$317,698,000.

The April, 1922 total represents an increase of 20 per cent. over the previous month and of 60 per cent. over April, 1921. The first four months of the current year have rolled up a total figure that is just under a billion dollars and is 65 per cent. greater than the total of commitments for the first four months of last year.

There was a decided increase in the showing of every important classification of building projects during April, even in the industrial work, which has been the last group to respond to the noticeable trend toward renewed activity. Residential building continues to maintain its lead over all other types of construction and in April this work amounted to \$132,478,000 or 37 per cent. of the total for the month. Public works and utilities represented a total expenditure of \$75,251,000 or 21 per cent. of the total commitment; business buildings, \$58,711,000, or 17 per cent., a notable increase over the total for the previous month; educational projects, \$36,718,000 or 10 per cent. and industrial construction, including factories, warehouses, etc., \$24,312,000 or 7 per cent.

April building contracts in New England amounted to \$44,510,000, which is five millions greater than the previous high record for the district, reached in March, 1920. The April total was 60 per cent. ahead of the previous month and two and a half times the figure for April, 1921.

The total amount of contracts awarded in this district during the first four months of this year has been two and a quarter times the amount for the corresponding period of 1921.

Last month's total included: \$14,485,000, or 32 per cent., for residential buildings; \$14,379,000, or 32 per cent., for business buildings; \$4,606,000, or 10 per cent., for educational buildings; and \$4,204,000, or 9 per cent., for industrial buildings.

Contemplated new work reported in April amounted to \$51,873,000.

Contracts awarded during April in New York State and Northern New Jersey exceed the previous high record for the district by nearly 27 million dollars. The April total was \$115,502,000, which was 30 per cent. greater than the March figure, and two and a quarter times the figure for April, 1921.

Study of the recent work released shows an important gain in commercial and industrial construction but residential building still maintains a healthy lead over all other classifications. There is no indication of a recession of activity in the Metropolitan district despite the fact that labor is not plentiful and there is a developing scarcity of certain basic materials.

Construction started in this district in the first four months of this year was two and a half times as great as in the first four months of 1921.

Last month's total included: \$52,717,000, or 46 per cent., for residential buildings; \$28,307,000, or 24 per cent., for public

works and utilities; \$17,113,000, or 15 per cent., for business buildings; and \$8,572,000, or 7 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$135,932,000.

April building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$48,663,000, which was an increase of 9 per cent. over the preceding month and of 78 per cent. over April, 1921.

On the volume of construction started from January 1 to April 1, this district is 72 per cent. ahead of last year.

Last month's total included: \$20,299,000, or 42 per cent., for residential buildings; \$9,598,000, or 20 per cent., for public works and utilities; \$6,980,000, or 15 per cent., for business buildings; and \$6,409,000, or 13 per cent. for educational buildings.

Contemplated new work reported during the month amounted to \$79,902,000.

April building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$46,478,000. This figure was 23 per cent. greater than that for the previous month and 10 per cent. greater than the total for April, 1921.

Total construction contracts let during the first four months of this year have amounted to 6 per cent. more than in the first four months of last year.

The April, 1922, total included: \$18,220,000, or 39 per cent., for residential buildings; \$7,367,000, or 16 per cent., for business buildings; \$6,891,000, or 15 per cent., for public works and utilities; and \$4,885,000, or 10 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$65,758,000.

Contracts awarded during April in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska) amounted to \$90,023,000, the largest monthly total for this district since April, 1920. Last month's total was 6 per cent. ahead of the previous month and 20 per cent. ahead of the corresponding month of last year.

During the first four months of this year the amount of contracts awarded in this district was 37 per cent. greater than for the first four months of 1921.

The April, 1922 total included: \$25,828,000, or 29 per cent., for public works and utilities; \$23,081,000, or 25 per cent., for residential buildings; \$12,767,000, or 14 per cent., for educational buildings; and \$12,143,000, or 13 per cent., for business buildings.

Contemplated new work reported during the month amounted to \$147,975,000.

April building contracts in Minnesota, the Dakotas and Northern Michigan amounted to \$7,986,000. This total was 20 per cent. under that of the preceding month and 4 per cent. over that of April, 1921.

From January 1 to April 1 the total amount of contracts awarded in this district was 14 per cent. greater than in the corresponding period of last year.

Last month's total included: \$3,675,000, or 46 per cent., for residential buildings; \$1,547,000, or 19 per cent., for public works and utilities; \$955,000, or 12 per cent., for educational buildings, and \$729,000, or 9 per cent., for business buildings.

Contemplated new work reported during the month amounted to \$10,586,000.

Local Building Retarded by Chaotic Material Situation

Coal Strike Causes Scarcity and High Prices for Certain Basic Commodities, While Curtailed Demand Lowers Levels on Other Products

CONTRACTING interests in the Metropolitan District are somewhat concerned over a developing situation which threatens to retard building operations in this territory during the next few months. The shortage of bricklayers and carpenters is already affecting the production of needed buildings and the residential construction boom, which is now well under way, in all probability will be restricted because of the lack of skilled labor to complete the work in time for the autumn renting season.

There is another and even more important retardant, however, now confronting general contractors and speculative builders alike. The scarcity of certain basic building materials is already being felt throughout this city, and, although both dealers and manufacturers are confident that the work now under way will be supplied, they are definite in their statements that the sources of supply, as now operating, will be unable to fill the requirements of the local industry if much additional work is undertaken.

The growing shortage of materials has affected prices and during the past week or ten days there has been a well-defined trend toward higher prices on some materials, while others, for which the demand has not been so keen, are holding their former positions in the price scales or are softening to some extent. The price situation is very uncertain at present and as a consequence contractors are experiencing considerable difficulty in preparing their estimates, as they have to guess largely about future material and labor costs.

Last week a very decided shortage developed in the supply of common brick. There was none available in the wholesale market and the yards of the dealers were absolutely cleaned out. The demand was intense, as the speculative work in this territory is now at the season's height, and builders were competing keenly for common brick to keep their jobs going. The dealers, who had contracted to deliver in the aggregate many millions of brick, were scouring the market for available brick, and the dealers in second-hand brick were very popular with the building community when they had anything for sale and were able to get almost any prices they asked.

During the past week the demand for common brick has been even more insistent. There has been considerable brick sent down from the up-river plants, however, which has been allocated to the jobs and made to go as far as possible so that practically no work has been actually held up, although progress on the brickwork has been slowed down to a considerable extent. The manufacturers are co-operating to the limit of their abilities, are sending brick into the local market with all possible speed, and there is little doubt that within the next three weeks at most the supply will be regular and sufficient to meet all requirements. The majority of the Hudson River brick plants will have new brick ready for shipment before the end of this month, and just as soon as this product can be taken out of the kilns the building industry will be relieved of its worries about the common-brick supply.

As a result of the scarcity of brick the price has strengthened and the market is very firm today at \$18.00 a thousand, wholesale, to dealers in cargo lots. There are some who believe that common-brick prices will advance during the coming months to the \$20-a-thousand level or even higher. According to the best information THE RECORD AND GUIDE has been able to obtain this hardly seems likely. Prices may advance somewhat above the level ruling at present and undoubtedly the price will be very firm throughout the summer, but there is no necessity for anticipating that brick prices will advance to a prohibitive level.

Brick manufacturers feel that they will be in a position to supply all demands for their product. The only factors that will operate against an adequate supply will be a fuel famine,

brought about by the coal strike, or a strike of labor in their plants for higher wages than are being paid at present. The fuel situation is causing the producers some worry at this time, not because they have no coal at present but on account of the likelihood of their being unable to get more as the season progresses. The majority of the manufacturers along the Hudson River have sufficient fuel for burning at least two kilns of brick each. This will be used up within the next few weeks, however, and after that the production will depend largely upon the settlement of the coal strike.

Brick manufacturers state that although the remaining brick in their yards is limited in quantity they are of the opinion that it will be sufficient to supply the now active jobs until the time new brick can be taken from the kilns and shipped to the city. There is some doubt, however, as to the future supply, and this will only be dispelled by a steady supply of fuel, at reasonable prices, and labor, satisfied with its wages, in adequate volume to maintain the operation of the plants at full capacity.

The coal situation is also affecting the production of Portland cement, lime and terra cotta. Manufacturers of these materials are confronted with the possibility of greatly curtailing production or shutting down their plants entirely if the fuel question grows more aggravating. The demand for these commodities is steadily growing, along with that for brick and other basic commodities, and as a result prices are firm and indicating tendencies toward advances. Last week the price of Portland cement was increased 20 cents per barrel by local dealers, and there is not much available at any price at present. A persistent trade rumor exists to the effect that some of the important cement manufacturers have practically determined to use their present supplies of coal in the production of cement and then close down their plants until the fuel supply is assured by the settlement of the strike.

Structural steel is another material which has been affected considerably both by the increasing demand the scarcity of fuel for manufacturing purposes. Steel prices, fabricated and erected, have advanced strongly during the past two weeks. Only about two weeks ago contracts were being made for the supply and erection of structural steel at prices averaging \$65 per ton. Today the average is from \$5 to \$7 per ton higher, and a prominent steel engineer and contractor stated openly that it is unsafe today to take contracts for the supply and erection of structural steel at any figure that is much under \$75 per ton.

Because of the slowing down of active building projects in the Metropolitan District on account of the difficulties experienced by builders in getting adequate supplies of common brick, there has been a softening in the prices of several materials the production of which is not dependent upon coal in large quantities. The lumber market is in an easier position than it has been for some time past, with stocks in excellent shape and prices slightly lower on the average than they were only a week or so ago. Building stone is another material for which prices are softer, and, although the demand is good, dealers are in a position to handle considerably more business than they have on their books at present at prices attractive to the most careful buyers.

Plaster blocks and plaster boards are also among the commodities for which prices have been lowered recently, and there is an easier price trend all along the line in the commodities not affected by fuel scarcity and prohibitive prices. This condition, however, is largely only a temporary matter, and if the building situation is soon able to proceed without further hindrance by labor troubles or material shortages there is little doubt that the prevailing slack in the prices for certain materials will rapidly be taken up and the market get back to a sound and firm basis.

Many New Building Projects Reported in New York City

Weekly Construction Figures, Tabulated by F. W. Dodge Company, Show Consistent Gains in Practically All Types of Operation

ACCORDING to the volume of new building and engineering work now being planned the construction industry of New York State and New Jersey, north of Trenton, will be rushed to full capacity throughout the remainder of the current year. Construction statistics, tabulated by the F. W. Dodge Company, show that during the seventeenth week of this year there were 837 new building and engineering operations announced in this territory which will require a total expenditure of \$42,272,900. During the same period there were 505 contracts awarded, at a total valuation of \$21,736,200, of which nearly fifty per cent. was for residential building of one type or another.

During the past week there has been a decided jump in the volume of active construction within the boundaries of New York City. All boroughs have been effected by the increased amount of work to be accomplished before the autumn season and contractors, sub-contractors and material manufacturers and dealers are rushed with orders.

The new construction reported by architects and engineers

for Greater New York is well diversified but naturally residential work predominates. The report for the week of April 22 to 28, inclusive, shows plans under way for 64 business projects of various types, \$1,858,000; 7 educational buildings, \$150,000; 5 hospitals and institutions, \$173,000; 16 industrial projects, \$835,500; 6 public works and public utilities, \$653,800; 2 religious edifices, \$70,000; 231 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$12,917,000 and 6 social and recreational buildings, \$2,868,000.

Among the operations for which contracts were awarded during the seventeenth week of 1922, scheduled for locations in Greater New York, were 42 business projects of various types, \$1,905,500; 4 educational buildings, \$510,000; 4 hospitals and institutions, \$434,900; 10 factories and industrial plants, \$839,000; 2 public works and public utilities, \$200,000; 2 religious and memorial buildings, \$65,000; 96 residential operations, \$7,561,000 and 4 social and recreational projects, \$90,000.

PERSONAL AND TRADE NOTES.

G. A. & H. Bohem, architects, who for nineteen years have been located at 7 West Forty-second street, have moved their offices to 587 Fifth avenue.

F. D. Hyde, Inc., organized to conduct a general contracting business, has established offices at 246 Fifteenth street, Jersey City, N. J.

Shampan & Shampan, architects, announce the removal of their offices from 50 Court street to larger quarters in the Lawyers' Title & Trust Company Building, 188-190 Montague street, Brooklyn.

Casper V. Gunther, formerly cashier of the Ridgewood National Bank, is now treasurer of the Gustave Rader Company, dealer in building materials, 1105 Metropolitan avenue, Brooklyn.

Barber Asphalt Paving Company recently changed its name to the Barber Asphalt Company. The change is merely in name, and there is no change in the organization or activities of the company.

Kelly & Devine, heating and plumbing contractors, have established a shop and office at 468 to 476 Market street, Newark, N. J., and desire catalogues and price lists of materials and supplies in their line.

Homestead Lumber & Manufacturing Company, dealer in lumber and trim, Utica avenue near Kings Highway, Brooklyn, announces that the business has been completely reorganized and is now ready to supply the retail demand.

Wm. F. Babor and John F. Comeau, formerly with Leddy & Moore, building contractors, announce the formation of Babor-Comeau & Company, Inc., for the purpose of engaging in general building construction. This firm has established offices at 132 East Fortieth street. Telephone: Murray Hill 5168.

Knickerbocker Slate Corporation, E. J. Johnson, president, has leased for a term of years the four-story business building at 153 East Thirty-eighth street, where they will make extensive improvements to accommodate their rapidly increasing business in the manufacture and fabrication of slate products of every description.

