

Real Estate Record and Builders Guide

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E D I T O R I A L

Conflicting Views as to Housing Situation

What are the real facts about the housing situation here in New York at the opening of the year 1922? Is the shortage in living quarters as great as when the Emergency Rent Laws were passed sixteen months ago? Does a crisis still exist which is so serious as to warrant the Lockwood Committee in urging the new Legislature to extend these Emergency Rent Laws for another year?

At recent hearings before the Lockwood Committee its counsel, Mr. Untermyer, brought out testimony from several witnesses which resulted in big headlines in the newspapers declaring "House Famine Called Worst in City's History," "Housing Shortage as Bad Now as Ever," and other headlines somewhat less disconcerting, the whole exhibit being finished off with the statement "Lockwood Committee Fails to See Where Crisis Has Passed."

As against these views of the present situation, no publicity was accorded the statement submitted to the committee by Mr. Charles G. Edwards, President of the Real Estate Board of New York, in which he declared "The allegation that there is a housing shortage of 70,000 living quarters in the City of New York at this time is utterly without foundation of fact."

It is clearly evident from the foregoing that a wide difference of opinion exists as to the present housing shortage in the metropolis. Either some of the Lockwood Committee witnesses who get big headlines in the daily papers are in error, or else the leaders of the Real Estate Board of New York, whose statements do not get similar headline treatment, presumably because they are less sensational, are in error. If the desire is to get all the facts, surely the statements and views of such men as Mr. Edwards are entitled to as much consideration and as much publicity as the more sensational statements of the "crisis" witnesses. The public cannot determine whether or not a crisis still exists, and neither can the Lockwood Committee nor the Legislature determine that point, unless all of the facts are placed before them and given consideration in exact proportion to their relative merits.

In order that the pertinent and convincing facts assembled by President Edwards may be fully read and discussed, the RECORD AND GUIDE prints elsewhere in this issue the complete text of the statement which the Lockwood Committee declined to accept as testimony, but which its counsel said would have the consideration of the committee. The "crisis" testimony, of course, already had gone into the committee's records.

The most reliable information the RECORD AND GUIDE has been able to gather shows conclusively that the housing shortage is not nearly so serious today as it was when the Emergency Rent Laws were enacted. It is true, as President Edwards pointed out in his statement, that "overcrowding and congestion of today exists among the same classes of people and for the same reason as have obtained for years in this and every other large city." Mr. Edwards' declaration that "housing conditions in New York City have not impaired and do not imperil the public health" must be logically sound—otherwise no reliance can be placed in Com-

missioner Copeland's statement that New York is the healthiest city in the world. These are only two vital aspects of the situation which Mr. Edwards covered in his statement. He brought out many other pertinent points, one of which is that if the emergency actually is greater today than it was when the Emergency Rent Laws were enacted that in itself proves the emergency laws have not provided a remedy and some other remedy must be found.

Construction Outlook for 1922 Good

When all of the factors are taken into consideration 1921 was anything but a bad year for the building industry, after all. True, there were periods of considerable weakness, and in many ways conditions could have been more favorable, but when the results of the past twelve months are viewed in retrospect the only fair conclusion is that the year was a period of definite progress and achievement in construction.

There is no fact of greater significance for its influence upon the final results of the year than the manner in which the volume of building and engineering commitments steadily increased, the record of each month surpassing that of the previous one, until the totals of the closing month established an unusually high record.

The fine showing made by the December, 1921 building totals for the entire country, as indicated by the figures tabulated by the F. W. Dodge Company, following the excellent records of the four previous months, is an added confirmation of the nearness of the long-predicted revival in the building industry. Every present indication is that 1922 will witness a measurably greater volume of construction activity than that embodied in the ambitious program of the year recently closed.

Prominent among the factors favorable to a record building year in 1922 are the still unsatisfied demands for buildings of almost every type and in practically every community, and the steadily increasing amount of money available for investment in new construction projects. Lack of available funds has been one of the chief deterrents to building progress during the post-war years, but it is quite apparent now that investors are looking with greater favor upon investments in real estate and buildings. With sufficient money assured one of the most serious of the building retardants will have been eliminated.

Although there is every likelihood that residential construction will continue to predominate through the coming building season, because there is still a national shortage of living accommodations, the records of the past few months show conclusively that the percentage of work of this character will be considerably lower than it was last year and in closer contact to a normal ratio. According to the plans already announced and an analysis of the recent commitments, the coming months will witness a marked improvement in the volume of commercial and industrial construction, the latter, however, largely dependent upon a general business revival.

Taken as a whole there is every reason for the building

industry to be optimistic regarding its prospects for the coming months. There is a vast amount of contemplated construction now being planned which, when added to the operations now estimating or actually under contract, will insure ample work for all trades during the coming season. The building material markets are fairly well stabilized as to prices and essential basic materials are easily available

in amounts sufficient to meet all requirements. Money is easier and there is a firm desire to start operations on the part of a host of prospective builders. The only factor that remains uncertain at present is building labor, and there is good reason to anticipate that this problem will be settled within a short time to the entire satisfaction of all interested in the building industry.

Harry Hall Delivers First 1922 Y. M. C. A. Real Estate Lecture

THE first lecture of the season of 1922, under the auspices of the Real Estate Class of the West Side Y. M. C. A., was delivered Tuesday evening by Harry Hall, a member of the well-known real estate firm of William A. White & Sons. A distinctive feature of the meeting was the keen human interest shown in the subject discussed. Entitled "As New York Grows," Mr. Hall's address was a survey of the development of the metropolis during the last century. The attendance was the largest that has, so far, appeared to hear a lecture about real estate. Mr. Hall answered a variety of questions about real estate that were asked him by members of the class. The speaker was much impressed by the intelligent interest shown in the subject.

William C. Demorest, who introduced Mr. Hall, laid stress on the fact that the real estate business in this city has become a profession that required as honorable and confidential a relation as exists between lawyer and client.

Mr. Hall gave an interesting sketch of the growth of the city from its evacuation by the British in 1783 up to 1900, comparing its growth to that of a human body, which when born into the world is a small but complete organism, with veins, arteries, heart and organs, and a suitable frame covered with flesh which as it grows expands in all its parts.

So New York's framework may be said to consist of Broadway as its backbone, the main cross streets as its ribs, with the transportation lines its arteries, the business districts and markets its digestive organs, the banking system its heart and veins and its residences its flesh, all of which have expanded consistently to meet the city's growing population, fed by its increasing commerce.

He drew a picture of the little town of 10,000 people which the end of the Revolution found wrecked by fire, with ruined trade and an empty treasury, and traced its gradual development with picturesque descriptions of its life and appearance at different periods, emphasizing especially the important events, which induced its phenomenal growth, which he said

were the development of its shipping interests in the early days of the century, the invention of the steamboat in 1807, the opening of the Erie Canal in 1825, the coming of the railroads in the thirties which made possible the opening of unoccupied areas of the continent, the introduction of the Croton Water System in 1842, the invention of the telegraph in 1846, the opening of the Elevated Railroads in 1880, the invention of the telephone, the introduction of electric lights at about the same time and finally the adaptation of steel to building construction in 1884.

Mr. Hall gave some interesting reminiscences of his own early recollections of New York in 1880 and traced the northward movement of the social centre, retail stores, hotels and theatres as the town grew in size.

He called attention to the fact that in 1900 there was no business centre north of Madison Square, no Public Library, Pennsylvania Terminal or Grand Central development, no subway, tubes, "movies," and very few automobiles. That the present Equitable Building, the Woolworth, Bankers Trust and City Investing buildings were not then in existence and stated that since 1890 practically the entire financial district had been rebuilt.

Following his simile of a human person he stated his belief that the city had just about arrived at early manhood and that the next twenty-five years would see still greater and more important development than the past quarter century.

He ended with a comparative example of values at different periods in various parts of the town, such as Wall street, Fifth avenue and Times Square, showing among other items that John Jacob Astor bought the Eden Farm about 1840 for \$34,000 and that the lease of the Hotel Astor, occupying only a small corner of the farm, had recently been renewed for twenty years at an annual rental of \$500,000.

At the close of the lecture the meeting was thrown open for informal discussion in which many of the audience participated.

Month-to-Month Tenants Get Thirty Days' Notice

THE Appellate Term of the Supreme Court, Brooklyn, has rendered a decision that a month-to-month tenant must get thirty days' notice from the landlord of intention to terminate tenancy, and that the landlord may not sue the tenant for possession of the premises unless the notice has been given.

The opinion was written by Justice Charles Kelby, and concurred in by Justices Cropsey and Lazansky. The case was appealed from the Municipal Court, in which Richmond Weed brought an action to recover \$721 from his tenant, Matthew W. Carswell of 61 Sanford avenue, Flushing.

"The original agreement or lease having expired, the tenant holds over by force of the statute in the absence of any new agreement," says the decision. "Even if the tenant makes a new agreement he can attack the rent reserved as unjust and unreasonable on the first day that the rent accrues. Under these circumstances there is no necessity of the landlord notifying the tenant that after the expiration of his term use and occupancy will be at an increased rate.

"In the case of tenancies from month to month, or monthly tenancies, a different rule applies. Under the terms of Chapter 209, Laws of 1920, such a tenant, in the absence of service of the notice to quit therein provided for has the right to occupy the premises for another month at the same rent. This statute has not been repealed.

"Summary proceedings to recover real property under Chapter 942, Laws of 1920, must still be predicated upon this statutory notice to quit. If, therefore, a landlord wishes to sue a monthly tenant or a tenant from month to month for use and occupation, or upon an implied agreement for an increased rental, he must serve the tenant with a thirty days' notice, stating that he elects to terminate the tenancy. In the absence of such notice the landlord can recover from the tenant only the former monthly rent agreed upon.

"While Chapter 209, Laws of 1920, does not in terms provide what we have above stated, we believe that must necessarily be its meaning and effect. That statute clearly intended to prevent a tenant from being dispossessed unless he had received at least thirty days' notice of the termination of his existing agreement.

"If, without having given such notice, the landlord at the end of any month could claim that the reasonable rental value was greater than the amount heretofore paid and could sue the tenant therefor, he would, if successful, obtain a judgment against the tenant under which the latter could be dispossessed unless he paid the judgment within five days. In this way the landlord might dispossess his tenant without having given him any notice. This would virtually nullify the provision of Chapter 209 of the Laws of 1920."

REAL ESTATE SECTION

Realty Board Holds Housing Emergency Has Passed

President Edwards Submits Memorandum to Lockwood Committee Which Reveals Marked Improvement in Situation, Despite Testimony to the Contrary

THE question of whether the emergency rent laws, which expire on November 1, next, should be extended for another year was taken up by the Joint Legislative Committee on Housing, of which Senator Charles C. Lockwood is chairman, at the hearing on Thursday, January 6. City officials and representatives of the Real Estate Board and other realty interests were called as witnesses to testify as to housing conditions at the present time. The testimony of the city officials as brought out by Samuel Untermyer, counsel to the Committee, indicated that the emergency is as acute as a year ago and that there is a shortage of low-priced apartments. The realty experts, on the other hand, contended that until a survey of housing conditions was made by competent authorities it would be impossible to decide whether the extension of the emergency rent laws and of tax exemption was necessary.

This suggestion was first made by Charles G. Edwards, president of the Real Estate Board, who testified that in the opinion of that organization the emergency under which the rent laws were enacted no longer existed, but he promised if a survey should prove otherwise that the organization of which he is head would make no objection to the extension of the laws for another year. At a subsequent hearing of the Committee on last Tuesday when Mr. Edwards was recalled to the stand, he presented a memorandum respecting the housing situation, which is given in full below, stating that it was the primary purpose of the memorandum to justify the request of the Board for a full and impartial investigation of the present housing situation with the view of determining

1. Whether a general housing shortage exists or whether the shortage is limited to housing for particular classes of our population?

2. Whether or not the existing rent laws have operated to discourage the construction of multi-family buildings, particularly of those within the means of mechanics, laborers and other wage-earners?

3. Whether or not the existing rent laws should be continued or should be replaced by a re-enactment of the so-called "April Laws," perfected by the remedying of the defects therein indicated by Justice Spiegelberg, on lines suggested by the Real Estate Board of New York in September, 1920. The main purpose of the proposed change being to relieve the municipal courts of the ever-rising flood of "jury" cases.

Mr. Untermyer, after glancing briefly at the memorandum, said he would not accept it for the record as testimony but told Mr. Edwards it would be considered by the committee as a brief.

Mr. Edwards' memorandum follows:

The Real Estate Board of New York respectfully asserts:

1. That the report of the Joint Legislative Housing Committee, made to the Legislature on September 20, 1920, expressly declared the non-existence of the particular form of emergency urged by the Governor and accepted by the Legislature as necessitating the enactment of the Housing Laws at the extraordinary legislative session of September, 1920.