C. W. Hunt Co., Inc., West Brighton, S. I., announces the re-establishment of its New York office at 143 Liberty street. It has taken over all the sales and engineering work which has heretofore been carried on by its subsidiary company, the C. W. Hunt Engineering Corporation, for the past eighteen months, as the business of the later corporation has now been consolidated with the C. W. Hunt Co., Inc.

Charles Glass, who for more than sixteen years has been associated with the J. D. Johnson Company, manufacturers of steam fittings and plumbing supplies, Brooklyn, has been made manager of the Long Island Plumbing & Steam Supply Company, with headquarters at 34 North Main street, Freeport, L. I.

Canton Foundry & Machine Company, Canton, O., have established a New York sales office at 203 East Fifteenth street, under the joint management of L. Wechsler and H. B. Bergere. This firm manufactures automobile turntables, alligator shears and sheet metal machinery, as well as mechanical accessories for contractors and builders. L. Wechsler is also the sole proprietor of the International Metal Works, at the same address, manufacturer and contractor for skylights, cornices and metal roofing, blower systems, stoves, ranges, etc.

LeBrun Scholarship Awarded.

Lionel H. Priest, an architect of Philadelphia, has been announced as the winner of the LeBrun traveling scholarship for 1922 by the American Institute of Architects. Mr. Priest is a graduate of the University of Pennsylvania and has done post-graduate work under Dr. Paul Cret at the University. He is an associate in the office of Edgar V. Seeler. Formerly he was under the City Architect of Philadelphia. The scholarship was founded by Napoleon LeBrun some years ago and provides \$1,400 to be applied to six months' study abroad. The problem in the competition was the elevation of railroad tracks in a town of 300,000 population to eliminate all grade crossings and improve the appearance of the city.

Watson Elevator Co., Inc., Is Busy

Among the recent contracts obtained by the Watson Elevator Company, Inc., are included an electric traction elevator for combined passenger and freight service, for the D. P. Harris Hardware Company, at 99 Chambers street, J. Odell Whitenack, general contractor; a similar installation at 247 Center street for the A. Trenkmann Estate, Inc.; a freight elevator for the Morse Boulder Destructor Company, to be installed in the Mt. Vernon incinerating plant; one freight elevator for the Phillips Estate, Inc., at 447 West 49th street, Thomas Golding and Brutus Gundlach, architects; a combined passenger and freight elevator for the Valkhaam Realty Company, at 39-41 East 28th street, Lustig & Weil, general contractors; an electric passenger and freight elevator for Fred. Nordhorn, 507 Third avenue, O. Reissmann, architect, and an electric passenger elevator at 22 Greenwich street, for John Booras.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. Hon. Murray Hulbert will be the speaker.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

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.

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.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

National Association of Sheet Metal Contractors will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

National Fire Protection Association will hold its twenty-sixth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, May 9 to 11 inclusive. The program of this meeting will be announced later. Franklin H. Wentworth, Secretary, 87 Milk Street, Boston, Mass.

New Jersey State Association of Master Plumbers will hold its twenty-first annual convention at Achelt-Stetter's 842 Broad street, Newark, N. J., May 23 and 24, inclusive. Ira K. Morris, 222 Market street, Newark, is in charge of the program and arrangements for this convention.

CURRENT BUILDING OPERATIONS

ALTHOUGH there is a developing shortage in the supply of certain basic building materials no construction is being actually held up because of the lack of essential commodities. Both manufacturers and dealers are doing their utmost to increase the supply so that all active work will be taken care of without undue delay. The common brick situation, while serious in certain aspects, is not causing any delay in building as yet and there is every likelihood that all requirements will be met by the manufacturers who are speeding work in their plants.

The rush of active construction in this territory has also caused some concern about the supplies of lime and Portland cement, and while the local dealers are not carrying large stocks of these commodities, there is said to be adequate reserves at production points. The coal strike is the most important factor in the building material supply situation today and just as soon as this is settled the material markets will be easier, both as to supply and prices.

Common Brick—Demand is extremely active and manufacturers report that their incoming barges are being disposed of immediately upon arrival. The price for Hudson River common brick was strengthened and the low figure is now \$18.00 a thousand. Manufacturers are generally of the opinion that there is sufficient brick in reserve in their up-river plants to supply all demands that may arise before the newly burned brick is ready for the market. Production is under way at present in particularly all of the Hudson River plants and brick of this season's make will probably be ready to ship within the next two weeks. After the arrival of the first shipments of new brick the manufacturers state the supply will be regular and adequate.

Summary—Transactions in the North River common brick market for the week ending Thursday, May 4, 1922. Condition of market: Demand good; prices are sharply advancing. Quotations: Hudson Rivers, \$18.00 to \$20.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 40; sales, 41. Distribution: Manhattan, 15; Bronx, 1; Brooklyn, 18; New Jersey points, 6; Astoria, 1.

Structural Steel—Business in this line has dropped off to some extent in the local market during the past week, but there are indications of a quick recovery very soon as there is a large amount of new construction work in prospect. Recent inquiries are indicative of an early

release of a large percentage of the projected building. Shape prices are firm and slightly higher than they were a week or so ago, and structural steel, fabricated and erected, is now ranging from \$68 to \$75 per ton erected with the higher quotations more frequent.

Lumber—Both wholesale and retail dealers in lumber are fairly well satisfied with current market conditions. The demand is quite keen and shows marked signs of increasing steadily. Supplies are adequate and no work is being held up on account of failure of lumber deliveries.

Retail yards are carrying heavy stocks, but are moving them rapidly, and as a result the wholesale demand is greatly improved. Prices are very firm and show a slight tendency to stiffen an advance.

Window Glass—Demand is steadily increasing for both plate and window glass and with the volume of new construction that has recently been started there is every likelihood that local jobbers will be far busier throughout the next few months than they have been for many seasons past. At present local stocks are plentiful and there is little delay in job

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..\$18.00 to —
Raritan — to —
Second-hand brick, per load of 3,000, delivered.....\$47.00 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.. \$3.00
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. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

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

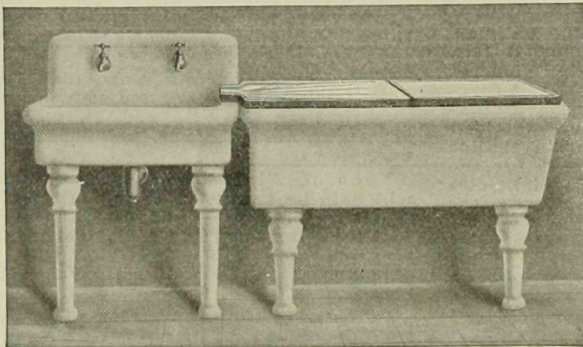
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

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

MATERIALS AND SUPPLIES

deliveries, but there is likely to be a much tighter market situation along towards fall when the mass of construction now starting is nearing the final stages and owners are rushing work so as to get occupancy before the winter sets in. Prices are firm and unchanged.

Cast Iron Pipe—A decided increase in demand has been noticeable during the past week or so and activity is about evenly divided between private and municipal business. Plans now in progress indicate a large volume of new business to be released within a few

weeks, and according to all accounts the manufacturers will all have their plants in operation at full capacity before long in order to keep abreast of orders. Cast iron prices are exceedingly firm and there is no immediate prospect of a break. New York quotations are as follows: 6 in. and larger, \$48.80 per net ton; 5 in. and 4 in., \$53.80; 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Roofing Papers—The vast amount of small house construction in the outlying districts of this city and in the suburban sections has created an excellent demand

for roofing and building papers. Dealers report a steadily increasing interest in this line and prices are firm and unchanged.

Builders' Hardware—This line is extremely active and all signs point to a steady increase in the demand during the coming months. The large program of speculative construction is to a great extent responsible for the growing hardware demand, and all current signs point to a continuation of this form of building throughout the remainder of the year. Prices are firm and no changes of consequence have been reported.

Electrical Supplies—Trade is quite brisk and there are strong indications of a steadily increasing demand during the next three or four months. Wiring supplies are moving rapidly and there is also a more lively interest in specialties. Building activity is decided on the increase throughout the Metropolitan district and as a result the electrical supply trade anticipates a steady flow of business this summer. Stocks are adequate for all demands and prices are firm and steady with the exception of rigid iron conduit, on which manufacturers recently announced an increase.

Building Stone—Local dealers in this material state that the market is in a better position to supply the demand than it has been for a long time past. There is no delay in getting deliveries on the job and although the demand is active and steadily increasing the market is easy. Michael Cohen, one of the principal dealers in building stone, stated this week that stone prices are now extremely favorable and prospective builders might well afford to take advantage of the situation. No radical changes have been announced in the wholesale prices of building stone, and until railroad freight rates are lowered the prevailing levels are likely to continue.

Nails—The market is fairly active and all signs point to increased demand during the remainder of the year. The large program of speculative construction now practically under way has improved the nail situation materially. Prices are very firm and New York quotations are \$3.25 base, per keg, on wire nails, and \$3.90 to \$5 base, per keg, on cut nails.

Linseed Oil—The demand for this commodity has improved during the past week or so and consequently the market is in a better position than it has been for some time. Prices are very much firmer than they were and jobbers are hopeful about the future for their line.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x⅜ in.....	0.22 each
32x36x½ in.....	0.28 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.....	1.60c. to —
Beams and channels over 14 in.....	1.60c. to —
Angles, 3x2 to 6x3.....	1.60c. to —
Zees and tees.....	1.60c. to —

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)...	28.50 to —
Wide cargoes.....	31.50 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.... \$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts..... 15.00 to —
Cypress shingles, 6x13, No. 1 Prime..... 13.00 to —
Quartered Oak..... to \$166.00
Plain Oak..... to 126.00

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.....	56.50 to —
N. C. pine flooring Norfolks.....	62.50 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.	\$0.97 to —
Less than 5 bbls.....	0.99 to —

Turpentine—

Turpentines.....	\$0.87 to \$0.90
------------------	------------------



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

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

POMEROY

Solid Iron and Hollow
Metal Windows

Built in the belief that the best metal window is the only safe 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: Mott Haven 5220

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

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

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

412 E. 147th St., Bronx Tel. Melrose 456

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.

11TH ST.—J. M. Felton, 1133 Broadway, has completed plans for a 9-sty brick, steel and limestone apartment house, on plot 80x100 ft, at 13-19 West 11th st, for Wacht Construction Company, Jacob Wacht, president, 805 Fairmont pl, owner and builder. Cost, \$600,000. Owner will take bids about May 20.

CHURCHES.

161ST ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 1-sty terra cotta synagogue, 75x88 ft, at 605-607 West 161st st, for Hebrew Tabernacle Association, Louis Auster, president, 558 West 158th st, owner. Cost, \$150,000.

HALLS AND CLUBS.

48TH ST.—Helmle & Corbett, 113 West 42d st, have preliminary plans in progress for a 10-sty brick and steel club house, 100x100 ft, with stores, at 2-8 West 48th st, for Advertising Club of New York, M. Brown, secretary, 47 East 25th st, owner. Cost, \$1,800,000.

HOTELS.

52D ST.—Geo. F. Pelham, 200 West 72d st, has completed preliminary plans for a 15-sty brick and steel apartment hotel, 90x100 ft, at 114-122 East 52d st, for a syndicate, Wm. L. O'Connell, Robt. R. O'Connell, Wm. J. McKenna and J. Axelrod & Son, 200 West 72d st, owner and builder. Cost, \$1,500,000. J. Axelrod & Son will take bids on separate contracts.

STABLES AND GARAGES.

10TH AV.—Euell & Euen, 125 Sherman av, have plans nearing completion for a 2-sty fire-proof brick garage, 109x100 ft, on 10th av, between 202d and 203d sts, for Lampert Estates, Inc., Moses Lampert, president, owner, care of architect. Cost, \$100,000. Architect will take bids on separate contracts.

ST. NICHOLAS AV.—A. J. Simberg, 1133 Broadway, has completed preliminary plans for a 2-sty and basement brick and steel garage, 88x149 ft, at 225-229 St Nicholas av, for Michael Kaufman, 276 5th av, owner and builder. Cost, \$100,000.

THEATRES.

23D ST.—Geo. and Edw. Blum, 505 5th av, have plans in progress for alterations to the 4-sty brick theatre, 275x197 ft, with offices, on 8th av, 23d to 24th sts, for Morris M. Glaser, 1133 Broadway, owner. Cost, \$500,000. Architects will take bids on general contract about May 10.

MISCELLANEOUS

40TH ST.—Lockwood Green Co., 101 Park av, have plans nearing completion for a 7-sty and basement, reinforced concrete and limestone newspaper printing building, 150x100 ft, at 219-229 West 40th st, for New York Tribune, Mr. Rogers, in charge, 154 Nassau st, owner. Cost, \$400,000. Architect will take bids on general contract about May 6.

Bronx

APARTMENTS, FLATS and TENEMENTS.

CROTONA PARK EAST.—Goldner & Goldner, 47 West 42d st, have plans in progress for a 6-sty brick apartment house, 98x102 ft, at the southeast corner of Crotona Park East, south of Crotona Park North, to cost about \$200,000. Owner will take bids on separate contracts.

DWELLINGS.

OTIS AV.—Plans have been prepared privately for a 2½-sty frame dwelling, 34x38 ft, with 1-sty garage, 21x21 ft, on the west side of Otis av, 55 ft north of Hollywood av, for John Wohn, 3144 Fairmont av, owner. Cost, \$11,000.

HOMES and ASYLUMS.

GRAND CONCOURSE.—Jos. H. Freidlander, 681 5th av, has plans in progress for a 3-sty stone home on the west side of Grand Concourse, between 166th and McClellan sts, for Andrew Freidman Home, owner. Donor, Andrew Freidman, care B. Altman & Co., 5th av and 34th st. Architect will take bids on general contract about June 1.

SCHOOLS and COLLEGES.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for a 4½-sty brick and stone school and community house, in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Point Talmud Torah Educa-

**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

tional Centre, 900 Hunts Point av, care Rabbi Smollovitz, 916 Southern blvd, owner. Cost, \$300,000. Architects will take bids on general contract about June 1.

STORES, OFFICES and LOFTS.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for twenty-two 1-sty brick taxpayers, 190x80x195 ft, on the south side of West Burnside av, between Grand and Harrison avs, for Jos. Silverson, 342 Madison av, owner and builder. Cost, \$150,000.

THEATRES.

TREMONT AV.—Geo. and Edw. Blum and Samuel Katz, 505 5th av, have plans in progress for a 1-sty brick theatre, with taxpayer, on Tremont, Webster and Valentine avs, for Meltzer, Rheinhorn & Silverman, 1440 Broadway, owner. Cost, \$175,000. Architects will take bids on general contract about May 8.

Brooklyn

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, have plans nearing completion for a bank, 140x150 ft, at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan. Architect will take bids on general contract about May 20.

DWELLINGS.

MIDWOOD ST.—Silverstein & Infanger, 188 Montague st, have plans in progress for four 3-sty brick dwellings, 18x50 ft, with garages, in the north side of Midwood st, 74 ft west of Bedford av, for F. B. Norris Co., 21 Rutland rd, owner. Cost, \$60,000.

MANHATTAN BEACH.—Geo. and Edw. Blum, and Samuel Katz, 505 5th av, Manhattan, have plans in progress for a 2½-sty stucco on lath dwelling at Manhattan Beach, for M. B. Martin, 105 West 75th st, Manhattan, owner. Cost, \$15,000. Architect will shortly take bids on general contract.

HOTELS.

OCEAN AV.—Andrew J. Thomas, 137 East 45th st, Manhattan, has been retained to prepare plans for a 14-sty brick apartment hotel at the corner of Ocean av and Caton av, for Oscar Palmleaf, 768 Rogers av, owner and builder.

STABLES and GARAGES.

FULTON ST.—De Rose & Cavallieri, 370 East 149th st, Manhattan, have plans in progress for a 1-sty brick and limestone garage, 150x105 ft, with stores, at the southwest corner of Fulton st and Waverly pl, for Victoria Garag., Inc., care John Giannattassie, 2338 Beaumont av, owner. Cost, \$30,000.

Queens

APARTMENTS, FLATS and TENEMENTS.

ROCKAWAY BEACH, L. I.—J. P. Powers, Hammels, has completed preliminary plans for a 3-sty brick apartment house, 90x54 ft, at the northwest corner of Amstel blvd and Remington av, Rockaway Beach, for Arverne Homestead Co., Inc., M. Lazarowitz, 375 Fulton st, Brooklyn, owner. Cost, \$45,000.

DWELLINGS.

LONG ISLAND CITY, L. I.—Selig & Finkelstein, 44 Court st, Brooklyn, have plans in progress for thirty 2-sty brick dwellings, 20x54 ft, on the east and west side of 4th av, near Ditmars av, L. I. City, for David Binder, 44 Court st, Brooklyn, owner and builder. Cost, \$300,000. Owner will take bids about May 8.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones { 1370
Mott Haven { 1371

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

MILL NECK, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, has plans in progress for a 2½-sty stucco dwelling on Station Road, Mill Neck, for Dr. Samuel McCullough, 17 East 38th st, Manhattan, owner. Cost, \$75,000. Details will be announced later.

JAMAICA, L. I.—L. Danacher, 328 Fulton st, Jamaica, has plans in progress for ten 2-sty frame dwellings, 22x26 ft, at the northeast corner of 90th av and 180th st, Jamaica, for Geo. Gross, 181st st and Jamaica av, Jamaica, owner and builder. Cost, \$5,000 each.

FOREST HILLS, L. I.—Preliminary plans have been privately prepared for seventeen brick dwellings, 20x44 ft, at corner of Burns and Bye sts, Foerster Hills, for Slocum-Crescent Homes, Inc., Guyon C. Earle, in charge, Room 707, 358 5th av, owner. Cost, \$380,000. General contract will be awarded shortly without competition.

FLORAL PARK, L. I.—S. Person, Floral Park, has completed plans for a 2-sty frame dwelling, 20x29 ft, at Tulip av and Popular st, Floral Park, for J. Hefferman, 553 Academy st, Astoria, owner and builder. Cost, \$10,000.

HALLS AND CLUBS

JAMAICA, L. I.—The Ballinger Co., 1328 Broadway, Manhattan, has plans in progress for a golf club and course, on Black Stump rd, near Union Turnpike, Jamaica, for Fresh Meadow Country Club, B. C. Ribman, president, 27 Cedar st, Manhattan, owner. Cost, \$200,000. Landscape architect, Lewis & Valentine, 47 West 34th st, Manhattan. Architect will take bids on general contract shortly.

STORES, OFFICES AND LOFTS.

NORTHPORT, L. I.—Plans are being prepared privately for a contemplated 2-sty hollow tile and concrete office building, 32x55 ft, at Main st and Woodbine av, Northport, for Charles T. Sammis, Northport, owner and builder. Lessee, U. S. Post Office Dept., Washington, D. C.

MISCELLANEOUS.

ROCKAWAY, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 3-sty brick telephone building at Rockaway (Hammels Exchange), for the N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st, Manhattan, owner.

Westchester

DWELLINGS

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty brick and limestone dwelling, 32x50 ft, with garage, at 205-209 Valentine Lane, Yonkers, for Max Fleischer, 74 Elliott av, Yonkers, owner. Cost, \$25,000.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty brick dwelling, 28x35 ft, on Bayley av, Yonkers, for H. A. Reich, 26 Bayley av, Yonkers, owner. Cost, \$15,000. Architect will take bids about May 15.

SCARSDALE, N. Y.—Chas. B. Platt, 128 So. Broadway, White Plains, has completed plans for a 1½-sty frame and fieldstone dwelling, 28x60 ft, at Scarsdale, for W. B. Gambee, 169 Main st, White Plains, owner and builder. Cost, \$18,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and brick veneer dwelling, 25x36 ft, with garage, on Argyle av, New Rochelle, for Mrs. A. Sundberg, 236 Huguenot st, New Rochelle, owner. Cost, \$12,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty brick veneer and frame dwelling, 30x34 ft, on Webster av, New Rochelle, for H. G. MacWilliam, 9 Watkins st, New Rochelle, owner. Cost, \$13,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty brick veneer dwelling, 44x66 ft, at Beechmont Park, New Rochelle, for Fred Rellstab, 31 North av, New Rochelle, owner. Cost, \$20,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for four 2½-sty frame and brick veneer dwellings, 28x46 ft, at New Rochelle, for J. E. Gardner, 40 Hemingway av, New Rochelle, owner. Cost, \$12,000 each.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x27 ft, with garage, on De Kalb av, White Plains, for Bernard Hopp, 62 So. Lexington av, White Plains, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—B. G. Werner, Proctor Bldg, Yonkers, has plans nearing completion for a 2-sty brick storage building, 40x100 ft, in Morgan st, Yonkers, for Costa Bros, 19 School st, Yonkers, owner. Architect will soon take bids on general contract.

HOSPITALS.

YONKERS, N. Y.—I. E. Ditmars, 111 5th av, Manhattan, has plans in progress for an addition to the 4-sty brick hospital at 127 So. Broadway, Yonkers, for St. Joseph's Hospital, Mother Superior in charge, owner, on premises. Cost, \$125,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—G. Howard Chamberlien, 18 So. Broadway, Yonkers, has preliminary plans in progress for a brick high school on Shonard pl, Yonkers, for Board of Education of Yonkers, Benj. Stilwell, president, So. Broadway, Yonkers, owner. Cost, \$500,000.

NORTH TARRYTOWN, N. Y.—Adolph H. Knappe, King st, Ardsley, has plans in progress for a 2-sty and basement, brick grade school, 110x54 ft, to be known as "Thornwood School," at North Tarrytown, for Town of Mount Pleasant, Board of Education, Mrs. A. Frees, president, Thornwood, owner and builder. Cost, \$80,000. Bids will be called for soon on separate contracts.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Geo. and Edw. Blum and Samuel Katz, 505 5th av, Manhattan, has plans in progress for a 5-sty brick apartment at the northwest corner of Fairmont av and Britton st, Jersey City, for Daniel Woldstein, 10 Britton st, Jersey City, owner and builder. Cost, \$100,000.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has completed plans for a 3-sty frame and clapboard flat, 24x67 ft, at 251 Avon av, Newark, for Horn & Fishman, owner and builder, care of architect. Cost, \$20,000.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement, common and tapestry brick apartment, 50x128 ft, at 3 Johnson av, Newark, for Isadore Portnoff, 82 Rose terrace, Newark, owner and builder. Cost, \$100,000.

BANKS.

RAHWAY, N. J.—Thos. M. James Co., 342 Madison av, Manhattan, has plans in progress for a 1-sty brick and limestone bank building, 60x70 ft, at Rahway, for Rahway Trust Co., D. S. Joseph, president, Rahway, owner. Architect will take bids on general contract about May 12.

DWELLINGS.

MAPLEWOOD, N. J.—Edward Wurth, 207 Market st, Newark, has completed plans for a 2½-sty brick dwelling with garage and chauffeur's quarters, in Prospect st, Maplewood, for H. Eberhardt, Chancellor av, Irvington, owner. Cost, \$40,000-45,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 2½-sty tapestry brick dwelling, 31x54 ft, with garage, 20x20 ft, at the southeast corner of Baldwin and Madison avs, Newark, for David N. Popik, 790 Broad st, Newark, owner. Cost, \$25,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame and clapboard dwelling, 25x47 ft, at 138 Pomona av, Newark, for Frederick W. Settee, 55 William av, Hillside, owner and builder. Cost, \$12,000.

ENGLEWOOD, N. J.—J. T. Simpson and Brown Rolston, 31 Clinton st, Newark, have plans in progress for twelve 2-sty frame and stucco dwellings, 80x120 ft, on Huguenot, Grand and Broad avs, Englewood, for Brodacres, Inc., D. S. Beebe, president, Englewood, owner. Cost, \$120,000.

MORRISTOWN, N. J.—Scopes and Feustmann and Chas. C. Grant, 15 West 38th st, Manhattan, have plans in progress for a 2½-sty frame dwell

Manhattan College

The new Manhattan College which will cover thirteen acres on Spuyten Duyvil Parkway opposite Van Cortlandt Park will use Edison Service

The group of eight buildings will include a high school, administration hall, gymnasium, chapel science hall, college and two dormitories

The whole college will be supplied by Central Station Service. For lighting purposes 7000 lamps will be required. The power installation will be for the operation of elevators, heating pumps, ventilating apparatus and refrigerating outfits

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



ing, 32x26 ft, on Gorgian rd, Morristown, for P. B. Meyers, Western av, Morristown, owner. Cost, \$12,000.

HALLS AND CLUBS.

PLAINFIELD, N. J.—Roger Bullard, 4 East 53d st, Manhattan, has been retained to prepare plans for a 2-sty country club, at Plainfield, for Plainfield Country Club, Plainfield, owner. Cost, \$130,000. Architect will take bids on general contract about July 1.

HOSPITALS.

NEWARK, N. J.—Jas. S. Piggot, 665 Broad st, Newark, has been retained to prepare plans for a 3 or 4-sty brick wing addition to the city hospital on Fairmount av, Newark, for City of Newark, Dept. of Parks & Public Property, Chas. P. Gillen, director, City Hall, Newark, owner. Cost, \$300,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Jas. J. V. Gavigan, Grand Central Terminal, Manhattan, has preliminary plans in progress for a 2 or 3-sty and basement brick parochial school in South 9th st, Newark, for St Antoninus R. C. Church, Rev. Father John A. Hinch, pastor, 337 So. Orange av, Newark, owner.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Chas. Herman, 52 Vanderbilt av, has the general contract for alterations to the 5-sty brick tenement, 27x95 ft, with store, at 821 Park av, for Henry F. Holtorf, 152 Summit av, Mt. Vernon, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$30,000.

ST. GEORGE, S. I.—Thos. J. Steen, 8 East 41st st, Manhattan, has the general contract for a 6-sty brick and terra cotta apartment, 100x150 ft, on Central av, St. George, for Pentz Re-

alty & Construction Co., 26 Bay st, New Brighton, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architect. Cost, \$400,000.

CHURCHES.

BRONX.—John B. Roberts 1170 Broadway, has the general contract for a 1-sty brick and limestone church, 43x50 ft, with Sunday School, on Walton av, near Tremont av, for Third Reformed Presbyterian Church, Rev. S. M. Foster, pastor, 111 East 17th st, owner, from plans by N. Serracino, 534 West 124th st, architect. Cost, \$50,000.