This alleged emergency was that from 60,000 to 100,000 families would be thrown out upon the streets of New York City on October 1, 1920, unless, meanwhile, the Legislature intervened to prevent it.

No such emergency existed or could have existed in September, 1920, for, at that time, there was upon the statute books a series of laws enacted at the regular session of 1920 (Chaps. 130, 131, 135-139, L. 1920) which was fully adequate to prevent any such general flood of evictions on October 1, 1920, as was prophesied by the promoters of the alleged "public emergency."

Upon this point, at page 7 of the printed report of the Joint Legislative Housing Committee to the Legislature, dated September 20, 1920, there is this declaration: "THE 1920 RENT LAWS WERE GENERALLY SUCCESSFUL IN PREVENTING EVICTIONS, BUT PARTIALLY FAILED TO STOP EXORBITANT INCREASES OF RENT."

In a public address delivered at the Fort Washington Democratic Club in New York City on October 14, 1920, Justice Frederick Spiegelberg, of the Municipal Court, said:

"I told the members of the Legislative Committee in August, and I have repeated it ever since privately and in public, that the old laws should continue, with certain amendments of a minor character. But the spectre of October 1 arose before the Legislature. They were in a panic. They meant well, but they were in a panic and nothing could stop them. The newspapers took the matter up. Lurid statements were made about one hundred thousand dispossess proceedings having been started on October 1. How they could have known I do not know, because a dispossess proceeding cannot start in advance of October 1. October 1 must pass before the proceeding is to be taken. But they were in a panic, and, strange to say, the panic did not start so much among the members of the Legislature from this borough, not even from the Bronx, but from Brooklyn."

The Real Estate Board of New York has a full stenographic report of Justice Spiegelberg's address and insists that he be called as a witness by the Joint Legislative Housing Committee to verify or deny the statements herein quoted from his said address.

Furthermore, it is also stated in the same report of the Joint Legislative Committee on Housing (p. 6) as follows:

"During the past year the calendars of Municipal Courts of New York City have been so congested with rent cases that other business has been deferred."

But this condition operated to check evictions rather than to promote them, since it delayed the obtaining of final orders of dispossess, and accordingly, the application for and granting of stays of such orders; meanwhile, of course, the tenants continued in their occupancy undisturbed. Under these circumstances, the service of even 60,000 notices requiring tenants to quit on October 1, 1920, could not possibly have operated to create an emergency. No tenant could have been evicted on October 1, 1920, on a notice to quit on that date, because the notice was merely the first step in a legal proceeding that would necessarily have been delayed, on account of the congestion in Municipal Courts, and the final order in which could have been judicially stayed for a further period of twelve months.

On Sunday, September 26, 1920, "The World," at p. 18, printed a dispatch from its Albany correspondent which contains the following illuminating paragraph:

"Much was said of the session concerning the 'October 1 crisis.' A person not familiar with the situation would have thought that unless the laws were passed before September 30, half the tenants in New York City would have found themselves in the streets along with their goods and chattels. This was merely a talking point. In the vernacular of the business world, the legislative leaders had something to 'sell' and they took this way of disposing of it. As a matter of fact, the old laws fully protected the tenants during the month of October. What was accomplished was to free the courts of thousands of dispossess cases which the Justices had authority to stay and quiet the nerves of the tenants."

In the interest of the truth, concerning the alleged "emergency" that moved the Legislature at its extraordinary session of 1920, the Real Estate Board of New York submits that the publisher of "The World" should be required to disclose the name of the correspondent who wrote the paragraph above quoted and that he be subpoenaed to appear before the Joint Legislative Housing Committee and be examined as to the truth or falsity of the assertions contained in said paragraph. Let us see whether or not the alleged "emergency" was merely a "talking point of legislative leaders who had 'something to sell.'"

The existing Landlord and Tenant Laws have produced the present intolerable condition of congestion and oppression in the Municipal Courts by transferring the function of ascertaining what is a reasonable rent from the Municipal Court Justices to Municipal Court juries, composed usually of tenants alone.

Under Chapter 137 of the Laws of 1920, the determination of the amount to be paid for use and occupation by a hold-over tenant was lodged in the discretion of the trial justice, who might grant a stay of dispossess for a year, subject to the payment of

the adjudged rental value of the demised premises for such a period. This operated to stabilize the holdover's tenancy, both as to its term and the return to the landlord. Had the law been efficiently and uniformly administered by the Municipal Court Justices, it would have operated satisfactorily to all concerned. But, as stated by Justice Spiegelberg, in his address before the Fort Washington Democratic Club on October 14, 1920:

"The grave defect and the one grave defect in the April hold-over law was this: These laws had to be administered by individuals. A person when he becomes a judge does not cease to be a human being fortunately, and these laws were administered differently by some and differently by others. Some of the judges were very strict and in my judgment very narrow-minded. Notwithstanding the fact that the law was primarily to try to continue the tenant in his home, with adequate compensation to the landlord, some of the judges limited the stay to thirty days and that was the end of it. They played directly into the hands of the very man we all condemn, whether they are friends of the landlords or friends of the tenants. I do not criticize these judges. They are perfectly conscientious. Some of them I have recently talked to. They are personal friends of mine and they are very high-minded men. They are very conscientious, but they took a view of these laws which to me was absolutely false and wrong."

Although it was quite feasible to remedy the defect in the law indicated by Justice Spiegelberg, the Legislature in its panic at the extraordinary session of 1920 substituted therefor a series of enactments that made it plain that the real emergency actuating the lawmakers was that the Municipal Justices would not enforce the April laws in a uniform and reasonable manner. These new laws deprive the Justices of the discretionary power to grant stays in summary proceedings and created a statutory stay of all such proceedings, with a few specified exceptions, until November 1, 1922, and made it possible for the tenant in every action for rent or rental value to demand a jury trial upon the issue of the reasonableness of the rent or rental value demanded and every other issue of fact involved in a landlord-and-tenant controversy. It is this change in the form of procedure in landlord-and-tenant litigations which has choked the machinery of the Municipal Courts with an impossible grist of "jury" cases. The Real Estate Board of New York insists that Justices of the Municipal Court, and particularly Justices Levy, Spiegelberg, Davies, Genung and Law, be examined by the Joint Legislative Housing Committee, to determine whether or not a return to the procedure that obtained under the April laws is not preferable to the existing state of congestion and confusion in their courts and in the Appellate Terms of the Supreme Court of the First and Second Departments.

Upon this point, the Real Estate Board of New York calls particular attention to the statement of Assemblyman Joseph V. McKee, printed in "The World" of September 8, 1921, under the title "Rent Law Justice of Kinds as Many as the Justices." In this statement, the Assemblyman is quoted as follows:

"Assemblyman Joseph V. McKee, attorney for the association, said yesterday he personally handled a case in which three sets of tenants living in the same house received from three judges decisions that ranged from no increase at all to \$15. In each case, the rooms had originally rented for \$24." Speaking of the Justices in the Bronx, Mr. McKee said: "No two judges try their cases alike. One makes no allowance for depreciation; another requires the landlord to submit proof of his depreciation, while a third takes an arbitrary two per cent. One Judge requires the landlord to put in proof of expenses for repairs. Another won't receive such proof in the bill of particulars and arbitrarily allows 10 per cent. of the rentals."

2. The allegation that there is a housing shortage of 70,000 living quarters in the City of New York at this time is utterly without foundation of fact.

It is a matter of general knowledge that during the period between 1908 and 1916, inclusive, there was a heavy over-production of moderately-priced apartments, which frequently resulted in liberal concessions of free rent to new tenants therein. There was certainly no unusual housing shortage in the City of New York in 1916, as has been established by the figures of Superintendents of Buildings. Since 1917, as testified by the Tenement House Commissioner on January 5, 1922, before the Joint Legislative Housing Committee, apartments for 29,120 families have been produced in new multi-family houses, as follows:

1917	14,241 apartments
1918	2,706 apartments
1919	1,624 apartments
1920	4,822 apartments
1921	5,677 apartments

These additions provided living quarters for approximately 145,600 persons. But this is not all. During 1921, Commissioner Mann testified, accommodations for about 14,000 families, or 70,000 persons, were also added to the local housing supply by the construction of one and two-family houses under the stimulus of the new tax exemption law. The aggregate of these sources of new housing, added since 1917, was 43,100 apartments, containing provision for approximately 215,000 persons. But as shown by the World Almanac for 1922, p. 562, the population of New York City increased during that period by only 14,367 persons; the population for 1921 (July 1) being stated by said authority as 5,751,859 as against 5,737,492 in 1917 (July 1).

On the question of addition to housing in 1920 and 1921, the F. W. Dodge Company is quoted, in the "New York Times," of Sunday, January 8, 1922, as stating that New York City carried through a program of building involving contracts awarded to the amount of \$394,764,400, and that residential construction ac-

counted for two-thirds of this, or for \$262,184,400. The statement in full is as follows:

"RECORD CONSTRUCTION IN NEW YORK CITY LAST YEAR. In 1921 New York City carried through the largest construction program on record for many years, according to F. W. Dodge Company. The total amount of contracts awarded during the year was \$394,754,400. This figure is 25 per cent greater than the total for 1920, which was \$315,048,650; it was also 41 per cent. greater than the total for 1919, which was \$279,478,200. The actual volume of construction, distinguished from the dollar cost, was very considerably greater in 1921 than in either of the two previous years. Residential construction, greatly stimulated by the tax exemption act, has been largely responsible for this record volume of building. This class of construction accounted for \$262,184,400, or exactly two-thirds of the total.

In 1921 there was 56,356,700 square feet of residential floor space contracted for, compared with 15,142,000 square feet in 1920, and 38,179,500 square feet in 1919.

"Second in importance to residential construction in 1921 was the construction of commercial building, which accounted for \$70,062,200, or 19 per cent. of the year's total. Although this was considerably less than the 1920 volume of construction of this class, it was greater than the corresponding amount in 1919."

In conclusion upon this point, the Real Estate Board of New York calls attention to the fact that Justice Spiegelberg of the Municipal Court is thus quoted in an article entitled "Re-enactment of Rent Laws for one or two years favored by more New York Judges," printed in the final edition of the "Evening World" of January 6, 1922: "The housing shortage has been grossly exaggerated. In fact, it is almost entirely due to sensationalism. The consequence of such misinformation is a panic and a general 'jacking up' of rentals. Because of this state of mind we need the further protection of the rent laws."

In this same article Justice Davies of the Municipal Court is thus quoted: "The difficulty now is not with a shortage of houses but with prices. The exorbitant priced apartment is a drug on the market. There are thousands of them vacant and it may take at least another year or so to bring the owners to reason."

The Real Estate Board of New York insists that the eminent jurists thus quoted be invited to testify before the Joint Legislative Housing Committee, as to the truth or falsity of the statements ascribed to them by "The Evening World."

3. Overcrowding and congestion of today exists among the same classes of people and for the same reasons as have obtained for years in this and every large city.

Overcrowding is urged as a strong reason for rent legislation. Most of us remember the harrowing stories of overcrowding told by the Charity Organization Society in connection with the enactment of the Tenement House Laws in 1901. Then there were thousands of vacant apartments and no talk of "emergency."

In 1906 the Federation of Churches, through its official organ, "Federation," published an article entitled "New York's Populous and Densest Blocks."

This article gave a list of overcrowded blocks. One bounded by West 61st street, Amsterdam avenue, West 62d street and East End avenue, contained 6,173 people. Fifty-one city blocks had each over 3,000 people. The population of these 51 blocks had increased from 182,881 in 1900 (an average of 2,605 to the block) to 177,988 in 1905 (an average of 3,490 to the block). This included many lower east side blocks with populations of between 3,000 and 5,000.

Overcrowding is largely the result of temperament and occurs naturally with certain types of people whether there is a housing shortage or not. Even in the poorer classes of tenements the accommodations are so much better than most of our immigrant population were formerly accustomed to, that they often thriftily utilize the housing space to the uttermost.

Be this as it may—and every consideration of decency requires the admission that overcrowding is undesirable—it will also be admitted by all fair-minded persons, that what is and always has been a commonplace of life in large cities should not now be exaggerated and paraded before the public as a reason for extending the rent laws.

4. Housing Conditions in New York City have not impaired and do not imperil the public health.

The Commissioner of Health has frequently emphasized the housing shortage in its relation to congestion and to the public health. From his statements, it might be inferred that the alleged housing shortage was seriously menacing the public health.

In the "New York Tribune" of December 2, 1920, the following appeared:

"OVERCROWDING INCREASES DISEASE, SAYS COPELAND.

Health Commissioner Finds Twenty Cities Suffering from Shortage of Dwellings.