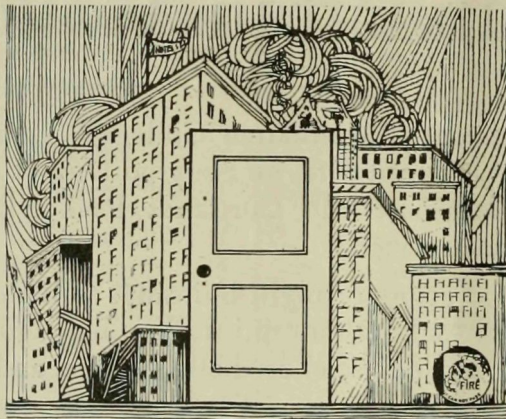
LAKE DELAWARE, N. Y.—Jacob & Youngs, 116 West 32d st, Manhattan, have the general contract for a 1-sty stone church, a 2½-sty fieldstone and frame rectory, 30x71 ft, and 1-sty and basement parish house, 50x69 ft, at Lake Delaware, for St. James Congregation of Lake Delaware, Rev. Octavus Edgelow, P. O., Delhi, owner, from plans by Cram & Ferguson, 258 Boylston st, Boston, architect.

SCARSDALE, N. Y.—Martello Mazzullo, 128 Pearl st, Portchester, has the general contract for a 2½-sty native stone parish house, 25x40 ft, at Scarsdale, for St. James the Less, Rev. Alan R. Chalmers, rector, Rectory Lane, Scarsdale, owner, from plans by Hobart B. Upjohn, Grand Central Terminal, Manhattan, architect. Cost, \$40,000.

DWELLINGS.

BROOKLYN.—Minter Homes Co., Inc., 200 5th av, Manhattan, have the general contract for ten 2-sty frame dwellings, 16x32 ft, on the south side of Bay Ridge av, 217 ft east of 5th av, for Realty Associates, Frank Bailey, president, 162 Remsen st, owner, from plans by Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, architects. Total cost, \$70,000.

FLUSHING, L. I.—Rogers & Blydenburgh, Carl av, Babylon, have the general contract for a 2-sty brick dwelling, 62x31 ft, on the north side of Sandord av, 300 ft west of Percy st, Flushing, for Wm. J. Hamilton, 215 So. Parsons av, Flushing, owner, from plans by Roger H. Bullard, 4 West 53d st, Manhattan, architect. Cost, \$40,000.



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

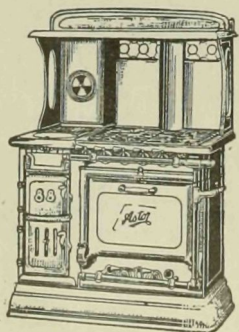
Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

See Sweet's and Write

A. C. CHESLEY CO., Inc.
5704 East 133d Street New York
Phone: Melrose 2452 and 2453



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

KEW GARDENS, L. I.—W. G. Anderson, Forest Hills, has the general contract for a 2½-sty frame dwelling, 26x67 ft, at the southwest corner of Park av and Abingdon rd, Kew Gardens, for Walter Mordecai, 52 Duane st, Manhattan, owner, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$30,000.

WHITE PLAINS, N. Y.—H. L. Muller, 72 Waller av, White Plains, has the general contract for a 1½-sty frame dwelling, 27x50 ft, on Park dr, White Plains, for Harry W. Hustis, Grand View av, White Plains, owner, from plans prepared privately. Cost, \$9,000.

MAMARONECK, N. Y.—Rye Construction Co., Rye, has the general contract for two 2½-sty frame dwellings, 32x28 ft, Mamaroneck, for William J. Kuddler, Prospect av, Mamaroneck, owner, from plans by Phillip Resnyk, 152 West 42d st, Manhattan, architect. Cost, \$13,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Commonwealth Eng. Corp., 103 Park av, Manhattan, has the general contract for a 6-sty concrete lace factory, 46x121 ft, at the northwest corner of So. 5th st and Driggs av, for Williamsburg Holding Co., M. Silberstein, 175 Hewes st, owner, from plans by Philip Steigman, 26 Court st, architect.

BROOKLYN.—Commonwealth Eng. Corp., 103 Park av, Manhattan, has the general contract for a 4-sty concrete flat slab construction factory, 80x200 ft, at Flushing and Wyckoff av, for B. Firinsky, owner, care of general contractor, from plans prepared privately.

HOMES AND ASYLUMS.

BRONX.—J. W. Bishop Co., 101 Park av, has the general contract for three 2-sty brick and frame dwellings, 210x140 ft, with central kitchen on Pelham Parkway and Stillwell av, for Kingsland Avenue Children's Home, A. S. McClain, member of Board, 463 Hawthorne av, Yonkers, owner, from plans by Walter D. Blair, 154 East 61st st, architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Burke Bros. Construction Co., 1480 Broadway, Manhattan, has the general contract for a 4-sty brick parochial school, 72x121 ft, in the east side of Hicks st, 190 ft north of Degraw st, for Church of Sacred Hearts of Jesus and Mary, Rev. Bishop Thos. O. Molloy, in charge, 500 Hicks st, owner, from plans by N. Serracino, 534 West 124th st, Manhattan, architect. Cost, \$300,000.

AMSTERDAM, N. Y.—Oscawana Bldg. Co., 101 Park av, Manhattan, has the general contract for a 3-sty brick, reinforced concrete and stone grade school, 61.4x103 ft, at the northeast corner of Main and Schuyler sts, Amsterdam, for Bd. of Education of Amsterdam, Dr. Simpson, president, High School Bldg., Amsterdam, owner, from plans by Howard F. Daly, East Main st, Amsterdam, architect. Cost, \$250,000.

STORES, OFFICES AND LOFTS.

BRONX.—Post & McCord, 101 Park av, has the general contract for alterations and an addition to the 2-sty brick and limestone office building, 32x60 ft, at 43 Westchester sq, for The Bronx Gas & Electric Co., Eugene H. Rosenquest, president, 4859 Broadway, owner, from plans by W. W. Knowles, Bridge Plaza, architect.

THEATRES.

BRONX.—Stanold Co., Inc., 507 5th av, has the general contract for a 2-sty brick and terra cotta theater and office building, 190x200 ft, at Brown pl and Brook av, 137 and 138th sts, for Laurence S. Bolognino, 623 8th av, owner, from plans by Eugene De Rosa, 110 West 40th st, architect. Cost, \$500,000.

MISCELLANEOUS.

MANHATTAN.—Hegeman & Harris, 185 Madison av, has the general contract for a brick and stone library buildings and power plant in 120th st, between Broadway and Amsterdam av, for Teachers' College, Columbia University, Jas. E. Russell, dean, Morningside Heights, owner, from plans by Allan & Collins, 49 Central st, Boston, architect. Consulting engineer, Clyde B. Place, 70 East 45th st.

MANHATTAN.—G. A. Zimmerman, 18 East 41st st, has the general contract 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., J. Moses, president, owner on premises, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$100,000.

BRONX.—P. J. Carlin Construction Co., Room 1951, Grand Central Terminal Bldg, has the general contract for a 4-sty brick and stone publication building, 181x54 ft, on the north side of Fordham rd, 25 ft west of Bathgate av, for Fordham University, Rev. J. P. O'Rourke, president, owner, on premises, from plans by Robt. J. Reiley, 477 5th av, architect. Cost, \$250,000.

ENGLEWOOD, N. J.—Eyrich & Ward, 105 West 40th st, Manhattan, has the general contract for a 2-sty and basement brick municipal building and annex, 80x101 ft, at Palisades and Van Brunt av, Englewood, for City of Englewood, Robt. Jameison, clerk, City Hall, Palisades av, Englewood, owner, from plans by King & Eagle, Room 969, 50 Church st, Manhattan, architects.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

40 Years Without Loss
to Any Investor

Copyright, 1922, by S. W. Straus & Co.

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

Manhattan CHURCHES.

161ST ST, 605-7 W, 1-sty bk synagogue, 75x 88, slag rf; \$150,000; (o) Hebrew Tabernacle Assoc., 558 W 158; (a) Sommerfeld & Steckler, 31 Union sq (255).

DWELLINGS.

65TH ST, 123 E, 4-sty bk dwg, 40x63, slag rf; \$60,000; (o) Wm. B. Parsons, 35 E 50th; (a) W. Bosworth, 527 5 av (261).

STABLES AND GARAGES.

133D ST, 101-105 E, 1-sty metal garage, 12x 38, metal rf; \$600; (o) N. Y. C. R. R. Co., Grand Cent. Term; (a) Truscon Steel Co, 110 W 40th (262)

PRESCOTT AV, 67, 1-sty metal garage, 18x 18, metal rf; \$100; (o) Chas. Fairburn, 63 Prescott av; (lessee) Jas. D. Malcolmson, 63 Prescott av (265).

STORES, OFFICES AND LOFTS.

37TH ST, 148-152 W, 1-sty metal str, 18x12, metal rf; \$380; (o) Matz Holding Co., 1170 Bway; (a) Maurice Silverstein, 145 W 41st (256).

37TH ST, 218 W, 7-sty bk str & factory, 25x 104, tar & gravel rf; \$60,000; (o) Dorcoe Rlty. Co., 10 E 33d; (a) Geo. Fred Pelham, 200 W 72d (259).

BOWERY, 54-6-S, CANAL ST, 150, 2-sty bk bank bldg, 75x84x100, tile, t. c. & vault lights rf; \$400,000; (o) Citizens Savings Bank, 58

Bowery; (a) Clarence W. Brazer, 1138 Bway (260).

5TH AV, 1323, 1-sty bk str, 25x50x100x150, Barrett spec rf; \$10,000; (o) The Aristocrat Holdg. Corp., 119 Nassau; (a) Ralph H. Segal, 56 W 46th (264).

11TH AV, 823-5, 6-sty bk lofts, 44x100, tar & slag rf; \$100,000; (o) Anna M. Theurer, 50 Columbus ter, Weehawken, N. J.; (a) Frank A. Rooke, 15 E 40th (257).

MISCELLANEOUS.

17TH ST, 38 W, 1-sty bk transformer station, 25x18, copper shingle rf; \$3,000; (o) The N. Y. Edison Co., 130 E 15th; (a) P. P. (262).

120TH ST, 505-19 W, 7-sty bk reference library, college offices & power plant, power plant, 195x66x28, library, 195x76, tar & slag slate & tile on conc slab rf; \$1,200,000; (o) Teachers College, 500 W 121st; (a) Allen & Collins, 75 Newberry st, Boston, Mass. (258).

Bronx

APARTMENTS, FLATS AND TENEMENTS

CLARK PL, s w c Grand Concourse, 5-sty br tnt, 96.4x147.7, plastic slate rf; \$350,000; (o) M. & B. Const. Co., Max Greenberg, 1235 Vyse av, pres; (a) Nathan Rotholz, 3295 Bway (1153).

168TH ST, s e c, Grand Concourse, 5-sty br tnt, 101.2x90, slag rf; \$200,000; (o) Klarman Const. Co., Jacob Klarman, 1475 Bway, pres; (a) Margou & Glaser, 2804 3d av (1158).

190TH ST, s w c, Morris av, 5-sty br tnt, 99.7x92.3, pitch felt rf; \$150,000; (o) M. S. C. Holding Corp., Jas. E. R. Carpenter, 598 Madison av, pres; (a) Andrew J. Thomas, 137 E 45th st (1136).

BRIGGS AV, w s, 122.7 s 194th st, 5-sty br tnt, 100x90, slag rf; \$145,000; (o) M. & K. Bldg. Corp., Max Mirmskoff, 945 E 163d st, pres; (a) Margou & Glaser, 2804 3d av (1157).

BRYANT AV, w s, 275 n Spofford av, 2-sty br tnt, 50x65, slag rf; \$22,000; (o) Isaac Kranter, 326 E 91st st; (a) Julius Farb, 326 E 91st st (1139).

MORRIS AV, w s, 221.9 n Kingsbridge rd, 5-sty br tnt, 73.55x78, slag rf; \$75,000; (o) B. Peter Carussi, 2486 Davidson av; (a) Margou & Glaser, 2804 3d av (1156).

PLYMPTON AV, w s, 181.6 s 172d st, 5-sty br str and tnt, 75x57.7, plastic slate rf; \$100,000; (o) Thos. Dwyer, 216th st and Bway; (a) Chas. Schaefer, Jr., 394 E 150th st (1165).

PROSPECT AV, n e c 178th, 5-sty bk tnt, 110.10x140.2, slag rf; \$275,000; (o) Gordon Silverson Const. Co., Abraham Silverson, 302 W 79th, Pres; (a) Geo. G. Miller, 1482 Bway (1471)

ASYLUMS AND HOSPITALS.

STILWELL AV, s s, 150 e Pelham pkway, 2-sty bk home, 313.8x39.8, slate rf; \$190,000; (o) Kingsland Av. Children's Home, Inc., Mrs. Geo. Shrady, 501 5 av, Pres; (a) Walter D. Blair, 154 E 61st (1476).

FACTORIES AND WAREHOUSES.

3D AV, s s, 57.5 w Brook av, 4-sty bk factory & str, 50x149.9, slag rf; \$55,000; (o) 3d Av. Holding Co., Herman Kuepper, 3 av & 161st, Pres; (a) Moore & Landsiedel, 3 av & 148th (1349).

DWELLINGS.

DITMARS ST, s s, 137 e City Island av, 1-sty fr dwg, 20x36, shingle rf; \$5,000; (o & a) Jas. A. Malloy, 413 City Island av (1170).

196TH ST, n s, 348 w Continental av, 2-sty br dwg, 27x45, slag rf; \$10,000; (o) Nicholas Macaluso, 1237 Belmont av; (a) Geo. J. Fisher, 406 21th av (1138).

202D ST, n s, 45 e Grand Concourse, 2 1/2-sty fr dwg, 28x43, shingle rf; \$12,000; (o) Anna M. McCarthy, 882 Faile st; (a) Wm. Koppe, 2310 Waterbury av (1140).

220TH ST, s s, 246 w White Plains av, 1-sty fr dwg, 20x30, shingle rf; \$2,500; (o) Julia O'Connor, 3424 Olinsville av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1143).

223D ST, s s, 173.9 e Eastchester rd, 1-sty fr dwg, 21x28.6, conc rf; \$4,200; (o) F. C. Werner, 200 Cleveland st, Bklyn; (a) B. C. Lafferty, 3135 Bway (1145).

225TH ST, s s, 315.03 e Barnes av, 2-sty and attic fr dwg, 24x50, asphalt slate rf; \$9,500; (o) Christine Rosenbecher, 1738 2d av; (a) R. J. Marx, 3525 Eastchester rd (1152).

263D ST, s e c Lubig av, 2-sty fr dwg, 22x36, shingle rf; \$5,000; (o) Pierre Merriquer, 3270 Perry av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1141).

BARKLEY AV, s e c Tremont av, 1-sty fr dwg, 22x38, shingle rf; \$4,000; (o) Max Sonnerfeld, 966 Amsterdam av; (a) W. M. Husson, 135 Westchester Sq (1151).

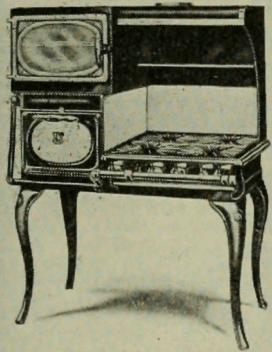
A-B Gas Ranges Headquarters for LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 Est. 36 Years



TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOU COMPANY, INC.

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

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

BURKE AV, n s, 50 e Ten Bronck av, 2-sty fr dwg, 15.2x28.6, conc rf; \$4,200; (o) Pedro Vargas, 49 Manhattan av; (a) R. C. Lafferty, 3135 Bway (1144).

EDISON AV, n s, 100 w Randall av, 1-sty fr dwg, 18x40, shingle rf; \$3,000; (o) Wm. W. Prescott, 1983 Crotona av; (a) Chas. A. Coutts, 897 E 176th st (1166).

EDISON AV, n s, 125 w Randall av, 1-sty fr dwg, 18x40, shingle rf; \$3,000; (o) Michael Stener, 618 St Anns av; (a) Chas. A. Coutts, 891 E 176th st (1167).

FOWLER AV, w s, 250 n Rhineland av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) Chas. Tulman, 1832 Holland av; (a) T. J. Kelly, 707 Morris Park av (1150).

FOWLER AV, w s, 225 n Rhineland av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) Chas. R. Suchy, 1832 Hubbard av; (a) T. J. Kelly, 707 Morris Park av (1149).

LELAND AV, w s, 100 s Tremont av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) A. Pearlman, 1728 Victor st; (a) T. J. Kelly, 707 Morris Park av (1148).

MAHAN AV, w s, 175.02 s Buhre av, 2-sty fr dwg, 16x28, conc rf; \$5,000; (o) Anna Brile, 102a 54th st; (a) R. C. Lafferty, 3135 Bway (1147).

MINNIFORD AV, e s, 100 e Beach st, two 1-sty fr dwgs, 18x24, shingle rf; \$3,000; (o & a) Mrs. Mary A. Franklin, 313 E 140th st (1155).

PALMER AV, e s, 100 n Stilwell av, 2-sty stone dwg, 32x28, shingle rf; \$5,000; (o) Paul C. Krueger, 1529 Glover st; (a) B. Ebeling, 1372 Zenza av (1164).

PLYMOUTH AV, e s, 125 s Roberts av, 2-sty fr dwg, 19x38, asphalt shingle rf; \$5,000; (o) Emil Gathenberg, 1350 Odell st; (a) Geo. Dannenfelder, 2211 Chatterton av (1160).

SEYMOUR AV, w s, 150 s Burke av, 1-sty fr dwg, 24x32, shingle rf; \$3,500; (o & a) Thos. Lamb, Jr., 344 E 204th hst (1168).

WILLIAMSBRIDGE RD, w s, 251.4 n Pierce av, 2-sty fr dwg, 28.6x28.6, conc rf; \$8,500; (o) E. De Nicholas, 301 E 111th st; (a) R. C. Lafferty, 3135 Bway (1146).

WILLET AV, w s, 166 s 219th st, three 2-sty fr dwgs, 22x36, shingle rf; \$15,000; (o) Eugene L. Brisach, 3777 Willett av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1142).

STABLES AND GARAGES.

AMETHYST ST, e s, 201.9 n Rhineland av, 1-sty bk garage, 22x40, slag rf; \$2,000; (o) Thos. J. Larkin, on prem; (a) John J. Dunningan, 394 E 150th (1443).

167TH ST, s s, 149.3 e Park av, 1-sty bk garage, 25x100, plastic slate rf; \$9,000; (o) Minnie Schwarzler, 458 E 167th; (a) Chas. Schaefer, Jr., 394 E 150th (1343).

CRUGER AV, w s, 94.4 n Allenton av, 4-1-sty bk garages, 19x19.10, rubberoid rf; \$12,000; (o) Allerton Bldg. Corp., 233 Bway; (a) Louis I. Zagoren, 233 Bway.

SEYMOUR AV, w s, 300 n s Allerton av, 1-sty stone garage, 22x40, slag rf; \$2,000; (o & a) Vincent Belizzi, 12 Verandah pl, Bklyn (1154).

STORES AND DWELLINGS.

HUGHES AV, n e c 186th, 2-sty bk str & dwg, 25x56, plastic slate rf; \$16,000; (o) Caterina Pristigiscone, 601 E 186th; (a) M. A. Cardo, 61 Bible House (1339).

WEEKS AV, w s, 51 n 174th, 3-sty bk str & dwg, 50x31.2, compo rf; \$23,000; (o) Louis Zarelsky, 501 E Tremont av; (a) Meisner & Ullner, 501 E Tremont av (1472).

STORES, OFFICES AND LOFTS.

DAWSON ST, w s, 101.10 s 163d, 1-sty bk str, 80x60, tar & gravel rf; \$18,000; (o) Dawson Const. Corp., Wm. B. Evans, 80 Maiden la, Pres; (a) Abraham Brooks, 26 Court, Bklyn (780).

EVELYN PL, n s, 99.9 w Grand av, new plumbing, new partitions to 2-sty fr dwg; \$18,000; (o) Emma J. Wright, 2291 Grand av; (a) John G. Reiger, 154 Nasau st (151).

GARFIELD ST, 1747-49, 1-sty fr ext, 22.6x4 to 1-sty fr garage, new plumbing and new partitions to 2 1/2-sty fr dwg; \$2,000; (o) Marie G. Hampel, on prem; (a) Henry Nordheim, 726 E 234th st (157).

135TH ST, 723-27, 1-sty br ext, 25x79, to 1-sty br shop; \$3,000; (o) Mary Hackle, 1622 Melville st; (a) Wm. H. Meyers, 1861 Carter av (155).

141ST ST, 457-59-61, new stairs, new openings, new partitions to 2-sty br infirmary; \$6,000; (o) Bronx Eye & Ear Infirmary, Inc., on prem; (a) John A. Kirby, 4187 Park av (162).

193D ST, n e c Jerome av, 1-sty bk str, 100x50, slag rf; \$10,000; (o) H. C. M. Realty Co., U. Singh, 16 W 72d, Pres; (a) Chas. E. Dieterlen, 15 W 38th (824).

225TH ST, s e c, Barnes av, 2-sty fr ext, 25.5x77 to 2 1/2-sty fr dwg and meeting rm; \$6,000; (o) Matilda Treer, on prem; (a) Emil Leske, 748 E 22d st (152).

226TH ST, 1035, 1-sty fr ext, 20x13, to 2-sty fr dwg; \$1,500; (o) Ignacio Esposito, on prem; (a) Carnava & Viviano, 145 W 41st st (159).

BRONXWOOD AV, 2837, 1-sty fr exten, 9.6x3, new partitions to 2 1/2-sty fr dwg; \$1,000; (o) John De Lesse, on prem; (a) Cannava & Viviano, 145 W 41st st (158).

EASTCHESTER RD, 3350, 2-sty fr exten, 5.6x21 to 2 1/2-sty fr dwg; \$1,200; (o) Wm. Giehl, on prem; (a) Wm. S. Irving, 261 E 235th st (161).

INTERVALE AV, 1163, new str front, new partitions, to 4-sty br str and tnt; \$1,600; (o) Esther Safran, 71 E 9th st; (a) Nathan Langer, 81 E 125th st (164).

KINGSRIDGE RD, w s, 123.4 n Fordham rd, 1-sty bk str, 74.1x56, slag rf; \$20,000; (o) Samuel Garry, 836 Westchester av; (a) Wm. Koppe, 935 Intervale av (764).

MATILDA AV, n w c, 240th st, 1-sty of fr built upon present 1-sty exten, new plumbing, new partitions to 2 1/2-sty fr dwg; \$2,500; (o) Ignatz and Anna Buresch, on prem; (a) R. J. and F. J. Johnson, 375 E Fordham rd (154).

OGDEN AV, 1194, 1-sty fr exten, 21.4x16 to 2-sty fr str and dwg; \$1,000; (o) John Pigare, on prem; (a) Henry J. Uliner, 1215 Ogden av (153).

OGDEN AV, w s, 167.7 n 167th, 1-sty bk str, 50x50, compo rf; \$10,000; (o) Jacob Ruben, 1969 Amsterdam av; (a) Wm. I. Hohausner, 116 W 39th (798).

SO BOULEVARD, w s, 126.3 n Tremont av, 1-sty br str, 83.39x irreg, tar and gravel rf; \$33,000; (o) Tremont Tax Payers' Assn, Samuel Barkin, 220 Bway, pres; (a) Oscar Goldschlag, 16 Court st, Bklyn (1162).

TREMONT AV, s e c, Sullivan pl, 1-sty br str, 75.08x85, slag rf; \$20,000; (o) Leslie B. McClure, 1787 Amsterdam av; (a) Moore & Landseid, 3d av and 148th st (1163).

TREMONT AV, n w c, So blvd, 1-sty br str, 126.3x irreg, tar and gravel rf; \$47,000; (o) Tremont Tax Payers Realty Assoc., Samuel Barkin, 220 Bway, pres; (a) Oscar Goldschlag, 16 Court st, Bklyn (1161).

3D AV, 2940, new stairs, new partitions to 5-sty br str and tnt; \$2,000; (o) Emanuel Reinhamer, 49 W 70th st; (a) Moore & Landseid, 3d av and 148th st (103).

MISCELLANEOUS.

STEVENS AV, n w c, Bronx River rd, 1-sty fr amts device, 60x50; \$9,500; (o) Clason Point Park, on prem; (a) G. M. Gollner, 253 Bway (1338).

WASHINGTON AV, w s, 160.84 s 180th, 1-sty bk laundry, 50x40, slag rf; \$6,500; (o) Pompei Const. Co., Antonio Bonagur, 1967 Washington av, Pres; (a) De Rose & Cavalieri, 370 E 149th (1468).

Brooklyn DWELLINGS.

KENSINGTON ST, 206-48, w s, 40 s Oriental blvd, 9-1-sty fr 1 fam dwg, 34x20; \$22,500; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (3360).

PRESIDENT ST, 1666-74, s s, 129.4 w Utica av, 4-2-sty fr 2 fam dwg, 22.3x71; \$60,000; (o) Solomon Postrel, 257 Stone av; (a) Chas. Infanger & Son, 2634 Atlantic av (3301).

PRESIDENT ST, 1044-6, s s, 200 w Bedford av, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Max Dreyfuss, 551 Nostrand av; (a) Salvati & Le Quornick, 369 Fulton (3087).

54TH ST, 871, n s, 200.2 w 9th av, 2-sty bk, 1-fam dwg, 27x40; \$8,000; (o) Stano-DeSantis, 5717 10th av; (a) Vespucci Petrone, 67 W 44th st, N Y (3109).

E 54th st, 466-8, w s, 180 n Beverly rd, 2-2-sty fr, 2-fam dwg, 16x63; \$14,000; (o) Otto Pabst, 123 Engert av; (a) Edw. G. Friedlander, 246 Beh 79th st, Rockaway Beach (3282).

58TH ST, 1846, s s, 359.9 e 18th av, 2-sty bk, 2-fam dwg, 20x65; \$11,000; (o) The Victor Est., Inc., 6224 18th av; (a) M. A. Cantor, 373 Fulton st (3309).

58TH ST, 1830-42, s s, 239.9 1/4 e 18th av, 6-2-sty bk, 1-fam dwgs, 16x40; \$42,000; (o) The Victor Est., Inc., 6224 18th av; (a) M. A. Cantor, 373 Fulton st (3310).

59TH ST, 1631-3, n s, 500 w 17th av, 2-2-sty fr, 1-fam dwg, 16x34; \$8,000; (o) Harry Kresseh, 217 17th st; (a) Burke & Olsen, 32 Court st (3294).

62D ST, 2074-82, s s, 21.8 w 21st av, 3-2-sty bk, 2-fam dwgs, 20x59; \$51,000; (o) David Gelfand, 617 Ashford st (3017).

70TH ST, 1083, n w c, 11th av, 2-sty bk, 2-fam dwg, 18x62; \$8,500; (o) Elser Const. Co., 5204 5th av; (a) Jas. J. Millman, 26 Court st (3054).