Dr. Royal S. Copeland, Health Commissioner, returned yesterday from Detroit, where he presided at a meeting of health officials from twenty cities, having a population of 200,000 or more, which was called at the request of the Senate Committee on Reconstruction. * * * Unsanitary conditions resulted from overcrowding, he said, increasing the infant mortality rate and the danger from tuberculosis, pneumonia and other diseases. Infant mortality was shown to be 50 per cent. higher, he said, in the districts where overcrowding was the worst. * * *

In the "New York Herald" of May 5, 1921, there is reprinted from the Weekly Bulletin of the New York City Department of Health a lengthy article under the caption of "Healthy Babies in New York." From this the following is quoted:

"The infant mortality rate continues to be most encouraging. For the first thirteen weeks of the year, that is, up to

the week ending March 26, the infant mortality rate was 80, as against 113 for the corresponding period of last year, a difference of 33 a thousand children born. This infant mortality rate represents a numerical reduction of 1,069 infant deaths from all causes."

In the "New York Times" of September 11, 1921, the following statements are made in an article headed "East Side District Healthiest in the City":

"Mortality Rate Cut in Half for Section Bounded by Third and Ninth Streets and Avenues A and E."

"Deaths Only 6.44 a 1,000.

"Dr. Copeland Says It Is Due to Observance of Health Department Regulations by Aliens."

Contrary to general belief, the healthiest part of the city is not that section in which wealth has its dwelling. In a report on the general excellent health condition of the city made public yesterday, Dr. William H. Guilfoyle, Registrar of Records of the Health Department, has placed the point of lowest mortality in Sanitary District 26, which constitutes ten square blocks running from Avenue A to Avenue B and extending from Third to Ninth street.

In this section the mortality rate, compared with the city's rate, has been cut in two. The population of the district is 33,373, according to Health Department figures. Many of the residents are foreign born. In this small city, for there are more than 3,000 persons in each block, the mortality rate is 6.44 for each thousand. The city's average mortality rate is 12.93 a thousand. The infant mortality rate in the district is 52 a thousand, and the infant mortality rate for the city is 85 a thousand.

In commenting on the report Health Commissioner Dr. Royal S. Copeland said: "The people in this section have been used to governmental control all their lives in countries where paternalism is conspicuous. The result is when they come here they place themselves under the regulations of the Department of Health, patronize our baby health stations and follow the Board of Health teachings. It is unfortunate that illness among children and a high child mortality rate frequently are found among well-to-do people. It is a sad commentary on our citizenship that too many children coming from so-called good homes are turned over to nursemaids and do not receive personal attention from their mothers so essential to their health. * * *"

The following table summarizes the steady decrease in the death rate in New York City from 1918 to 1921 inclusive, during which New York City has established its reputation as "the greatest health resort in the world." The Health Department figures seem to prove not only this, but that there was a perceptible drop in the death rate for the last three months of 1921:

MORTALITY RATE PER 1,000.

For	—Mortality Rate Per 1,000—		
	General	5 Years Under	1 Year Under
1918	17.88	36.1	92.
1919	13.35	26.6	82.
1920	12.93	30.8	85.
1921 (To Sept. 10).....	11.54	24.	76.
1922 (Estimated year).....	11.17	23.8	71.1

"Greater New York" (the bulletin of the Merchants' Association of New York) under date of January 9, 1922, contains an article entitled "New York City Is the Safest Spot on Earth." The subhead states that this article was prepared by Dr. Royal S. Copeland, Commissioner of Health of New York City.

In this article Dr. Copeland is quoted as saying: "Going back fifty years we find that the general death rate of New York City was twenty-eight per thousand. In 1921 it reached the remarkably low rate of eleven per thousand. Translated into terms of what this means to the community, let me say that the two points by which the death rate was lowered in 1921 over the preceding year, 1920, indicates that more than 10,000 persons are alive and well in New York today who would have died under the conditions of one year ago."

5. High rents are due primarily to high cost of construction.

One phase of the testimony that should have been sufficient to satisfy the Joint Legislative Housing Committee as to the reason for continued high rents was the statement of Building Superintendent Reville of the Bronx that in 1910 20,000 separate apartments were built in the Bronx at a cost of \$34,000,000 and that 10,000 were built in 1921 at a cost of \$39,000,000. As the file estimate of cost is usually about 10 per cent. under the actual cost, this would mean that an apartment cost to build in 1910, \$1,870, and in 1921, \$4,290. If there is added to \$4,290 the architects' fees, the cost of obtaining money, the cost of the land and incidental expenses, it brings the cost of the apartment to \$6,000; on which the landlord, to make 7 per cent. net, must get 16 per cent. This is \$960 a year, or \$80 a month.

A statement issued by Superintendent of Buildings Miller, of Manhattan, and published in "The World" of January 1, 1922, under the heading "Steady Increase in Average Cost of New Buildings," shows that for all buildings erected in Manhattan from 1902 to 1911, the average cost was \$80,000, as against \$140,000 between 1912 and 1921.

6. Wages in the building trades are an important factor in the high cost of housing, and are still at war time levels.

The outstanding factor in the high cost of producing housing is the price of labor. Practically since the days of Sam Parks in 1903 the item of wages in the building industry has been upward, reaching the peak during the war, when it touched a point approximately 100 per cent. higher than pre-war rates.

The Real Estate Board of New York does not coincide with the opinion of counsel for the Joint Legislative Housing Committee that the labor unions, merely on request of counsel, will "be good" and cease to carry on the practices which have, as brought

out by the committee, increased the cost of housing.

Neither does it believe to be either practically or economically sound, the proposal to continue the existing high schedule of wages with a statement to the unions that this will be continued when efficiency is maintained and withdrawn when it is not. The Real Estate Board of New York sees in this plan nothing but a proposal to insure the continued high cost of housing.

There is available (Handbook of Building Trades Employers' Association of the City of New York for 1921, pages 50 to 55) a statement showing the steadily increasing cost of labor since pre-war times. It is here referred to for the reason that it confirms common observation that one of the main reasons for the continued high cost of construction is the fact that the price of labor in the building industry is still at war time levels.

7. Labor is producing on a lower basis of efficiency than in pre-war times.

It is universally admitted that there is a great loss in the efficiency of labor and it must also be considered that in the boroughs outside of Manhattan in pre-war years a ten hour day was the usual work day.

Some builders state that labor is 50 per cent. under normal, others 40 per cent., and most of them claim, and the testimony before the Joint Legislative Housing Committee bears out the claim, that bonuses in addition to the regular pay must be given.

Then there is the constant interference of shop stewards, the frequent calling of strikes, and the vastly increased cost of workmen's compensation insurance.

The Committee has constantly referred to the shortage of low-priced housing as constituting the so-called "emergency." This shortage is a permanent condition because houses renting for less than ten to twelve dollars per room cannot be produced either under existing conditions or those which we are likely to have for some years to come. The average "poor" tenant, however, is better able to pay rentals of ten to twelve dollars per room today than he was able to pay six to eight dollars per room in pre-war times. His wages have increased to a far greater extent than this increase in rentals. Moreover, rentals generally have increased more slowly than any other factor in the cost of living. The statistics of the Department of Labor show this beyond question. In any event, the community must be prepared to pay a fair economic rental for housing—that is, rentals which will provide a return on the investment sufficient to induce enough houses to be built to house the community. If the Joint Legislative Housing Committee intends to endeavor to keep rentals below this level, it will defeat its own object and the housing problem will never be solved.

8. The cost of living has declined from war time levels.

Common observation, supported by published statements on authority, indicate that the cost of living has fallen. The tables published by the Bureau of Labor Statistics in October, 1921, show the following index figures:

Dec., 1914	Dec., 1920	May, 1921	Sept., 1921
100	201.4	131.7	179.7

In the Monthly Review of Credit and Business Conditions in the Second Federal Reserve District by the Federal Reserve Agent, Federal Reserve Bank, New York, January 1, 1922, at page 7, the following statement is made, showing a further decline from 797 above pre-war living costs" * * * While the Statist price index for Great Britain is now only 11 points higher than the Department of Labor index of wholesale prices in the United States, the index for the cost of living in England is 103 points above the 1914 level, while that for the United States is 34 points above it. * * *

9. Operating and fixed costs have increased.

Operating and fixed costs have increased, as well as construction costs. Mortgage money, formerly 4 1-2 to 5 per cent., is now universally 6 per cent.

Wages of all classes of employes in connection with the operation of buildings have increased to 50 to 100 per cent. In addition thereto, the cost of repairs, coal and other supplies have increased in like proportion, to say nothing of the heavy expense of an abnormal number of rent litigations.

The tax rate six years ago was 2 per cent. on approximately 80 per cent. valuation. Today it is 2.77 on approximately a 100 per cent. valuation. Touching this phase of the housing problem, "The World," on October 27, 1921, printed an article entitled "Higher Tax Rate Clearly Traced in Rent Increases," in which it was stated:

"The average family in New York City, excluding the very poor, who have been affected to a lesser degree, has had from \$30 to \$200 added to its annual rent bill in the last three years by the increase in taxation.

"Thousands of families four years ago were paying their landlords around \$12 a month for the taxes which the latter had to pay. Now they are paying \$19 or more a month for the same purposes and are blaming the landlords for raising the rents. * * *

"Interesting is the disclosure that so far as the elevator apartments are concerned, the tax bill has increased faster than have the other expenses of the house. In one house, the taxes in 1918 were 29.9 per cent. of the total expenses; in 1921 they were 32.8 per cent. In another the percentage jumped from 28.8 to 33.1 per cent., while in a third it rose from 27.8 to 34.4 per cent. * * *

The foregoing are the facts upon which the Real Estate Board of New York relies to maintain its contention that an intelligently and impartially conducted investigation by the Joint Legislative Housing Committee will disclose the housing situation as it actually exists. Without the facilities for such comprehensive and official investigation as the Joint Legislative Housing Committee has at its disposal, the Real Estate Board of New York

has, at short notice, as indicated in this memorandum, demonstrated the following points:

I. That the drastic rent laws of September, 1920, were enacted under a misapprehension of the facts and because of an atmosphere of hysteria and panic created by lurid misstatements of the actual conditions; and that congestion in the Municipal Courts is due entirely to the rent laws and particularly those of September, 1920.

II. That, contrary to the impression created by the conduct of the investigation on January 5, 1922, and the published accounts of that investigation, no such emergency or unusual shortage of housing exists now as the public has been led to believe.

III. That congestion and overcrowding have existed in New York City to a marked degree when there was a surplus of housing.

IV. That the attempt to prove that the public health suffers, because of congestion on account of the alleged shortage, does not harmonize with the published statements of the Health Commissioner.

V. That, while housing is being produced at an almost unprecedented rate, the cost of housing is still at least twice pre-war cost; and that no matter how much housing is produced at the present cost, it cannot benefit the average renter. The chief items of cost, labor and material, must come down before housing rented at \$6 to \$10 per room, or prices the masses can afford to pay, can be produced.

VI. That the one item of cost which remains at war time levels is the item of labor.

VII. That labor is not producing on as effective a basis as in pre-war times.

VIII. That the cost of living has fallen very considerably.

IX. That operating, maintenance and fixed expenses are abnormally high.

The Real Estate Board of New York appreciates the fact that these conclusions reflect a very serious condition. But it attributes them, as do all thinking persons, to a number of abnormal factors, all of them in conflict with economic law.

The Real Estate Board of New York believes that the rent laws are largely responsible for the situation, because they have resulted in a method of administration which has been discouraging to owners, and in Court decisions which are at wide variance with established understanding of constitutional rights, because they have resulted in the intimidation of owners and investors, and the frightening away of capital; and because they have for these and other reasons, tended to prolong the period of high rents.

In these circumstances the Real Estate Board of New York does not believe that the rent laws should be extended or that conditions warrant their extension beyond the time fixed by the Legislature of 1921 for their expiration.

The rent laws do not expire until November 1, 1922, nearly a year hence. The Real Estate Board of New York fails entirely to see how the Legislature can honestly be asked to legislate in January, on the pretext that there will be an emergency in November. Nor does the Real Estate Board of New York see, in view of the facts on increased housing production here submitted, how the Legislature can, with any regard for the obvious facts in the case, enact such legislation if it is asked to do so.

If the Joint Legislative Housing Committee intends to recommend to the Legislature that the laws be extended, and if the Legislature acquiesces in this recommendation, the Real Estate Board of New York requests that the Committee give due consideration to the statement of its Counsel when it was said, that the emergency is greater today than it was when the laws were enacted, proving clearly that the present laws have not provided the remedy and that some other remedy must be found.