70TH ST, 1039-81, n s, 20 w 11th av, 18-2-sty bk, 2-fam dwgs, 18x62; \$153,000; (o) Elser Const. Co., 5204 5th av; (a) Jas. J. Millman, 26 Court st (3053).

74TH ST, 647-9, n s, 3088 w 7th av, 2-2-sty bk, 2-fam dwg, 20x55; \$24,000; (o) William & Goldstein, Inc., 2609 76th st; (a) 215 Montague st (3044).

74TH ST, 643, n s, 3588 w 7th av, 2-sty bk, 2-fam dwg, 20x55; \$12,000; (o) William & Goldstein, Inc., 2609 76th st; (a) Harold G Dangler, 215 Montague st (3042).

74TH ST, 653, n s, 283 w 7th av, 2-sty bk, 2-fam dwg, 20x55; \$12,000; (o) William &

Goldstein, Inc., 2609 76th st; (a) Harold G. Dangler, 215 Montague st (3043).

74TH ST, 606-12, s e c, 6th av, 4-2-sty bk, 2-fam dwgs, 20x55; \$44,000; (o) Alex. Schlikerman, 691 Ft. Ham av; (a) John C. Mandell Co., 425 86th st (2849).

76TH ST, 2059-71, n s, 100 w 21st av, 6-2-sty bk, 1-fam dwgs, 16x40; \$36,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3046).

76TH ST, 2014-24, s s, 496 e 21st av, (o) 5-2-sty bk 1-fam dwgs, 16x40; \$30,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3051).

76TH ST, 2026-72, s s, 96 w 21st av, 20-2-sty bk, 1-fam dwgs, 16x40; \$12,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3052).

AV L, 905-7, n s, 25 e 9th st, 3-2-1-sty bk, 2-fam dwgs, 20x60; \$45,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3244).

AV L, 823, n w c, E 9th st, 2-sty bk, 2-fam dwg, 20x60; \$15,000; (o) Paul Connelly, 44 Court st (3241).

AV L, 901, n e c, E 9th st, 2-sty bk, 2-fam dwg, 20x60; \$15,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3242).

AV N, 402, s e c, E 4th st, 2-sty bk, 2-fam dwg, 20.6x57; \$12,000; (o) Endfield Realty Co., 707 N J av; (a) E. Madelsohn, 1778 Pitkin av (3340).

AV N, 406-12, s s, 22 e 4th st, 3-3-sty, bk, 2-fam dwgs, 20.6x57; \$36,000; (o) Endfield Realty Co., 707 N J av (3341).

AV N, 82, s s, 18 w 10th st, 2-sty fr, 2-fam dwg, 18x58; \$10,000; (o) John Bernardi, 94 Av N; (a) S. Gardstein, 26 Court st (2940).

AV N, 84, s w c, W 10th st, 2-sty fr, 2-fam dwg, 18x58; \$10,000; (o) John Bernardi, 94 Av N; (a) S. Gardstein, 26 Court st (2941).

AV O, 1702, s e c, E 17th st, 2-sty fr, 2-fam dwg, 25x58.6; \$13,000; (o) Sparago Const. Co., 1587 E 10th st (a) Morris Rathstein, 2109 3d av N Y (2834).

AV O, 1706-20, s s, 29 e E 17th st, 4-2-sty fr, 2-fam dwgs, 25x58.6; \$52,000; (o) Sparago Const. Co., 1587 E 10th st; (a) Morris Rathstein, 2109 3d av, N Y (2835).

BKLYN AV, 1558-60, w s, 467 s Farragut rd, 2-2-sty fr, 2-fam dwg, 20x58; \$20,000; (o) M. S. M. Realty Co., 1325 53d st; (a) R. T. Schaefer, 1543 Flatbush av (3074).

FT. HAMILTON AV, 6810-12, w s, 71.7 e s 60th st, 2-sty bk, 1-fam dwg, 22x50; \$8,000; (o) Josephine Boniella, 1058 67th st; (a) S. Barclay McDonald, 1630 Surf av (2911).

JEROME AV, 1704-14, s s, 85.97 w E 18th st, 4-1-sty bk, 1-fam dwg, 26x26; \$18,800; (o) Chas. F. Clarke, Jerome av; (a) David A. Lucas, 2224 E 19th st (3069).

OCEAN PARKWAY, 2751-61, e s, 674.1 1/2 n Neptune av, 2-2-sty fr, 2-fam dwgs, 27x27; \$12,000; (o) Morris Kessler, 2761 Ocean Parkway; (a) Jack Fein, 271 Snekeder av (2848).

OCEAN PARKWAY, 2901-15, s e c, Neptune av, 10-2-sty bk, 2-fam dwgs, 20x58; \$150,000; (o) Bunkerhoff & Byrne, 6 Oakland pl; (a) Seelig & Finkelstein, 44 Court st (3242).

SHORE BLVD, 206, s e c, Amherst st, 2-sty bk, 1-fam dwg, 75.10x20; \$9,000; (o) Sophie Hyams, 402 State st; (a) H. C. Chivers, 257 W 4th st, N Y (2998).

SNYDER AV, 5302-4, s e c, E 53d st, 2-sty fr, 1-fam dwg, 16x30; \$10,000; (o) Antonio Cannella, 1639 St. Marks av; (a) Chas. P. Cannella, 1163 Herkimer st (3072).

STILLWELL AV, 2559, e s, 199.11 1/2 n Av Y, 2-sty bk, 2-fam dwg, 20x55; \$9,000; (o) Onofrio Di Stasio, 49 Columbia pl; (a) Laspia & Lam-enfield, 525 Grove st (2894).

Queens

DWELLINGS.

RIDGEWOOD.—Summit st, e s, 215 s Metropolitan av, 2-sty fr dwg, 39x42, tar and gravel rf, 2-fam, gas, hot water heat; \$10,000; (o) Martin Mager, 1675 Metropolitan av, Ridgewood; (a) M. Jaeger, Jr., 318 Linden st, Bklyn (3832).

RIDGEWOOD.—Bunnecke st, e s, 100 n Grove st, eight 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$64,000; (o) Linden Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., Myrtle and Cypress av, Ridgewood (3078-9-80-1).

RIDGEWOOD.—Linden st, s s, 300 w Fresh Pond rd, two 2-sty brk dwgs, 20x55, tar and gravel rf, 2-fam, gas, hot air heat; \$18,000; (o) Philip Bock, 2431 Linden st, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (3305-6).

RIDGEWOOD.—Grove st, n e c and Bunnecke st and Grove st n w c Berger pl, nine 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$72,000; (o) Grove St. Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (3070 to 3073).

RIDGEWOOD.—Berger pl, w s, 100 n Grove st, four 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$32,000; (o) Linden Investors, Inc., 2429 Myrtle av, Ridgewood; (a)

Louis Berger & Co., 1696 Myrtle av, Ridgewood (3074-5).

RIDGEWOOD.—Bunnecke st, n w c and Grove st, four 2-sty brk dwgs, 20x55, tar slag rf, 2-fam, elec, steam heat; \$32,000; (o) Grove St Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (3076-7).

ROCKAWAY BEACH.—Beach 80th st, w s, 720 s Blvd, three 1-sty fr dwgs, 28x40, shingle rf, 2-fam, steam heat, elec; \$15,000; (o) Louis Green-span, 435 Remington av, Rockaway Beach; (a) J. Aliade & Co., Natl. Bk. Bldg., Far Rockaway (3112-3-4).

WOODHAVEN.—79th st, w s, 100 n 95th av and 79th st, n e c, Rockaway rd and 78th st, n e c, Rockaway rd, twenty 2-sty fr dwgs, 16x34, shingle rf, 1-fam, gas, steam heat; \$132,000; (o & a) Newman Building Co., 224 Adirondack Blvd, Neponset (3841 to 3855).

WOODHAVEN.—Kimball av, n w c, Napier av, ten 2-sty fr dwgs, 16x36, shingle rf, 1-fam, gas, steam heat; \$60,000; (o) Geo. M. Nicholls, 8931 85th st, Woodhaven; (a) E. G. Peterson, 64 Flushing av, Jamaica (3562 to 3571).

WOODHAVEN.—Woodhaven av, e s, 20 n Madison av, two 2-sty fr dwgs, 14x33, shingle rf, 1-fam, gas; \$11,000; (o & a) Fred Weigand, Howard Beach (3170-71).

WOODHAVEN.—98th st, w s, 202 n Jamaica av, two 2½-sty fr dwgs, 17x53, shingle rf, 2-fam, gas; \$17,000; (o) Gatehouse Bros., Inc., 57 Chestnut st, Bklyn; (a) Geo. Crane, 8711 114th st, Richmond Hill (3362-3). \$17,000.

WOODHAVEN.—96th st, e s, 140 s Rockaway Blvd, four 2-sty fr dwgs, 16x33, shingle rf, 1-fam, gas; \$16,000; (o & a) Frank E. Gibson, 1635 Woodhaven av, Woodhaven (3429 to 3432).

WOODHAVEN.—104th st, w s, 65 n Cherry st, 3-sty brk dwg, 20x55, tar and gravel rf, 2-fam, gas, steam heat; \$17,000; (o) T. J. Zanmatra, 162 Graham av, Bklyn; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (3898).

WOODSIDE.—6th st, e s, 270 n Polk av, 2-sty fr dwg, 20x50, slag rf, 2-fam, gas; \$8,000; (o) Edw. Pepe, 137 W 108th st, N Y; (a) Paul Lagana, 2526 Globe av, Jamaica (3869).

WOODSIDE.—Cleveland av, w s, 525 n Queens Blvd, 2-sty fr dwg, 20x54, shingle rf, 2-fam, gas, steam heat; \$10,000; (o) A. Borgwitt, 6 Cleveland av, Woodside; (a) Chas. Stidolph, 15 Ivy st, Elmhurst (3334).

PLANS FILED FOR ALTERATIONS

Manhattan

CATHEDRAL PARKWAY, 40-46, new iron stairs in 2-sty bk stores, m p theatre; \$1,500; (o) Wm. C. & A. E. Lester, 30 E 57; (a) Moore & Landsiedel, 148th st & 3 av (992).

GRAND ST, 96-102, alter sidewalk, vaults, remove sidewalk encroachments, new walls, on 6-sty bk factory; \$9,500; (o) Grand St. Realty Co., 640 Bway; (a) G. A. & H. Boehm, 7 W 42 (966).

GRAND ST, 55, remove vault lights, new entrance in 3-sty bk str & lofts; \$1,500; (o) Est. Saml. Inslee, 299 Bway; (a) Edw. E. Bloodgood, 8 York (985).

GREAT JONES ST, 27, new sidewalk, elevator & shaft, scale in 5-sty bk str & loft; \$1,000; (o) Reliance Bag & Paper Co., 25 Great Jones; (a) Walter T. Williams 41 E 42 (980).

HOUSTON ST, 157 E, remove wall, new ext. partitions, beams in 5-sty bk str & tint; \$6,000; (o) Fred Hollander, 1157 E. Houston; (a) Philip Bades, 230 Grand (948).

HOUSTON ST, 191 W, remove & erect stairs, partitions, new flooring in 3½-sty bk storage & apartments; \$3,500; (o) Emil Navone, 191 W Houston st; (a) Leopold Ceva, 456 W Bway (909).

HOUSTON ST, 124 W, remove partitions, new kal doors, partitions, alter fire escapes on 6-sty bk str & factory; \$6,000; (o) Victor & Louis Casazza, 501 W Bway; (a) Geo. J. Casazza, 1133 Bway (921).

ORCHARD ST, 126-130, remove walls, partitions, enclose portion of court, new partitions, rf on 5-sty bk telephone central office; \$30,000; (o) N. Y. Tel. Co., 15 Day; (a) Edw. A. Munger, 104 Broad (1000).

PRINCE ST, 203, new partitions in 3-sty bk str & tint; \$2,000; (o) Nicholas Pesca, 137 W Houston; (a) Ferdinand Savignano, 6005 14 av, Bklyn (941).

RUTGERS ST, new ticket booth, marquise, doors, widen stairs in 3-sty bk M P theatre & apts; \$3,000; (o) Rutgers Amusement Co., 41 Rutgers; (a) H. J. Nurick, 44 Court, Bklyn (995).

WASHINGTON PL, 76, remove stoop, partitions, chimney, new bath rms, vent shaft, floor in 4-sty bk dwg; \$18,000; (o) Paul Margarella, 477 Broome st; (a) Frank E. Vitolo, 56 W 45th st (742).

WASHINGTON SQ, 4, new stairs, bath & bedrooms, dumbwaiter shaft in 4-sty bk dwg; \$4,000; (o) Elizabeth H. Stewart, 43 5 av; (a) Arthur C. Holden, 101 Park av (853).

WASHINGTON ST, 803-5, remove roof, wall, new wall, underpinning, beams, flat rf on 4-sty bk str & apt; \$1,000; (o) Jos. B. Woltman, 86 Gansevoort; (A) Charles H. Briggs, 504 E 4th, Bklyn (957).

11TH ST, 719, extend mezzanine, new doors on 1 & 2-sty bk storage & factory; \$1,000; (o) Est Chas. Kohler, 601 W 50th; (a) Ross & McNeil, 46 W 24th (858).

13TH ST, 624 E, extend stairs, walls, fire escape on 7-sty bk loft; \$2,000; (o) Edw. Berger, Bretton Hall, 86 th st & Bway; (a) Alex S. Deserty, 110 W 34 (915).