The Real Estate Board also reaffirms its belief, as expressed to the Joint Legislative Housing Committee in a resolution dated November 9, 1920, that legislation providing for incorporation and state supervision of labor unions is an essential factor in the situation and should be presented to the Legislature just convened.

Following Mr. Edwards on the stand Mr. Untermyer called Prof. Samuel McCune Lindsey of Columbia University, who testified he had prepared an analysis of facts bearing on the housing situation which had been attached to the brief of the lawyers who were engaged in appealing to the United States Supreme Court the case involving the constitutionality of the Emergency Rent Laws, the purpose of the analysis being to show that there is no evidence to prove there ever was a shortage of 70,000 apartments in this city but that, using the same figures from which such a deduction had been made a surplus of 30,000 apartments was indicated.

Mr. Untermyer demanded to know how Prof. Lindsey reached the conclusion that there was a surplus of 30,000 instead of a shortage of 70,000 apartments. The witness referred to his reasons in his pamphlet.

Patrick J. Reville, Superintendent of Building of Bronx Borough, testified that while there had been considerable construction of apartments renting from \$18 to \$25 a room nothing was being built for the families which could pay half that amount. "Housing conditions for workmen are becoming desper-

ate, and we are getting no relief for these people," was Mr. Reville's statement.

Dr. Annie S. Daniel testified about the overcrowded conditions on the East Side in the section between Houston and Fourteenth streets from Third avenue to the East River, which has for many years been notorious for congestion of population.

Tenement House Commissioner Mann declared the housing shortage is more acute than ever. In February, 1921, he testified vacant apartments fit for occupancy aggregated one-fifth of one per cent. of the total number in the city, but in a census just completed the vacancies showed only one-tenth of one per cent. Commissioner Mann said that up to 1917 there were built annually in this city 25,000 apartments. Since that year 29,120 apartments have been built. He gave the following figures.

Year.	Houses.	Apartments.
1917	760	14,241
1918	95	2,706
1919	95	1,624
1920	237	4,822
1921 (to Dec. 15).....	264	5,667

"There is a shortage of 80,000 apartments right now," he declared, "as against 70,000 last year. Were that made up, we ought to have new buildings each year with from 20,000 to 25,000 apartments."

Health Commissioner Copeland testified there was danger from plague because of the overcrowding of tenements.

Judge Levy said that the rent laws should be extended, and asserted that the poor tenants of the East Side, of Brownsville, Harlem and the Bronx had been the target to a far greater extent of the profiteers than the Riverside Drive dwellers, who could better afford to take care of their interests.

William H. Dolson, secretary of the Real Estate Board, urged that a written agreement be binding on both landlord and tenant, and that the latter be required to pay the rent which he may agree to pay in a lease. The law now permits the tenant to question the rent, even though he may sign the lease. Mr. Dolson admitted to Mr. Untermyer that this would eliminate new tenants from protection under the rent laws.

Stanley Isaacs, member of the Law Committee of the Real Estate Board, told the committee there was urgent need for official arbitration tribunals to decrease the congestion of rent cases in the courts.

Rudolph P. Miller, Superintendent of Buildings of Manhattan, testified he regarded the emergency on the increase in the low-priced apartments. From 1910 to 1916 there were built or projected in Manhattan, 1,251 tenements, he said, and only 207 built or projected from 1916 to 1921. In the Bronx, tenement houses to accommodate 17,360 families have been erected in the last five years. In the preceding five years accommodations for 72,746 were erected.

Victor M. Earle, who testified on January 6, was recalled last Tuesday and asked if he had any suggestions for amendment of the rent laws. He made the following—that a written lease made subsequent to the amendments should be valid and not within the protection of the rent laws; that a tenant who holds over beyond the expiration of his lease should be held to the end of the term; that a tenant who has been given four months' notice that the landlord will renew the lease at the same rental should be compelled to answer thirty days before the expiration of his lease whether he will accept or not and that if he fails to accept he shall be compelled to move at the expiration of his lease; that the purchaser of an apartment should be able to obtain possession of that particular apartment in a house which has been actually sold on the co-operative plan, where at least 20 per cent. of the apartments in said house are included for sale in said plan; and that a reasonable rent should be absolutely and definitely defined and should be figured on a certain percentage, say 10 per cent. of the actual market value, and not on the equity as called for under the present rent laws.

Several other witnesses were recalled last Tuesday but no further testimony relative to the housing shortage was taken.

Review of Real Estate Market for the Current Week

Large Transactions Seasoned a Market That Abounded in Widespread Dealing, While Many Tenants Bought Their Places of Occupancy

THIS week was one crowded with good real estate transactions. There have been weeks in the recent past when the number of sales aggregated as much as they did this week and when large properties were distinguishing features, but in no week for a long time has there been stronger investment interest shown nor a better variety of good sales. The week, too, disclosed some leases of more than passing interest.

The most notable sale was that of the leasehold of the Knox building, at the southwest corner of Fifth avenue and 40th street, by August Heckscher, who took over this choice site in the name of the Anahma Realty Corporation from the Fortieth Street and Fifth Avenue Corporation controlled by Benjamin Mordecai and E. C. Potter. There are 19 years yet to run on the lease, with privilege of renewal. A sale that would seem to mark a revival of co-operative buying of business buildings was that of the sale of a 12-story loft building on a Seventh avenue corner, to the tenants. It is the largest co-operative sale in many months and probably the most notable commercial building sale of the kind.

The scope of the buying movement by individual tenants of the properties they occupy was wide this week. A tenant of a group of business buildings at Second avenue, 53d and 54th streets, bought them; another bought an old building on West street; another bought a parcel downtown; while numerous tenants of dwellings bought them. Such transactions always strengthen values roundabout.

Downtown properties were in the limelight of dealing this week, also. Conspicuous among them was the sale of some old warehouses on a Water street corner that had been in the continuous ownership of one family since the era of Peter

Stuyvesant, or more than two centuries. This is probably the best answer to the question: "Does New York real estate pay?"

A group of old frame buildings on lower Vesey street, in the wholesale produce district, changed hands. Covering a small plot, they adjoin another small plot on a corner. It will be interesting to see if the corner is acquired for a joint improvement. A wholesale merchant bought a loft building on Lisperard street. Business properties on Madison avenue, Sixth avenue, Eighth avenue and other prominent thoroughfares changed hands. A large vacant holding of Robert E. Dowling's in West Harlem, was bought for improvement.

There was considerable dealing in all kinds of multi-family houses. Numerous large elevator apartment houses on Washington Heights changed hand and two parcels on Marble Hill were bought. In the Bronx extensive buying of dwellings and multi-family houses exceeded the buying of vacant plots for improvement for the first time in many months. Some large new apartment houses were among those sold.

In the leasing field a good sized site for a 9-story loft building was leased on the West Side, for a long term. Marking great rental increment was the sub-leasing of the Siebrecht building at the northeast corner of Fifth avenue and 38th street. The new lease shows more than a doubling of the rental in twelve years. A large lease in the Heckscher building marks the most northerly movement of trade on Fifth avenue. Fifth avenue is an investment prodigy among world thoroughfares. The annual rental of the Siebrecht building under the new lease is almost as much as the late James Gordon Bennett obtained for the fee of it about 20 years ago when he sold it to the late Austin Corbin.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 133, as against 81 last week and 78 a year ago.

The number of sales south of 59th st was 59, as compared with 26 last week and 43 a year ago.

The number of sales north of 59th st was 74, as compared with 55 last week and 35 a year ago.

From the Bronx 56 sales at private contract were reported, as against 35 last week and 13 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 50.

Observations by Max Natanson

Max N. Natanson, one of the city's most active real estate operators, now located at 170 Broadway, will soon join the northward march of the real estate fraternity. He has leased, through the Brown-Wheelock Co., for a term of 10 years, a large suite of offices in the Guaranty Trust Co.'s Building, formerly the Sherry Building, at 522 Fifth av, southwest corner of 44th st. Mr. Natanson will occupy his new offices sometime in March.

Mr. Natanson's dealings in real estate during the last several years have been spectacular in the extreme, his operations having aggregated close to \$200,000,000. His latest transactions involved the purchase and the immediate resale of the Belnord Apartment house, assessed at \$4,500,000, and occupying the entire square block bounded by Broadway, Amsterdam av, 86th and 87th sts.

Discussing the removal of his offices from the financial zone to the new uptown business district, Mr. Natanson said: "I am moving uptown to be closer to the center of things and to the district, which, in addition to being the 'uptown Wall Street,' rapidly is becoming the real estate and mortgage loan center of New York.

"Within a stone's throw of my new quarters are the offices of some of the most prominent estate owners, real estate operators and brokers in New York. All parts of the city can be reached readily by way of the subways that radiate from the Grand Central Station, from which point also the Queensboro Subway, the N. Y. Central, N. Y., N. H. & Hartford Railroad Pennsylvania Railroad, the Long Island Railroad and the New York and Hudson Tubes are most accessible.

"The advantage of being located in the heart of the city is the ease with which a property

presented in the morning can be inspected and passed upon within the hour. On the other hand, the great purchasing power of New York, from the residential point of view, is now concentrated north of 42d st and east and west of Central Park. It is advisable for a real estate operator to be as close as possible to this purchasing power.

"There is also to be considered the comparative potentialities of the downtown and uptown districts as fields of speculation and investment. The downtown districts have been fine-combed by the speculator, the investor and the broker. Prices in certain sections have about reached their peak and the main thoroughfares are so fully improved with permanent buildings that there remain but few opportunities for quick turns. And yet there is always a drift from the side streets to the main thoroughfares such as Broadway, Nassau and William sts, and these arteries of trade and travel will always be money-makers.

"In general, however, the opportunity for profitable investment and speculation is greater in the midtown district, the terminal zone, the new uptown business section and the districts lying east and west of Central Park, toward which the business and residential population of New York is trending steadily.

"The proper location for the offices of an active real estate operator is that which is closest to the active centers; wherefore, I have concluded to move to 44th st and Fifth av."

Closes Out Ocean Front

Lewis H. May Co. sold for the Banister Realty Co., Maximilian Morgenthau, president, the last of the ocean front holdings of the company in the Ostend section of Far Rockaway, namely: to Max Fishel and Max Katz the parcel on the east side of Beach 13th st (formerly Neilson av), 120 feet south of Seagirt av and 100 feet wide to the Atlantic Ocean, including riparian rights; to Henry Matz the entire block on the east side of Beach 12th st (formerly Seneca av), with a frontage of 120 feet on Seagirt av (formerly South st) to the Atlantic Ocean, approximately 20 lots. The buyers of both parcels will improve them with dwellings for summer occupancy which will be ready next season.

The Banister Realty Co., in 1905, acquired 1,500 feet of ocean front, including the bathing establishment known as the Kuloff, five dwellings and 40 acres of adjoining land, part of which was ocean meadow land. The company expended over \$400,000, exclusive of purchase price, in developments, including reclaiming, streets, sewers, sidewalks, etc.

On December 15, last, the Lewis H. May Co. were appointed agents to dispose of the remaining holdings at private sale by January 1, 1922; these holdings consisting of 100 seashore lots, 3 ocean fronts and 7 private plots, containing 60 lots. These sales were completed within the contract time, practically two weeks, which is a record in suburban selling.

Mr. Morgenthau stated that since all the real estate holdings of the Banister Realty Co. have been disposed of steps will be taken in the immediate future to wind up the affairs of the corporation and liquidate the same.

New York Title Has Election.

The yearly organization meeting of the New York Title & Mortgage Co. directors was held at the main office of the company, 135 Broadway. The following officers were re-elected: Harry A. Kahler, president; Cyril H. Burdett, vice-president; Henry S. Acken, vice-president; Gerhard Kuhne, vice-president and secretary; Ernest J. Habighorst, vice-president; Hubert F. Breitwieser, vice-president; Joseph L. Obermayer, treasurer; Louis Palestrant, assistant secretary; Nelson A. Mesereau, assistant secretary; Harry E. Kuhlman, assistant secretary; Frank L. Stiles, assistant secretary; Edward Mallowney, assistant treasurer; William Huntsman Williams, solicitor; Morgan J. O'Brien, general counsel, and an addition made by the election of Alfred C. Busch, as assistant secretary. Mr. Busch has been with the New York Title & Mortgage Co. for many years and for a considerable time has been attached to the Brooklyn office, 203 Montague st.

Operator in a Big Trade

Samuel Brener sold to the Wedgewood Realty Corporation, Francis M. Kyle, president, 425 West End av and 303-305 West 80th st, at the northwest corner, consisting of a 7-sty elevator apartment house on the immediate corner and a 6-sty elevator apartment house adjoining the street, the combined plot fronting 102.2 feet on West End av and 100 feet on 80th st.