14TH ST, 151 E, new str frt, toilets, stairs in 5-sty bk hotel & str; \$1,000; (o) Patk. O'Keefe, 335 W 85; Edw Gunningham, 223 E 17; (a) Anastasios Catsanos 101 Park av (973).

26TH ST, 361 W, new ext, doors, windows, side wall elevator & shaft, toilets, partitions in 3-sty bk dwg; \$4,000; (o) Hugh Gely, 359 W 26; (a) Nelson K. Vanderbeek, 15 Maiden lane (997).

29TH ST, 107-109 W, new columns, piers, girders floors, electric work in 2-3-sty bk factories; \$3,500; (o) Wm. P. Dixon, 32 Liberty; (a) Clinton & Russell, 100 Maiden lane (975).

30TH ST, 140-2 W, remove partitions, new elevator, stairs in 5-sty bk str & tint; \$3,000; (o) Morris Weinstein, 192 Bowery; (a) Robt. Dreyfuss, 66 Post av (878).

30TH ST, 212 E, remove wall, steps, new beams, window, ext on 3-sty bk dwg; \$2,000; (o) Harry Kunet, 242 E 30th; (a) Albert E. Schaefer, 775 7 av (855).

36TH ST, 52 W, new front, ext, enlarge mezzanine in 3-sty bk str & apt; \$5,000; (o) Michael Coleman, 125 W 56th; (engr) L. Barth & Sons, 32 Cooper sq (841).

36TH ST, 416-26 E, remove walls, new wall, rf; plbg, drain system, gen repairs in 1-sty bk factory; \$5,000; (o) Chauncey & Ellery Anderson, 25 Broad; (a) Harry E. Gleischmann, 27 E 40 (956).

38TH ST, 108 & 110 W, new elevator in 4-sty bk restaurant; \$4,000; (o) Est. Jos. S. Herrman, 20 W 24; (o) Nelson K. Vanderbeek, 15 Maiden lane (998).

42D ST, 71-107 E, new partitions, beams, floor show windows in 9 & 7-pty bk pass station & office bldg; \$5,000; (o) N. Y. C. R. R. Co., 466 Lexington av; (a) Fredk. H. Judd, 10 Woodycrest av, White Plains, N Y (950).

42D ST, 3 to 11 W, remove stairs, piers, column, new fire door, floor beams, columns, girders in two 5-sty bk stores and offices; \$7,000; (o) No. 11 Eugene Hoffman, 17 W 42d st, No. 3-5-7-9, E. B. Gerry, 258 Bway; (a) Jos. Kleinberger, 20 W 43d st (819).

52D ST, 110 W, lower 2 tier beams, alter front of 4-sty bk garage & apt; \$2,000; (o) Cuno Muller, 110 W 52d; (a) Richard Beiger & Son, 305 Bway (883).

53D ST, 320 W, remove stairs, partitions, plbg, new partitions, dumbwaiter, bath rooms in 3-sty bk dwg; \$10,000; (o) Rev. Thos. M. O'Keefe, 320 W 53; (a) Arthur G. C. Fletcher, 157 E 44 (934).

54TH ST, 112 E, remove partitions, front, new framing, front, elevator & shaft, stairs, plbg, add sty on 5-sty bk apts; \$50,000; (o) The Medical Chambers, Inc. 114-116 E 54; (a) Polhemus & Coffin, 15 E 40 (919).

60TH ST, 127 E, remove stoop on 4-sty bk dwg; \$1,500; (o) Teofilde Paredi, 127 E 60; (a) Patk. J. Murray, 141 E 40 (922).

60TH ST, 19 E, remove steps, stoop, new steps, stoop on 4-sty bk dwg; \$1,500; (o) Emma C. Cameron, 19 E 60th; (a) Chas. L. Fraser, 372 Lexington av (1016).

AV B, 37-39, remove columns, girders, stairs, new ext, girders, columns, stairs, reconstr parapet walls on 4-sty bk str & show rooms; \$15,000; (o) Israel Altman, 37-39 Av B; (a) Zipkes, Wolff & Kudroff, 432 4 av (987).

AV B, 59-61, remove wall, stairs, new girders, beams, columns, piers, roofing, cornice, partitions, skylight, windows, floor, toilets in 2, 3 & 4-sty bk bank, offices, apts; \$20,000; (o) The Standard Bank, n e c Av B & E 4th; (a) Holmes & Winslow, 134 E 44th (1017).

BROADWAY, 2025, remove walls, columns, partitions, new stairs, piers, columns in 7-sty bk str & apts; \$15,000; (o) Curtis Securities Co., 99 John; (a) Jos. Kleinberger, 20 W 43d (1009).

BROADWAY, 1931-1939, new passageway, fire escapes on 6-sty bk studio, offices, factory; \$1,100; (o) Reliance Const. Co., 1947 Bway; (a) Vertner W. Tandy, 1931 Bway (961).

LEXINGTON AV, 655, remove wall, new ext, apts, bath rooms in 4-sty bk apts; \$8,000; (o) Simeon M. Barber, 403 E 103d; (a) Chas. H. Richter, 96 5 av (1003).

LEXINGTON AV, 904-22 new add sty, stairs in 5-sty bk inst; \$15,000; (o) The Institute for the Improved Instruction of Deaf Mutes, 128 Bway; (a) Wm. F. Staab, 30 E 42 (949).

4TH AV, 348, extend stairs, new bulkhead, fire escapes, windows, remove existing fire escapes on 4-sty bk restaurant & factory; \$1,000; (o) Est. Ogden Goelet, S W 51; (a) John H. Duncan, 347 5 av (916).

5TH AV, 133, new fire escapes, f. p. windows in 9-sty bk offices & show rooms; \$3,500; (o) Est. R. Williams, 22 William; (a) Thos. A. Williams, 147 W 99 (954).

Bronx

183D ST, 67 W, 1-sty bk ext, 17x66.5 to 1-sty fr dwg; \$2,000; (o) G. Browne, 2441 Jerome av; (a) Wm. A. Geisen, 2403 Creston av (224).

CASTLE HILL AV, s w c Westchester av, 1-sty bk evt, 21.8x20.6, new str front, new partitions to two 3 & 2-sty bk & fr str & dwgs; \$15,000; (o) Trichester Realty Corp., 2215 Westchester av; (a) B. Ebeling, 1372 Zerega av (227).

FULTON AV, 1346, 1-sty bk ext, 7x8, new plbg, new partitions, to 2-sty fr dwg; \$2,000; (o) Kahlman Phiner, on prem; (a) Zipkes, Wolff & Kudroff, 432 4 av (231).

FULTON AV, 1360, 2-sty fr ext, 7x8.6, new plbg, new partitions to 2-sty fr dwg; \$1,000; (o) Marie Strauss, on prem; (a) R. F. Knockenhauer, 3492 3 av (229).

GRAND CONCOURSE, s e c 184th, new mezzanine floor to 5-sty bk str & tint; \$1,000; (o) Geo. S. Ruck, on prem; (a) Margon & Glaser, 2804 3 av (230).

HUNTER AV, e s, 125 n Dittmar, new front, new plbg, new partitions to 1½-sty fr dwg; \$1,500; (o) Andrew Avellino, 171 Sullivan; (a) W. Hopkins, 2600 Decatur av (223).

PARK AV, 3830, new steel girders to 1-sty bk laundry; \$1,000; (o) Wm. H. Kirchner, 1317 Franklin av; (a) Jacob Fisher, 25 Av A (221).

WALES AV, w s, from 143d to 144th st, new fireproofing, new partitions to 2-sty bk factory; \$3,700; (o) H. B. Gordon, 287 Wales av; (a) The Austin Co., 217 Bway (222).

WALTON AV, 2428-2430, 2-sty stn ext, 50x24, & 1-sty of stn built upon 1-sty stone church; \$40,000; (o) Fordham Lutheran Church, prem; (a) Bannister & Schell, 339 Lexington av (226).

WILLIS AV, 130 to 134, 1-sty of bk built upon 6-sty bk factory; \$10,000; (o) Crystal Chemical Co., on prem; (a) Edw. F. Hammel, 280 Madison av (225).

Brooklyn

DEAN ST, 783, n e c Washington av, exterior & int alts in 3-sty fr str & 2 fam dwg; \$2,500; (o) Anna Eneman, prem; (a) S. Millman & Son, 1780 Pitkin av (7160).

HANSON PL, 56, s s, 402¼ w So Elliott st, exterior and int 3-sty bk office and 2-fam dwg; \$10,000; (o) Newman Chess, 5th av and Prospect av; (a) Burke & Olsen, 32 Court st (5660).

HENRY ST, 502, s w c Sackett st, str fts & int 4-sty bk stores & 2 fam dwg; \$8,000; (o) Vincent Tedesco, 16 Union st; (a) Burke & Olsen, 32 Court st (6425).

PRESIDENT ST, 1373, s s, 300 e Kingston av, ext int and pl. 2-sty bk 1-fam dwg; \$10,000; (o) Saml. Rothenberg, 1118 Eastern Pkwy; (a) Morgan & Glaser, 2804 3d av, Bronx (5784).

RODNEY ST, 303-9, w s, 80 n S 5th, iron stairs & f. p. doors on 6-sty bk factory; \$4,000; (o) H. C. Johnson, prem; (a) Walter B. Wills, 1153 Myrtle av (6113).

SACKETT ST, 151, n s, 156 w Hicks, ext 3-sty bk str & 2-fam dwg; \$2,000; (o) Gracio Aline, premises; (a) Burke & Olsen, 32 Court (6925).

EAST 7TH ST, 1658, w s, 240 n Av P, ext & int 2-sty bk 1-fam dwg; \$2,000; (o) Kenmore Bldg. Co., Inc., 1666 E 7th; (a) Silverstein & Infanger, 188 Montague (7014).

SO 8TH ST, 132, s e c, Bedford av, ext int 3-sty bk stores, offices and 2-fam dwg; \$4,000; (o) Alex. and Jacob Roter, 132 So 8th st; (a) Chas. Goodman, 375 Fulton st (5702).

BAY 35TH ST, 61, s e s, 160 n e Benson av, rf & int alts to 2½-sty fr 1 fam dwg; \$2,800; (o) Arturo & Ermina Cimento, prem; (a) Vincent M. Capany, 239 Bleecker, Manhattan (7164).

50TH ST, 146-52, s s, 172 w 2 av, ext on 1-sty steel storage; \$9,000; (o) David H. Smith & Sons, prem; (a) John C. Wandell Co., 425 86th (5244).

BEDFORD AV, 279, e s, 50.1 s Grand, ext 3-sty fr str & 2-fam dwg; \$2,000; (o) David Delan, premises; (a) Max Cohn, 189 Grand (6879).

BEDFORD AV, 814, s w c Park av, str fixtures & int alts to 3½-sty fr str & 2 fam dwg; \$1,500; (o) Michele Trilento, prem; (a) Salvati & Le Quornik, 369 Fulton (7269).

BROADWAY, 321, n w c Rodney st, ext & int & pl 4-sty bk store & offices; \$8,000; (o) Fred R. Allmann, 2566 Hughes st; (a) Edw. A. Klein, 112 E 19th st, N Y (6338).

BROADWAY, 389, n s, 32 w Hooper, str fixtures on str & 2 fam dwg; \$3,000; (o) Geo. Heller, 387 Bway; (a) Henry O. Nurick, 44 Court (7172).

DRIGGS AV, 674, w s, 20.1 n N 1st, str front & int alts to 3-sty bk str & 2 fam dwg; \$2,000; (o) Morris Kampf, 218 3 av, Manhattan; (a) Henry Z. Harrison, 1787 Madison av, Manhattan (5029).

DUMONT AV, 313-93, n w c Christopher av, ext & int 2-sty bk abattoir; \$8,500; (o) Katie Blumberg, 310 Christopher av; (a) Himmelbach & Schlich, 136 Liberty, N Y. (6922).

MECHANICS' AND SATISFIED LIENS
RECORDED IN MANHATTAN AND BRONX

FLATEUSH AV, 1106, ws, 183.9 s Cortelyou rd, st ft, int & ext 3-sty bk stores & 1 fam dwg; \$5,000; (o) Wm. F. Ahrens, 1810 Av H; (a) Koch & Wagner, 32 Court st (6339).

HOWARD AV, 30, w s, 120 s Madison st, ext int and pl 3-sty fr st and 2-fam dwg; \$5,000; (o) Thos. Crocco, on prem; (a) Philip Freshman, 298 Schenectady av (4603).

JAMAICA AV, 802-4, s s, 106.8 e Euclid av, ext, walls & plumbing in 2-1-sty bk strrs, garages & 1 fam dwgs; \$10,000; (o) Walter Hovell, 802 Jamaica av; (a) P. Tillion & Sons, 103 Park av, Manhattan (6242).

NEPTUNE AV, 370-72, s s, 229.3 e Ocean Parkway, ext 2-sty fr stores and 1-fam dwg; \$3,500; (o) Rose Rosenswerg, on prem; (a) Harry Brodsky, Jr., 583 Sutter av (4446).

NEPTUNE AV, 1-9, n w c E 14th, ext on 1-sty conc garage; \$20,000; (o) Frank A. Vellanti, 115 Beaumont; (a) A. H. Taylor, 466 Lexington av, Manhattan (6285).

NEW UTRICHT AV, 5918, w s, 1402 1/2 s 59th, ext 2-sty fr str & 1-fam dwg; \$3,000; (o) Antanino Chifario, 1368 60th; (a) Burke & Olsen, 32 Court (6853).