In part payment Mr. Brener takes the following free and clear properties: Plot 150x100 at the southeast corner of Morris av and 191st st, opposite St. James Park; 15 acres on Wilmot rd, opposite the Bloomingdale residence at Scarsdale, and the waterfront property at Milton Point, Rye, adjoining the American Yacht Club and the estate of Senator Wainwright.

Mr. Brener recently purchased from the Central Union Trust Co. the West End av property, together with two dwellings adjoining on 80th st, which are not included in the sale. Richard

H. Scobie was the broker in the present deal. Waldemar F. Timme, attorney, represented Mr. Kyle, and Goldsmith & Rosenthal acted for Mr. Brener.

Activity in Jamaica

Homes are beginning to spring up in the Country Club District of Jamaica, Queens, recently sold by the M. Morgenthau, Jr., Co. Herbert L. Miller is constructing a house and seems likely to win the prize of an Overland Sedan offered by Mr. Morgenthau for the first to move in his own home built on the property. Mrs. Jane Smith, of Hicksville, L. I., has arranged to start the first of the week, as has Mrs. L. McGinness, of Jamaica. Many others who purchased property in this section are drawing up plans and the time is not far off when, from all indications, this section will soon be another community of homes.

Big Deal on the Heights

S. & J. H. Albert, brokers, sold the Cliffwood Court and Westwood Court apartments, two 6-story elevator apartment houses, covering the block front on the west side of Fort Washington av. between 179th and 180th sts. The Capricorn Realty Holding Co., Richard A. Geis, president, is the new owner. The Herbstone Realty Co., formerly the W. J. Rich Development Co., which acquired the properties in 1914 through the same brokers, was the seller.

The houses, erected in 1912 by William H. Picken, are valued at \$600,000 and return a yearly rental of \$90,000. They measure 202 feet

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on the avenue and 115 feet on each street and accommodate 72 families, being laid out in suites of 4 to 9 rooms each. S. & J. H. Albert, who have been appointed agents of the buildings, report that they are fully rented.

Otto H. Kahn Makes a Trade

Otto H. Kahn purchased the 5-story stone American basement dwelling 30 West 54th st, on a lot 22.6x100.5, on the Rockefeller block. Harold C. Matthews was the seller. The property was held at \$125,000. Mr. Kahn gave in exchange the 5-story stone American basement dwelling 10 East 68th st, on a lot 25x100.5, which was recently reported sold. William B. May & Co. were the brokers in both transactions.

St. Francis Apartment Sold

Samuel Kaplan sold for a client 41-47 St. Nicholas terrace, a 6-story and basement elevator apartment house with stores, known as the St. Francis, on a plot 99.11x143, northwest corner of 129th st, overlooking St. Nicholas Park.

Operators Buy Second Avenue Corner

Eisman, Lee, Corn & Levine sold through L. G. Johnson to Meister Builders, Inc., 909 Second av, northwest corner of 48th st, a 6-story brick tenement house with stores, fronting 70.5 feet on the avenue and 40 feet on the street. It was held at \$75,000.

Brown Makes West Side Purchase

Frederick Brown purchased the 12-story business building, on a plot 60x98.9, at 151 to 155 West 25th st, between Sixth and Seventh avs, from a client of Dwight, Archibald & Perry. The structure has an annual rent roll of \$55,000 and is largely occupied by furriers.

Madison Avenue Site Assembled

A new building is to be erected on the west side of Madison av, between 32d and 33d sts, as a result of a series of sales which have been negotiated by Joseph P. Day during the last two months. The new owner, whose name is not revealed, intends to improve the site, which has a ground area of 7,500 feet and was held at \$375,000. The parcel has frontages on the avenue and both side streets. It is just south of the Murray Hill district, and north of the Madison Square zone, a section which has been active recently.

Included in the sale was 158 Madison av, a 5-story building, 24.7x95. This property was sold by Mrs. Caroline McLanahan, represented by William A. White & Sons. The deal also included 19 East 32d st, a 4-story building, 25x98.9, sold by Mrs. McLanahan, executrix of her husband's estate. The third parcel involved 22 East 33d st, a 5-story building, 25x98.9, sold by the estate of W. H. Moore, represented by Albert B. Ashforth, Inc.

Tenants Buy Large Buildings

Frederick Osann, president of the Frederick Osann Co., sewing machines, and a tenant in the 12-story and loft building at the northeast corner of Seventh av and 24th st, has bought the property from the Seventh Avenue Property Corporation, Alexander S. Fisher president. The building, which was sold subject to mortgages for \$287,250, measures 86.11 feet on the avenue and 79.2 feet on 24th st. William A. White & Sons were the brokers. The sale is recorded.

The General Cigar Co., Frederick Hirschhorn president, with quarters in the 7-story factory building 1016 to 1020 Second av, southeast corner of 54th st, has purchased that property, together with the adjoining 5-story store buildings at 1014 Second av and 310 East 54th st, and the abutting 6-story building, 57.2x100.5, at 307 to 311 East 53d st. They were acquired from the Norwelt Corporation, Henry Fisher, president, for a stated consideration of \$245,000, of which \$168,812 represents mortgages. The property fronts 100.5 feet on the avenue and 125 feet on 54th st. The sales are recorded.

Owner Buys Adjoining Parcels

The Norko Realty Corporation (Isse Koch), which owns the properties at 570 to 574 Lexington av and 128 and 130 East 51st st, forming the southwest corner of those thoroughfares, has purchased from M. M. Marks the adjoining 5-story buildings 566 and 568 Lexington av, on a plot 40x80. The company now controls an avenue frontage of 111.10 feet and a street frontage of 106 feet.

Fine Apartment House Bought

George Neiman bought through Stanley Wolfson from the 106 East 85th Street Corporation the 9-story and basement elevator apartment house 106-110 East 85th st, on a plot 54.9x102.2. It was built 3 years ago by the seller. Two doors away, at the southeast corner of Park av and 85th st, is the private residence of E. R. L. Stettinius, the banker.

Chateau d'Armes Changes Hands

The newly organized Chateau d'Armes Realty Corporation, with M. R. Donald, S. Scammell and F. S. Castyzone as directors, has purchased the 6-story and basement elevator apartment house at the southeast corner of Fort Washington av and 161st st, known as the Chateau d'Armes. The house has an avenue frontage of

102 feet and a street frontage of 145.10 feet. Large holdings located in Mercer County, N. J., were given in part payment by the buying company, which is represented by Noble, Morgan & Scammell, attorneys.

Resells Harold Court

The Maxroe Realty Corporation, representing Max Rosenfeld, purchased from the Ardmore Estates, Inc., Barnet Klar, president, the Harold Court apartments, a 6-story elevator structure with stores, at the southwest corner of St. Nicholas av and 183d st. The property, measuring 104.11 feet on the avenue and 150 feet on the street, was disposed of subject to mortgages for \$340,250. It was acquired by the selling interests last March from Joseph Shenk.

Tenant Buys Pearl St. Parcel

Clinton K. Scofield purchased from Denison Realty Corporation the 5-story brick loft building, on a lot 25x101.3, at 277 Pearl st, in which he was a tenant.

Good Upper West Side Sale

The 225 Central Park West Corporation sold to the Lapidus Engineering Co. 30-32 West 65th st, two 5-story stone and brick apartment houses, on a plot 41.8x100.5. The buyer will reimprove the site with a 9-story elevator apartment house.

Buyers Site for New Dwelling

Pease & Elliman resold for Joseph G. Abrahamson 130 East 79th st, a 4-story and basement stone dwelling, on a lot 19x102.2. The buyer is Arthur Upham Pope, representing a client for whom he will erect a 5-story American basement dwelling. Mr. Abrahamson bought the house and that adjoining at 132 through the same brokers a few months ago. The latter was resold to Shephard Morgan, vice-president of the Federal Reserve Bank.

"Childs" Buys a Sixth Avenue Parcel

The Childs Restaurant Co. purchased from the estate of Oscar Hoyt, Bryan L. Kennelly, trustee, 221 Sixth av, between 14th and 15th sts, a 4-story brick building with store, on a lot 20x120. The property was held at \$100,000.

Building Site Assembled

Pease & Elliman, who recently announced the sale of 683 Madison av, at the same time reported that negotiations were in progress for 681 Madison av to the same buyer, have consummated the sale of the latter property for John Sherman Hoyt and others. The buyers are George C. Alexander C. and Victor C. Camas, who, under the name of Maison Camas, are now at 617 Madison av. The two houses just purchased form a plot 39.5x85, between 61st and 62d sts. The buyers will erect a business building for their own use. The property was held at \$150,000.

Purchases East Houston St. Corner

Purchase has been made by the newly formed Mott and East Houston Streets Realty Corporation (F. D. Paoli, J. d'Angelico and P. Mato) of the three 5-story stone and brick tenement houses with stores, 63.4x76x irregular, at 53 to 57 Mott st, forming the southwest corner of those thoroughfares. The new company was represented by Alexander Bloch, attorney.

R. E. Dowling Closes Out a Tract

Slawson & Hobbs sold for the Liberty and Church Street Corporation, Robert E. Dowling, president, the vacant plot, 105x71.30, on the north side of 109th st, 100 feet west of Broadway.

In March, 1920, Mr. Dowling purchased 17 lots from the estate of Russell Sage, extending from 109th st to Cathedral Parkway, with the entire front on Riverside dr and being 100 feet west of Broadway. He resold through the same brokers the plot on the south side of Cathedral Parkway, 100 feet west of Broadway, to the 610 West 110th Street Co. (Benjamin P. Walker), and the northeast corner of Riverside dr and 109th st, 160x71.10, to Mr. Walker. The 375 Riverside Drive Corporation (M. E. Paterno), purchased the southeast corner of Riverside dr and 110th st.

This last transaction on 109th st completes the sale of the entire tract.

Buys a Park Row Parcel

The Sillocks Realty Co. sold to Samuel Miller 160 and 162 Park Row, a 3-story brick building with store, on a lot 25.2x120x irregular, adjoining the southwest corner of Baxter st.

Investment on Lisenard St.

Daniel Birdsall & Co. sold for Richard S. Elliott 46-48 Lisenard st, a 5-story stone loft building, on a plot 48x93.5. After extensive alterations the buyer will occupy the property.

Sale in Produce District

W. J. Russell sold for Geromina Roncoroni to the Jersey York Realty Co. 74, 76 and 78 Vesey st, three old 3-story frame buildings, on a plot 40.10x49, adjoining the northwest corner of Greenwich st. The corner is an old brick building, on a plot 41.2x53.11. The adjoining property was held at \$55,000 and was sold for all cash.

Knox Building Leasehold Sold

August Heckscher, whose operations in up-town real estate in recent years, have been notable, has bought from the Fortieth Street & Fifth Avenue Corporation the leasehold of the Knox building on the southwest corner of Fifth av and 40th st. The selling corporation is controlled by Benjamin Mordecai and E. C. Potter, who, two years ago, obtained a 21-year lease with privilege of renewal, which passes to Mr. Heckscher in the name of the Anahma Realty Corporation.

Cushman & Wakefield, Inc., have been appointed agents for the building. The total amount involved in the leasehold is something over \$2,000,000. The plot is 33x110 feet.

Avoca Apartments Bought

The Avoca, an 8-sty elevator apartment house at the northwest corner of Fort Washington av and 178th st, has been purchased by the Washingtonian, Inc., represented by Kohn, Nagler & Williams, attorneys. The seller was Louise Greenberg. The house measures 101.1 feet on the avenue and 99.7 feet on the street. It was valued at \$300,000.

Buys Palisade Apartments

Charles S. Kohler sold for Amelia A. and Charles H. J. Dilg to Ennis & Sinnott 79 Haven av, adjoining the northeast corner of 170th st, a 5-sty and basement brick apartment house, known as the Palisade, on a plot 56.9x83.4. It is the first sale of the property in 5 years.

Sell Two Elevator Apartment Houses

Frederick Zittel & Sons sold for the Vera Building Corporation 353-359 West 118th st, two 7-sty and basement elevator apartment houses, each on a plot 50x100.11, within one-half block of Morningside Park.

Operator Takes Quick Profit

James H. Cruikshank purchased from J. A. Smith, J. A. Smith, Jr., and Mary M. Ramsteck 128-130 East 127th st, two 3-sty and basement brick dwellings, on a plot 39.2x99.11. And he immediately resold same to Julius Reich. George W. Bretell & Sons were the brokers in both transactions.

A Bit of Ancient New York Sold

After an ownership of more than 250 years by the descendants of Henry Rutgers, when this city was known as New Amsterdam under the Dutch rule of Governor Peter Stuyvesant, the property 561 to 565 Water st, southeast corner of Clinton st and part of the old original Rutgers Farm, passes into the hands of I. Randolph and Everett Jacobs, who have purchased the three 5-sty brick warehouses, size 24x74 each, from Henry S. Leverich, Lucius H. Beers and Eli G. Partridge, as trustees of the estate of Amelia Stuyvesant. The buildings were erected more than 70 years ago and are still occupied by the original tenant, whose tenancy started prior to the Civil War. Harry B. Cutner was the broker.