Queens

ARVERNE—Beach 70th st, w s, 100 s Boulevard, 1-sty fr, 15x10, ext rear dwg, int alt; \$9,000; (o) Aaron Cohen, 189 Beach 70th st, Rockaway Beach. (1196).

BAYSIDE—Reids Lane, e s, n Crockeron av, raise roof, to provide for additional rooms, dwg; \$2,000; (o) Mrs. John Murphy, premises (1127).

CORONA.—Varick st, n s, 150 w Tieman av, 2-sty fr ext, 21x12, rear dwg, shingle rf, int alts; \$2,200; (o) John Gitzel, prem; (a) A. F. Brems, 83 Corona av, Corona (1058).

CORONA.—51st st, n s, 100 n Polk av, 1-sty fr ext, 10x29, side dwg, tin rf, int alts; \$1,200; (a) A. Kraft, prem; (a) A. F. Brems, 83 Corona av, Corona (1067).

EDGEWATER.—Beach 51st st, s w c Boulevard, 1-sty concrete blk ext, 20x16, side garage, int alts; \$25,000; (o) Jacob Seideman, Beach 51st st, Edgemere; (a) A. Ullrich, 371 Fulton, Bklyn (968).

ELMHURST.—Kneeland st, e s, 120 s Manilla, raise rf 1-sty & int alts to dwg; \$2,500; (o) Chas. Morano, 25 Kneeland, Elmhurst; (a) Chas. Muller, 17 Delafeld, Winfield (981).

ELMHURST.—24th st, s w c Hayes av, elevator apts; \$4,500; (o) Queens Boro Corp., Bridge Plaza, L. I. City; 12 bldgs, \$54,000 (1046 to 1057).

FAR ROCKAWAY.—Beach 19th st, n s, 350 e Ocean Parkway, 3-sty fr ext, 36x16, rear, slag rf, to provide for additional family, int alt; \$10,000; (o) Miss Egan, Far Rockaway (71).

FAR ROCKAWAY.—Mott av, n s, n w c Central av, 1-sty added to top str & office, int alts; \$16,000; (o) Plaza Stores, Ltd., prem; (a) W. H. Spaulding, 375 Fulton, Jamaica (938).

FLUSHING.—Main st, w s, 27 s Bway, 2-sty bk ext, 36x4, rear & front to str, int alts; \$10,000; (o) Samuel Mussybaum, 3 Main, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (952).

FLUSHING.—Queens av, n e c Robinson av, 1-sty fr ext, 18x16, rear; \$1,000; (o) Jos. Pileo, on prem (599).

FLUSHING.—Main st, w s, 50 s Locust st, 1-sty bk ext, 21x24, front, tar and gravel rf, add store; \$1,500; (o) Aaron Rice, on prem (585).

LONG ISLAND CITY.—Jackson av, n s, 127.12 w 5 av, extend elevator to 3d floor, factory; \$2,000, int alt to store & dwg; \$3,000; (o) John Basile, 93 Washington av, L. I. City (1265).

LONG ISLAND CITY.—Washington av, n s, 80 W Hancock st, 2-sty fr ext, 16x7, rear, tin 500; (o) Wm. Richenstein, Jackson av, L. I. City (1126).

LONG ISLAND CITY.—23 Steinway av, divide store, making two stores, new store fronts, dwg & 3 stores; \$2,000; (o) Frank Holub, premises (1158).

L. I. CITY.—6th av, e s, 125 s Vandeventer av, 2-sty fr ext, 20x12, rear dwg, slag rf; \$1,200; (o) J. H. Honig, 548 6 av, L. I. City; (a) Wm. Sprosser, 281 Steinway av, L. I. City (1069).

QUEENS.—No. Wertland av, e s, 200 n Poplar st, 1-sty ext, 14x15, shingle rf, rear, int alt; \$1,500; (o) Elise ? on, North Wertland av, Queens (634).

QUEENS.—North Wertland av, s e c Columbus st, int alt dwg; \$2,000; (o) Treat & Treat, Inc., 314 W 47th st, N Y (1193).

QUEENS.—Jefferson av, e s, 60 s Spruce st, 1-sty fr ext, 10x31, side, shingle roof, to dwg, plumb, int & ext alt to provide for dwg; \$7,500; (o) Wm. Gibbs, Jefferson av & Jericho Tpke, Queens; (a) Al Treat, Paulding st, Queens (1159).

RICHMOND HILL.—88th av, s w c 102d st, 1-sty bk ext, 75x75, front and side, tar and gravel rf; \$15,000; (o) John Woods, on prem (620).

RICHMOND HILL.—104th st, e s, 50 n Fulton, 2-sty fr ext, 10x21, tin rf, rear, int alts; \$1,250; (o) George Fossing, 9011 104th, Richmond Hill; (a) Gottfried Eichholz, 9113 Jamaica av, Woodhaven (1000).

Mechanics' Liens

Manhattan

APRIL 27.

STH AV, 845; Gabriel A Glantz—Mack Schenck (107) 4,300.00
HOWARD ST, 34; Conran Standpipe Co—Steinberg Bros & Wolff, Inc (108) 2,382.00
28TH ST, 26-30 W; Fred Freidin—28 West 28th St Holding Co; Amer A Curricco & Michael M Wolpert (109) 1,382.54
42D ST, 233-9 W; Thomas Galligan, Inc—233-239 West 42d St Corp; Wood ward Construction Co (110) 1,750.00
45TH ST, 108 W; H Brown Co—Mary A Mahon; Jos Paganessi & Italian Sporting Union, Inc (111) 585.30

APRIL 28.

116TH ST, 135 W; Lipshutz & Weber —Nathan Simpson & Phillip Simpson (112) 7,718.60
PARK AV, 300; also, 49TH ST, 51-9 E; also 50TH ST, 52-8 E; Thompson Starrett Co—N Y State Realty & Terminal Co & 300 Park Ave Co, Inc (113) 802,603.44

APRIL 29.

53D ST, 58 W; Eichenbaum Supply Co—Geo F Laidlaw; Rocco Paccione (114) 1,200.00
AUDUBON AV, 311; Grieser & Halstead, Inc—Millington Holding Co (115) 569.75
38TH ST, 166 E; Consolidated Roofing Co—John G de la M Boriglum (116) 257.00

MAY 1.

3D AV, 313; Palitz Contracting Co— Leopold Mendelowitz (1) 900.00
LOTS 3, 100 & 200, sec 6, known as Polo Grounds; Charles Edwards— Ntl Exhibition Co; Acken Industrial Corp (2) 981.01
LENOX AV, 640-4; Adolph Boxer—Fin drell Amusement & Building Corp & Finndell Construction Co (3) 175.00
42D ST, 233-9 W; Woodward Construction Co—233-239 West 42d St Corp; Case Holding Co (4) 20,215.00

MAY 2.

BROADWAY, 2270-2; Hoffman & Elias —Charles Robe et al; Stewart Hemingway & Realty Conversion Corp (5) 359.38
LENOX AV, 434; James P Farrell— Abraham Bendarsky; Mendel Rashkind (6) 367.00
123D ST, 360 W; Henry Lehman—Fannie C Ketcham (7) 100.00
130TH ST, 606 W; Muran Concrete Construction Co—Sinclair & Valentine Co; Lustbader Construction Co (8) 4,547.65

MAY 3.

1ST ST, 33 E; Otis Elevator Co—Hungarian Workers Society, Inc (9) 50.40
113TH ST, 26 E; Abrom Faer et al— Samuel Singer Realty Co (10) 4,335.00
147TH ST, 543 W; Jas Oliver Neale— Lippman Lowenstein (11) 2,218.00

Bronx

APRIL 26.

BAINBRIDGE AV, 3041; Lewis Lumber & Supply Co—Henry Sievers; Sassano & Raimond 1,752.72

APRIL 27.

GUN HILL RD, ns, 250 e Paulding av, 25x120; A M Oesterheld & Son—Eliz De Marco; Nicholas Virrato 207.23
229TH ST E, ns, 280 e Barnes av, 125 x100; Patsy Leggieri—Thomas D Malcolm 1,615.00
139TH ST E, sec Brook av, 37.8x100.4; Robert Brady—Gussie Lowe and Alex E Cohen; Alex E Cohen 34.50

APRIL 29.

163D ST E, nec 3 av, 50x75; Morris Bregman—Waverly Bldg Corp; Hyman Wienstein 210.00

HOLLAND AV, 3308; Morris Bregman —John Montagne 100.00

MAY 1.

WESTCHESTER AV, 1037; Fells, Lent & Cantor, Inc—J Carpenter; B Grossman 46.80

MAY 2.

HEATH AV, swe 230th, 25x90; M J Martin & Son, Inc—Richd Dumas. 13,900.00

Satisfied Mechanics' Liens

Manhattan

APRIL 27.

130TH ST, 57 W; David Tombeck— Elizabeth Gardner et al; Mar22'22; by deposit 41.15
34TH ST, 262 W; James Quinn—Owen Devaney et al; Jan10'22 725.00

APRIL 28.

5TH AV, 503; Henry Hakmaier—Est of Levi P Morton et al; Jan23'22 600.00

MAY 1.

BARROW ST, 69; BEDFORD ST, 79-83; COMMERCE ST, 33; James Reilly et al—F S Mason Holding Co et al; Jan27'21 1,801.50

SAME PROP; Chas H Mohr et al—same; Jan27'21 1,146.55

SAME PROP; Colonial Sand & Stone Co—same; Jan31'21 555.15

SAME PROP; Drew Bros, Inc—same; Jan27'21 2,460.54

SAME PROP; Standard Building Supply Co, Inc—same; Jan28'21 1,144.48

SAME PROP; Brady Butler Co—same; Jan14'21 7,155.86

52D ST, 228 W; Paul Bendish et al —Leon Alland et al; Jan11'21 370.26

55TH ST, 26 E; Woodward Construction Co—Lillian W Newlin et al; Apr24'22 28,911.75

MAY 2.

WEST END AV, 473; Wimple Electric Co—473 West End Ave Corp et al; Sept11'20 367.50

SAME PROP; Jonas Wieser—same; July31'20 686.49

SAME PROP; Colonial Sand & Stone Co—same; Sept28'20 148.50

96TH ST, 323-5 W; Charles H Darmstadt, Inc—Ninety Sixth St West Garage, Inc, et al; May20'21 7,869.29

143D ST, 44-58 W; Edwin H Oswald— Daniel Reeves, Inc, et al; Apr19'22 217.50

TRINITY PL, 44; GREENWICH ST, 81; Aladar Feldman—Lassen Realty Co et al; Jan12'21; vacated 900.00

TRINITY PL, 44; Hyman Brown—same; Feb9'21; vacated 913.92

42D ST, 130-2 W; William Acselrod —Evertt S Kiger et al; Apr26'22 (by bond) 542.56

MAY 3.

34TH AV, 313 to 321; William Acselrod—Everett S Kiger et al; Apr28'22 242.50

BROADWAY, 1919; William Acselrod —same; Apr26'22 100.00

342D ST, 128 W; William Acselrod— same; Apr26'22 187.00

4TH AV, 443 to 449; William Acselrod —same; Apr26'22 375.00

2D ST, 193 E; Triangle Plumbing Co —Congregation Anshe Obertyn et al; Nov2'21 300.00

SAME PROP; Meyer Hellman et al—same; Nov2'21 432.00

SAME PROP; David Stillman—same; Dec9'21 95.00

Bronx

MAY 1.

197TH ST E, nwc Marion av, 70x100; George A Jaeger—Tosti & Co Bldg Constn Co; Mar30'22 580.00

MAY 2.

CITY ISLAND AV, es, 43.2 s Marine, —x; Archibald T Mackenzie—Dora Schwenk et al; Aug25'21 327.89

ROCKAWAY BEACH.—Beach 87th st, w s, 50 s Blvd, extend present store front, making two stores, int alt; \$1,000; (o) H. Chaimowitz, 69 E 120th st (575).

ROCKAWAY BEACH.—Jamaica Bay, s s, 75 e Beach 101st, raise rf 1-sty to provide for additional family; \$4,000; (o) Edw. Knott, 324 Beach 101st, Rockaway Beach; (a) H. E. DuRie, 320 Beach 101st, Rockaway Beach (936).

SPRINGFIELD.—Broughton av, n w c and Baldwin av, six 2-sty fr dwgs, 18x22, shingle rf, 1-fam, gas; \$24,000; (o & a) James Munson, 373 Fulton st, Bklyn (3597 to 3602).

WOODHAVEN.—76th st, e s, 200 s Blake av, raise bldg with new cement foundation, int alts to provide for additional family; \$2,000; (o) J. Mangiaponella, prem (1003).

WOODHAVEN.—112th st, w s, 200 n Atlantic av, stone foundation for dwg, erect glass enclosed front porch, ext repairs; \$1,000; (o) Anthony J. Garter, 9422 111th st, Richmond Hill (1197).

WOODHAVEN.—Benedict av, 415, alter attic to provide for additional rooms, dwg; \$3,000; (o) Mrs. M. Kuhn, premises (1248).

Richmond.

STAPLETON, S. I.—328 Van Duyer st, alter 2-sty fr dwg; \$4,000; (o) Frank Rost; (b) Jos. Fleschner, 175 Pine pl, Stapleton, S. I. (185)

WEST NEW BRIGHTON, S. I.—80-86 Broadway, alter 3-sty bk factory; \$2,800; (o) Clay-smith Co, Inc.; (b) Chas. Flocken, 681 Newark av, Elizabeth, N. J. (187).