Old Ryan House for Jewish Home

The old Ryan mansion at 532 Riverdale av, just north of the city line, in Yonkers, has been bought by the Jewish Home for Friendless Children, Millie Jacobus president. It will be altered to provide accommodations for about 100 children and will be conducted on non-sectarian lines. The property measures 185x400 and was purchased through Douglas-Gettel.

Co-operative Buying

The newly formed 171 West Twelfth Street, Inc., which acquired recently the dwelling at that location from the Excelsior Estates Co., has also bought from the same seller the adjoining 3-sty and basement brick dwellings, each 21x103.3, at 169-173 West 12th st. The buying concern represents a co-operative organization, which will improve the combined site with a 6-sty elevator apartment house, to be conducted on the 100 per cent. co-operative plan. The entire operation calls for an expenditure of \$225,000, of which \$140,000 represents the cost of the new building.

The proposed house will contain 24 suites, each of 4 rooms and bath. Harvey P. Vaughn was the broker who assembled the site. The buying company is composed of Mr. Vaughn, Evert G. Routzahn, Ethel Armes, Lloyd T. Williams and Edith H. Day. It was organized by Abberly & Bryde, attorneys.

Recently the Co-operative League of America purchased the building at 167, adjoining.

Corner Picture Theatre Sold

The Eighth Theatre Corporation, Louis Schneider president, incorporated at Albany, on January 4 bought from the Four Ks, Inc., the 3-sty motion picture theatre, 13 to 17 Second av, southwest corner of 1st st. The new company represents the M. & S. Circuit, which will operate the theatre as the eighth under its control on the East Side. J. Barodkin and M. Spiro are also directors in the company, which is represented by M. D. Bohrar, attorney. The property measures 70.4 feet on the avenue and 59.2 feet on the street.

School Buys on East Side

The Browning School (John A. Browning), now on West 55th st, purchased for its use the two 2-sty stone buildings 50 and 52 East 62d st, adjoining the southwest corner of Park av, on a plot 33.4x100.5. The sellers were the receivers of the American Real Estate Co., which acquired the property several years ago.

Operators Buy Second Av Corner

Maurice Wertheim sold for Lucy Madden to Edward Baer and the Willstone Realty Co., William Goldstone, president, the northwest corner of Second av and 43d st, a 3-sty frame tenement house with store, on a lot 25.2½x100, together with an "L" 50 feet in depth around the rear of the adjoining Second av parcel. The "L" is a 2-sty brick building.

Builders Buy Bronx Plots

Samuel Friedenbergs sold to John Wanderman the vacant plot on the northeast corner of Webb av and De Voe Terrace, as the site for an apartment house to accommodate 49 families. Mr. Friedenbergs sold to John A. Sharp the vacant plot on the west side of Nelson av, 120 feet south of Featherbed la, 100x96.

To Max Marcus Mr. Friedenbergs sold the vacant plot on the west side of Morris av, 70

feet north of 184th st, 114x96, recently acquired from the Debb Corporation.

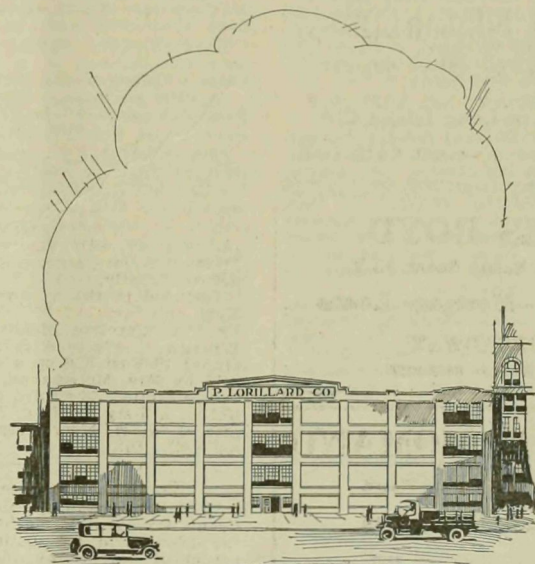
Morris Bogdanoff bought from Mr. Friedenbergs the vacant plot at the southwest corner of Mount Eden and Townsend av, part of a plot Mr. Friedenbergs acquired through Joseph P. Day at the Mahoney estate auction sale.

Buys a Row of Bronx Flats

The Hesu Realty Co. (Heiler & Sussman) bought from the New York City Unit Ownership Realty Co. 888 to 902 Union av, six 6-sty and basement brick apartment houses, each on a plot 37.5x100. They abut the rear of the B. S. Moss Theatre on Prospect av.

Operator in Three Bronx Deals

Joseph Sager purchased from Mindlin & Roseman 815 and 817 Southern Boulevard, a plot 150x110, 135 feet north of Longwood av and held at \$65,000. Mr. Sager will erect a 1-sty business building. Arthur Deutsch was the broker. Mr. Sager also purchased from J. M. Martin the southeast corner of 231st st and Albany Crescent, a plot 35x100, which will be improved with a 1-sty taxpayer. Harry T. F. Johnson and McLernon Bros. were the brokers. From Charles S. Levy Mr. Sager bought the 1-sty taxpayer at the southwest corner of Tre-



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The P. Lorillard Company Building, located between 71st and 72nd Streets and Avenue A; a new three story factory that will be devoted to the manufacture of cigarettes.

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mont and Marmion avs, containing 5 stores and a bakery. It rents for \$6,000 and was held at \$60,000. Samuel Katzen was the broker. Max Monfried represented the purchaser in all of the deals.

City Island Landmark Sold

Mulvihill & Co. sold for Stephen Collins the Collins Homestead, on Carroll st, City Island, Bronx, 100 feet from water front, to William Cronk. The property has been in the Collins family for more than 100 years, and it will be the second time in more than 140 years that the property has been transferred.

Bronx Corner Apartments Sold

Meyer Isear, operator, sold 481 East 167th st, northeast corner of Washington av, a 6-sty brick apartment house with stores, on a plot 29x128, to the J. G. Gold Realty Corporation, for all cash. Mr. Isear also sold to the same buyer 1154 Washington av, adjoining, a 6-sty brick apartment house with stores, on a plot 36x128. Jacob Gumberg negotiated both sales.

A Trade of Brooklyn Real Estate

William Liss, Inc., exchanged for the Crex Construction Co. with a client three new 2-family houses, with garage, on the east side of 10th st, 150 feet north of Av R, for the block front on the south side of Thirteenth av, between 71st and 72d sts, 200x100. The buyers will erect 3-sty double apartment houses on the plot. The transaction involved \$65,000.

Borough Park Corner Plot Sold

A. J. Murphy sold for Edward J. McGaffney to Henry Kelley the northeast corner of New Utrecht av and 42d st, Brooklyn, a vacant plot 126x55xirregular, for immediate improvement with apartment houses with stores.

Operators Buy in Long Island City

The Casilear Realty Co. sold through the private sales department of Bryan L. Kennelly, Inc., to the Bliss Street Realty Co., Monroe Douglas Robinson, president, 50 lots in the Thompson Hill residential section of Long Island City. The lots were bid at \$200,000, and are located in the block bounded by Heiser and Fitting sts and Nelson av and Queens Boulevard, and close to the Bliss st station of the dual subway system.

The buyers intend to erect 42 2-family tax exempt Colonial red brick houses, 25x100, and have them ready for occupancy by June. Contracts to build them have been awarded to T. C. Desmond & Co., Inc., and foundations will be put in at once. Herbert Lucas is the architect.

Suffolk County Acreage Sold

Bankers Trust Co. as executor sold a tract of 97½ acres of timberland, at Farmingville, Suffolk County, Long Island.

Russian Colony for Nassau County

The large home and 15 acres belonging to A. G. Greensward at Roosevelt, L. I., have been purchased by New York business men for a number of Russian friends who have come to this country to escape the Bolshevik regime.

The Russians are said to have formerly held high positions in the late Czar's army and in the Russian financial world. Geer Bros. and G. M. Taylor were the brokers.

Choice Newark Parcel Sold

The building occupied by Marshall & Ball, clothiers, at 807 to 813 Broad st, Newark, together with the leasehold, stock, fixtures and good will, has been purchased by M. B. Hausman, an officer of the Diamond Shoe Co., of this city and the I. Hausman & Sons Co., of Newark. Louis Kamm, Inc., were the brokers. The aggregate amount of money involved in the deal, including the 75-year rental of the ground site from the First Presbyterian Church, will, it is said, amount to \$3,000,000.

Plans for alterations to the building to fit it for the purposes of the new owners are already being made by Nathan Myers, architect. The work will entail an expenditure of \$75,000. Mr. Hausman will retain the shoe department of the sellers and will dispose of the goods to make room for the alterations.

The stores are 3 stories high and of brick. They front 66 feet on Broad st and extend west through the block 100 feet to Nutria st in the rear. The sellers have occupied the building for more than 50 years and were among the oldest firms of clothiers' row in Newark. Their stock will be moved to the main store of Mc Gregor & Co., at 859 Broad st, where it will be disposed of.

South of 59th Street

CHERRY ST.—Lawyers Mortgage Co. sold to Max Scheiner 362 Cherry st, a 5-sty brick tenement house with store, on a lot 26x94.9.

DIVISION ST.—Nathan Horwitz sold to Ida Oser 139 Division st, a 5-sty brick tenement house with store, on a lot 25x61.9.

GRAND ST.—Esther Weiskopf sold to Samuel Friedman 415½-417 Grand st, a 6-sty brick tenement house with stores, on a lot 26.8x100.

GREENWICH ST.—Duross Co. sold for the Bankers Trust Co., as trustee, to Alexander E. Schiller 550 Greenwich st, a 5-sty stone tenement house with store, on a lot 27.2x76.3, adjoining the southwest corner of Charlton st.

LEROY ST.—Arthur Dorn sold through the Duross Co. to Thomas Putney 121 Leroy st, adjoining the northeast corner of Greenwich st, a 3-sty and basement brick dwelling, on a lot 22x82.

RIVINGTON ST.—Adolf Jabloner sold to Max Markowitz the 6-sty brick tenement house with stores at 231 Rivington st, on a lot 25x63, southwest corner of Willett st.

THOMPSON ST.—Raffaele De Raco sold to Francesco Nigro 69 Thompson st, a 5-sty brick tenement house with store, on a lot 21.6x100.

VANDAM ST.—The Spring Street Presbyterian Church, at Spring and Varick sts, bought from William S. Coffin the 2½-sty and basement brick house, on a lot 20x100, at 25 Vandam st, for \$17,000.

WEST ST.—James Squillante, a tenant in the old 4-sty brick loft building, 26.8x88, at 175 West st, adjoining the southeast corner of Warren st, has bought the property from the Italian Fruit Co.

7TH ST.—Michael Pallovsy sold to Leo Freiman 31 East 7th st, a 3-sty and basement stone clubhouse, on a lot 26x75.

9TH ST.—Beatrice Schwartz sold to Israel Rosenkranz 625 East 9th st, a 6-sty brick tenement house with store, on a lot 25x92.3.

12TH ST.—Martha A. Hinds, who occupies the 4-sty and basement brick dwelling, on a lot 25x103.3, at 39 West 12th st, has bought the property from Henry C. Piercy 2d. She paid \$26,500, according to the deed.

17TH ST.—Margaret Derry sold to Michael A. Frascella 439 West 17th st, a 5-sty brick tenement house, on a lot 25x92.

18TH ST.—Gertrude Gunshor sold to Rachel Levine 255 West 18th st, a 3-sty frame flat with store and a 2-sty rear frame building, on a lot 26x67.5.

30TH ST.—Dr. John Rogers sold through Charles M. Baldwin to James H. Cruikshank 102 East 30th st, a 5-sty English basement brownstone dwelling, on a lot 20x79, adjoining the southeast corner of Fourth av.

34TH ST.—Westchester Trust Co., as trustee, sold to Helen Karrenberg 408 West 34th st, a 3-sty and basement brick converted dwelling with store, on a lot 20x98.9.

49TH ST.—Aaron Kushito, who recently purchased the 3-sty and basement stone dwelling, on a lot 18.9x100.5, at 357 East 49th st, has resold it to Samuel Hadler through Joseph Nasanowitz.

49TH ST.—Butler & Baldwin, Inc., sold for the 434 West 49th Street Corporation, a 5-sty brick tenement house, on a lot 25x100.5, at the address mentioned. It was held at \$24,000.

49TH ST.—M. A. C. Levy purchased the vacant plot 447-449 West 49th st, 50x100, through S. H. Rosner Co. and has resold the same to Snyder & Co., with a building loan, for improvement.

49TH ST.—Lena Harburger sold to Simon Shampain 338 East 49th st, a 5-sty stone flat with store, on a lot 25x100.5.

54TH ST.—Peter Otten sold to George H. Klein 327 East 54th st, a 5-sty brick tenement house, on a lot 24.2x100.5.

54TH ST.—The Norwelt Corporation, Henry Fisher president, whose sale of the southeast corner of Second av and 54th st to the Central Cigar Co. was announced recently, has sold to John M. Michalik the remainder of its holdings there, comprising the three 5-sty brick tenement houses, on a plot 75x100.5, at 312 to 316 East 54th st, adjoining the corner parcel on the east. The price for the properties was \$52,500.

56TH ST.—Francis Speir sold to Bella Krauss 247 East 56th st, a 4-sty brick stable, on a lot 25x100.5, adjoining the northwest corner of Second av.

57TH ST.—Patrick McMahon sold to Josephine C. McCormack 452 West 57th st, a 5-sty stone flat, on a plot 33.4x100.5.

AV B.—Mary Schnabel sold to Conrad and Anna Maurer a 5-sty brick tenement house with store, on a lot 19-93.

FIRST AV.—Carmela de Benedictis sold to Vito de Robertis 176 First av, a 5-sty brick tenement house with store, on a lot 17.9x94.

SECOND AV.—Gord H. Schroeder sold to William H. Ursprung the 4-sty brick flat with store, 795 Second av on a lot 20.1x75.

SIXTH AV.—George A. Bowman sold for the estate of Charles F. Hoffman 765 Sixth av, a 4-sty stone flat with store, on a lot 25x75.

EIGHTH AV.—Sidney L. Warsawer sold for the Bankers Trust Co., executor of the estate of Samuel Rosenblatt 577 Eighth av, a 4-sty brick flat with store, on a lot 12.4x100.

EIGHTH AV.—Brown-Wheelock Co. sold for the Clem Realty Co. 526-528 Eighth av, the first being a 5-sty brick apartment house with store, on a lot 24.8¼x100, and the second a 2-sty brick store building, on a lot 24.8x100.

North of 59th Street

COOPER ST.—The 15 Cooper Street Co. sold to Tom Rees 15 to 19 Cooper st, two 5-sty and basement brick apartment houses, on a plot 100x100, in the Dyckman tract.

71ST ST.—The Parish Visitors of Mary Immaculate purchased from John T. Tallon 330 West 71st st, a 3-sty and basement stone dwelling, on a lot 18x100.5.

86TH ST.—Rose Eisenbrand sold to Joseph Breunig 524 East 86th st, a 4-sty brick tenement house, on a lot 28x102.2.

86TH ST.—Leon S. Altmayer sold for A. C. Quackenbush to Howard A. Raymond the 3-sty and basement dwelling, on a lot 15.3x100.8½, at 241 East 86th st. A few days ago Mr. Altmayer sold the six flats 230 to 240 East 86th st, on a plot 160x102.2, making the third sale of that property by this broker. These six buildings will now be demolished for the erection of a large multi-family apartment house surrounding a large Italian garden.

93D ST.—James H. Cruikshank resold through Harry Sugarman to Annie E. Logan 151 West 93d st, a 3-sty and basement brick dwelling, on a lot 17x100.134.

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97TH ST.—Ward Belknap & Son sold for Noel B. Fox to an out-of-town investor the 4-sty stone tenement house with store, on a lot 25x101.11, at 230 East 97th st.

104TH ST.—Morris Leventhal sold to Samuel Feinstein 72 East 104th st, a 3-sty stone dwelling, on a lot 16x100.11.

107TH ST.—Thomas J. O'Reilly sold for Louis Block to an investor 67 West 107th st, a 5-sty and basement brick apartment house, on a plot 37x100.11.

110TH ST.—The Amherst, a 12-sty elevator apartment house at 204 West 110th st, is to be taken over by the newly formed 204 West 110th Street Co., represented by Niles & Johnson, attorneys, and capitalized at \$100,000. The house fronts 100 feet on the street and has a depth of 70.11 feet. It adjoins the southwest corner of Amsterdam av.

111TH ST.—George Brenfleck sold to Adolph Karpf the 6-sty brick apartment house 204-206 West 111th st, on a plot 50x71.10.

111TH ST.—J. C. Hough & Co. sold for Benjamin Silverfine the 6-sty apartment house 220 to 222 West 111th st, on a plot 62.6x71.10.

113TH ST.—Samuel Gruber sold to Ida Parker 230 West 113th st, a 6-sty and basement brick apartment house, on a plot 50x100.11.

114TH ST.—Manville Realty Company sold to Elias Friedes 33 West 114th st, a 5-sty brick flat, on a lot 20x100.11.

115TH ST.—The Frame Realty Co. sold to Soren Ziff 9 East 115th st, a 5-sty brick apartment house with store, on a lot 25x100.11.

115TH ST.—Edward A. Metzler sold to the Loyal Dry Wash Laundry 78 East 115th st, a 5-sty brick tenement house with store, on a lot 26.8x100.11.

115TH ST.—Azzoline A. Severin sold to Martha Braun 232-234 East 115th st, a 5-sty stone flat, on a plot 35x100.11x irregular.

115TH ST.—Fischer Realty Co. sold for Charles Newman to S. Feiner 212 East 115th st, a 5-sty stone tenement house, on a lot 25x100.11.

118TH ST.—Meyer Ganz sold to Frank A. Palermo and Ignazio Palermo the 6-sty brick tenement house with stores at 306 and 308 East 118th st, on a plot 40.9x100.11.

123D ST.—Clara Kelly sold to Ida R. Trenner 24 West 123d st, a 3-sty and basement stone dwelling, on a lot 16.3x100.11.

126TH ST.—Mary McDonough sold to A. Canero 159 West 126th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

130TH ST.—Porter & Co. sold for the General Synod of the Reformed Church in America to Jacob Goodman 243 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 18.6x99.11.

133D ST.—William Hyman sold to Mae C. Hawes 35 West 133d st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

134TH ST.—Kean-Manhattan Corporation sold to Samuel Nassau and Samuel Friedman 518 West 134th st, a 5-sty brick apartment house, on a plot 43.9x99.11.

137TH ST.—The Grant Holding Corporation sold to William Mandolwitz 121-123 West 137th st, two 5-sty and basement brick and stone apartment houses, on a plot 50x99.11.

141ST ST.—W. D. Morgan resold for Ennis & Sinnott to Anna J. Gerlach 313-315 West 141st st, two 3-sty frame flats with stores, on a plot 50x99.11, adjoining the northeast corner of Edgcombe av.

AMSTERDAM AV.—Slawson & Hobbs sold for Daniel B. Freedman to the Little White House, Inc., 285 Amsterdam av, adjoining the northeast corner of 73d st, a 3-sty frame and brick building, on a lot 21x100. The seller 2 years ago leased the parcel to the buyers for a term of 21 years with option of purchase.

LENOX AV.—William Goldstone and Simon Myers purchased from Stewart Hemingway 538 Lenox av, a 5-sty brick apartment house, with two stores, on a plot 37.6x100, adjoining the northeast corner of 137th st. It returns an annual rental of about \$12,000. Messrs. Goldstone and Myers are also the buyers of the 5-sty houses at the southwest corner of Second av and 65th st, reported sold recently by the New York Life Insurance & Trust Co.

LEXINGTON AV.—Dr. Harris Weinstein sold 825 Lexington av, adjoining the northeast corner of 63d st, a 3-sty and basement stone dwelling, on a lot 20x70.

LEXINGTON AV.—Leopold Friedheim sold for the United States Trust Co. to an investor the northeast corner of Lexington av and 112th st, known as 1803 to 1809 Lexington av, a 5-sty brick apartment house, with 6 stores, on plot 100.11 feet on Lexington av and 41.8 feet on 112th st.

OLD BROADWAY.—E. K. Van Winkle sold for Eva W. Day, residing in Nice, France, the 5-sty brick tenement house with 2 stores at 85 Old Broadway, on a lot 26.6x120, adjoining the southeast corner of 132d st.

MADISON AV.—Morris Kahn resold through Sherman & Kirschner 1473 Madison av, a 5-sty brick apartment house with store, on a lot 25.2x73.7, adjoining the northeast corner of 101st st.

MADISON AV.—Meister Builders, Inc., resold 2083-2087 Madison av, three 5-sty brick apartment houses with stores, on a plot 75x98, adjoining the northeast corner of 131st st.

PARK AV.—The Phelps Stokes Estates sold to Jacob Cinnan 1074 Park av, adjoining the southwest corner of 88th st, a 3-sty brick tenement house with store, on a lot 25.2x82.2.

TERRACE VIEW AV.—The triangular shaped vacant plot at the intersection of Terrace View av and Tunissen pl, on Marble Hill, has been sold by Elizabeth Sherman to George J. Wolf. It fronts 115.9 feet on the avenue, 183.8 feet on the place and has a rear line of 109 feet.

AV A.—The Presbyterian Hospital, which controls a large site at Av A, 67th and 68th sts, has disposed of a portion of the property to James Reilly and Frank D'Aquila. The sale affects the one and 2-sty buildings, partly covering the plot, 75x201x50, on the south side of 68th st, 150 ft west of Av A, and extending through to 67th st.

FIRST AV.—Ralph Russo sold for Samuel Isaacson to Antonio Siviglia 2405 First av, northwest corner of 123d st, a 4-sty stone and brick tenement house with stores, on a lot 22.11x60.

THIRD AV.—Isaac N. Heidelberg sold to the Durand Realty Co. the 6-sty brick tenement house with stores, on a plot 40.5x100, at the northeast corner of Third av and 66th st.

THIRD AV.—Harry Karger bought 2086 Third av, a 5-sty brick tenement house with store, on a lot 25.6x100, adjoining the northwest corner of 114th st.

THIRD AV.—Fischer Realty Co. sold for Frank Weinreich to Victor Stoller 2177 Third av, a 5-sty brick tenement house with store, on a lot 25x100.

FIFTH AV.—Mulvihill & Co. resold for Ella Kelsch and Barbara Whitman 2034 Fifth av, a 4-sty and basement stone dwelling, on a lot 20x85, between 125th and 126th sts.

EIGHTH AV.—Henry B. and Esther Lipner sold to George J. Handrinos 2717 Eighth av, a 5-sty brick flat with store, on a lot 25x100.

Bronx

180TH ST.—Mrs. Vinnie L. Batavia bought from the E. Habers Co. 611 to 637 East 180th st, northwest corner of Hughes av, a 1-sty brick taxpayer, containing 14 stores, on plot 195x65x irregular. S. Lichtenstein, J. Simons and Cohen Bros. were the brokers.

180TH ST.—Edward Polak, Inc., sold for John Donnelly to Mrs. C. Sovalizo 589 East 180th st, a 3-sty and basement frame 3-family house, on a lot 25.3x102.9.

184TH ST.—J. Clarence Davies sold for Ada E. Maslen to Eugene Hatterer 14 West 184th st, a 3-sty and basement brick dwelling, on a lot 18x82.1.

BASSFORD AV.—Barnett & Smith sold for clients the vacant block front, 134-1x55x125.4x

31.8 on the west side of Bassford av, between East 182d and Fletcher sts.

BRIGGS AV.—Richard Dickson sold for B. Winterroth 2922-2924 Briggs av, northeast corner of 199th st, two 2½-sty and basement frame 2-family houses, the first being on a lot 25.11x106.3 and the second on a lot 25.1x104.

CONCOURSE.—Butler & Baldwin resold for a client to the Sexton Realty Co. the 5-sty walk up apartment house, on a plot 50x100, on the east side of the Concourse, adjoining the southeast corner of 180th st. The property rents for \$15,000 and was held at \$95,000. The brokers have sold the property twice in the last month and have been appointed agents.

CONCOURSE.—Charles B. Van Valen, Inc., sold for Martin Silverman, builder, to a client, for investment, 2095 Grand Boulevard and Concourse, a 5-sty and basement apartment house, tax exempt, on plot 100x100. The property contains 31 rooms on a floor, laid out in suites of 3 to 5 room apartments. The property shows an annual rental of \$45,000 and was held at \$250,000. This property was completed by Mr. Silverman about a year ago.

CONCOURSE.—The S. L. K. Realty Co. sold to Ephraim Sundarsky the 5-sty and basement brick apartment house, on a plot 101.7x105.7x irregular, on the west side of Grand Boulevard and Concourse, 93.8 feet north of 180th st. It was sold subject to mortgages for \$104,000.

CRESTON AV.—Byrne & Bowman resold for William J. Daniel to an investing client of John J. Meenan, Inc., 2039 Creston av, a 5-sty apartment house, 60x100. It is arranged for 5 families on a floor and rents for about \$24,000 annually. It was held at \$135,000. This property, together with the adjoining house at 2043 Creston av, southwest corner of Burnside av, was sold to Mr. Daniel by the same brokers last year for the Realty Managers, Inc.

FORDHAM RD.—Byrne & Bowman sold for A. L. Levy to William J. Daniel for investment the 1-sty business building, on plot 75x130, at the southeast corner of Fordham rd and Walton av, containing 9 stores, all rented, and a finished basement. The property, which was held at \$225,000, was acquired by Mr. Levy several months ago through the same brokers from the Simrud Holding Corporation, Rudolph Simon, president.

KINGSBRIDGE RD.—Samuel Brener sold to the Paragon Construction Co., Charles Cohen, president, a plot, 165x150, on the north side of Kingsbridge rd, between University and Webb avs.

MORRIS AV.—The Marcus Buda Construction Corporation purchased the vacant plot, 114x97, on the west side of Morris av, 70 feet north of 184th st, and will improve this plot with an apartment house, to cost about \$250,000.

MORRIS AV.—D. Kempner & Son sold for Samuel Rubin to Abraham Hochroth the vacant plot, 125x92, on the east side of Morris av, 373 feet south of 170th st. The buyer will improve the plot with two 5-sty walk-up apartment houses.

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RECENT LEASES.

New Rental Power on Fifth Av

Bonwit, Teller & Co., Fifth av retailers, who recently subleased the 5-sty Siebrecht building at the northeast corner of Fifth av and 38th st, opposite their store, have leased the building for a term of 21 years with two renewal privileges for similar terms to the Primrose Silk Stores, Inc., at a total aggregate rental of nearly \$3,000,000 for the first 21 years. This is the largest lease negotiated on Fifth av in many months.

The building fronts 50.11 feet on the avenue and 125 feet on the street, and it has a 25-foot L with a depth of 100 feet. The lease dates from August 1, 1924. In 1910 the United Cigar Stores Co. leased the building and in turn subleased it to Bonwit Teller & Co. Both these firms will realize substantial profit from the transactions.

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Bonwit, Teller & Co. obtained control of the property in order to protect their store property across the street and to maintain the present high standard of this Fifth av block, which includes the stores of Lord & Taylor and Franklin Simon & Co. Francis J. Thynne, president of the Primrose Silk Stores, Inc., was for many years with B. Altman & Co.

Joseph Milner was the broker and Cushman & Wakefield, represented by William J. Demorest, were associate brokers. The United Cigar Stores Co. in 1910 acquired control of the property for a net rental of \$70,000 a year.

Long Lease in Heckscher Building

A deal of unusual significance was closed this week, through the leasing of the entire 8th floor of the new 25-story Heckscher building, now nearing completion, at the southwest corner of Fifth av and 57th st, to Stroheim & Romann, importers and wholesalers of upholstery and decorative fabrics. The lease, which is for a term of ten years, and involves an area of 15,000 square feet, marks an epoch in the ever-changing history of Fifth av. The decision of Stroheim & Romann is not only the first move of any concern of prominence in that industry to locate above 42d st, but the lease actually establishes a record, in that this wholesale establishment will be located farther north on Fifth av than any other wholesale house, irrespective of the line of business.

In commenting on the lease from a real estate standpoint it was said by J. Clydesdale Cushman, president of Cushman & Wakefield, Inc., the brokers in the transaction: "While this move on the part of Stroheim & Romann appears daring, I prophesy it is merely a forerunner of many others, in the same trade, basing my opinion on the present congested condition of the old upholstery zone which centers around Fourth av and 19th st. Also, in viewing the situation with a knowledge of other prominent upholstery firms which are now negotiating for large space in the Heckscher building, and in light of the fact that Fifth av and 57th st is firmly established as the center of dealers in object d'art, antiques and of decorators, the establishment of a new center of the upholstery and decorative trade in the Heckscher building seems both inevitable and imminent. The lower 9 floors of the building were designed for show rooms and their frontage of over 160 feet on 57th st with unobstructed north light and with unusual freight facilities provided on the 56th st side of the building renders it peculiarly adaptable for housing wholesale concerns carrying vast stocks of art fabrics and kindred merchandise."

Quick Leasing of New Building

Louis Carreau leased for the owner, in the building recently completed at the northeast corner of Sixth av and 37th st, and known as 636-640 Sixth av, the corner store and base-

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ment, containing about 3,500 square feet, to a furrier; the top floor in the same building to the Bankograph Co.; space on the 2d floor to the International Silk Goods Co.; small store on Sixth av front to Friedenber and Kaplan, and in conjunction with Charles M. Noble, the north store on Sixth av to Elting & Pickup, opticians; in conjunction with Adams & Co., space on the 1st floor to the Royal Notion Co.; in conjunction with Homer Pence space on the 2d floor to Chicago Mercantile Co., and in conjunction with L. Tannenbaum, Straus & Co. the entire 3d floor to L. Schenker.

With the consummation of these leases the entire leasing of the building has been completed with the exception of one small store on Sixth av for which negotiations are in progress. Ready for occupancy on November 1, all of the renting has been accomplished within two months.

Another Brooklyn Deal by Brown

Frederick Brown, the operator, leased the 7-sty department store occupied by the J. S. Bailey Co. at 502 Fulton st, surrounding the southeast corner of Bond st. The lease is for a long term and is said to entail an aggregate rental of \$5,000,000. The property fronts 90 feet on Fulton st, 125 feet on Bond st and 60 feet on Hanover pl. It contains 23,000 square feet on each floor.

In order to obtain the lease Mr. Brown was obliged to buy the entire stock of the department store concern, for which he is reported to have paid \$500,000. The concern started in business in the store in 1916. Mr. Brown subsequently sold the merchandise. The deal was negotiated by Harvey B. Newins and Robert J. Coverdale.

This is the third large lease which the operator has made in Brooklyn during the last 12 months. Early in 1921 he leased the Healy store property, at 476 Fulton st, and later the Imperial Restaurant Building, at 360 Fulton st. Both of these he subsequently sub-leased through the same brokers.

Leases in Textile Building

The H. H. Gibson Realty Co. has closed leases aggregating \$3,500,000 in the Textile Building at 30th st and Fifth av, built by the late George Backer. Among the various tenants are the Firth Carpet Co., George Nicols Co., Art Loom Co., Philadelphia Tapestry Co., Beatty Manufacturing Co., Bush & Diamond, Hodges Fibre Carpet Co., Charles W. Poulson Co., Jack Sheehan Co., Cotts-Lapp Linoleum Co., Plimp-ton Co., Hightstown Co., Dodge & Co., Aird and Watson, Williams and Avdoyan, Mentrop Co., McElroy Co., and George Kazan. These leases are for terms of 5 and 10 years each.

National Budget Committee Leases

Pease & Elliman leased to the National Budget Committee the 3d floor of their own building, 340 Madison av, near 43d st.

Good Eighth Av Corner Lease

D. Kempner & Son, Inc., leased for Anne Halley the two stores in 497 Eighth av, south-west corner of 35th st, to Max Amster, who will alter the stores into a large confectionery and cigar store. The lease, which covers a long term of years, calls for a graduated rental of from \$5,000 to \$6,000 per annum.

J. E. Ridder Leases on Park Av

Leon S. Altmayer leased, for a long term of years, for S. Charles Welsh, the new 5-sty American basement dwelling 1028 Park av, between 85th and 86th sts, to Joseph E. Ridder, of the New York Staats Zeitung.

Strong Lease in West 57th St.

W. H. Ebbitt Co. leased through C. Boyce Kelley to a client of H. M. Weil Co., 147 West 57th st, two 4-sty and basement buildings, 37x 100, for a term of 21 years, at an aggregate rental approximating \$400,000 net, with an option of renewal for 21 years on a reappraisal-ment basis. A building operation is planned.

Leases to City College Club

The City College Club leased the 5-sty English basement house, 46 East 50th st, from Mrs. H. K. S. Williams. The club proposes to use this property as a club house. Seaman and Pendergast were the brokers.

Leases Site for Loft Building

A 9-sty modern loft building operation is forecast for the site, 50x98.9, at 151 and 153 West 28th st, which was subleased by William R. Lohman to the Magoba Construction Co. The outlay involved, including the rentals, will amount to about \$1,000,000. The M. Rosenthal Co., which recently leased the plot to Mr. Lohman, was the broker in the recent deal. Gottlieb & Pickett are the building representatives of the lessees and will put up the loft. The site is 100 feet east of Seventh av and is now covered with old buildings. The brokers have been appointed agents of the new building.

College Fraternity Leases

Delta Tau Delta Club, which now has its home at 257 Madison av, has leased the 5-sty dwelling with elevator at 27 East 39th st. The property measures 25x100 and was rented through Horace S. Ely & Co., agents. This is

the fourth club which has recently made its home on this block. The owner of record of the property is Ella D. Milbank.

New Branch of Columbia Trust Co.

Douglas L. Elliman & Co. and Veiller & Robinson leased for a client to the Columbia Trust Co. space at the northwest corner of 48th st and Park av, in the new apartment building known as 290 Park av, for a long term of years. The lessee will open offices in this space particularly for its women depositors. It will be equipped in an unique manner, and when completed will give the impression of a drawing-room rather than a banking office, and will be the first thing of its kind in New York. Warren & Wetmore, architects of the building, are working on the plans for the new office, which it is hoped will be ready for occupancy about February 1.

The Trust Company was influenced in its choice of this location by the tremendous amount of new construction of apartment houses and hotels in the immediate neighborhood. There is 270 Park av, one of the largest apartment houses in the world; 290 Park av, the largest co-operative apartment building in the world, with the famous "Pierre" restaurant on the ground floor; 300 Park av, also known as the new "Sherry Building"; the Hotel Ambassador, Hotel Chatham, the Ritz Carlton, etc. The development of Park av, at this point, is making it a serious rival of Fifth av from a social standpoint.

Mortgage Loans

A building loan for \$150,000 has been obtained by the George F. Johnson Estate, Inc., from the Metropolitan Life Insurance Co. on the plot, 100x125, at the northwest corner of Southern Boulevard and 156th st, where a 6-sty apartment house will be erected.

Quinlan & Leland placed a first mortgage loan of \$115,000 on the 6-sty elevator apartment house, on plot 100x100, at the northeast corner of Northern av and 179th st.

New York Title & Mortgage Co. made a building loan of \$175,000 on the north side of 171st st, 100 feet east of Fort Washington av, where a 6-sty elevator apartment house is to be erected by the West 171st Street Corporation, a syndicate composed of Leo Schloss, Theodore Klein and others.

Quinlan & Leland placed a first mortgage loan of \$145,000 on the 6-sty elevator apartment house, on plot 91x115xirregular, at 4180 Broadway, northeast corner of 177th st.

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REAL ESTATE NOTES.

A. G. RING, who was formerly with Lawrence, Blake & Jewell, is now associated with Childs & Humphries.

JOHN S. HEEP, formerly of 110 William st. has removed his office to 115 Broadway, where he will carry on a real estate and insurance business.

THOMAS A. WILSON has removed his real estate office from 156 Broadway to 206 Broadway. His telephone number has not been changed.

DOUGLAS VOUGHT, of the realty firm of Harris, Vought & Co., heads the Middletown Holding Corporation, which purchased the Hotel Wentworth at 59 and 61 West 46th st, recently reported sold.

CHARLES B. VAN VALEN, INC., have added to their brokerage staff Harry W. Hopton in the sales department; Glenn K. Carver and John Thornton in the mortgage department, and Thatcher McKenna in the renting department.

MISS MARY MONAHAN and Miss Anna Mulry have opened a real estate office at 2525

Broadway, Symphony Theatre building, under the firm name of Monahan & Mulry. Miss Monahan was located at Broadway and 107th st for a number of years.

EDWARDS, DOWDNEY & RICHART and Horace S. Ely & Co. were the joint brokers in the recent sale of 55-57 White st, southwest corner of Franklin pl, a 5-story loft building, the sale of which was recently reported. It was held at \$140,000.

BRACHER & HUBERT is the name of a real estate firm formed by Vasa K. Bracher and C. Royce Hubert, both of whom have been well known individual brokers for a long time. The firm has opened an office at 200 West 72d st, where it will conduct a general real estate and insurance business.

FREDERICK FOX & CO. announce the opening of a country department in connection with their New York city business, under the management of N. Raymond Fox, formerly of the Fox Realty Co. Mr. Fox will specialize in Westchester and Connecticut real estate, in acreage, plots, dwellings, estates, etc.

SPEAR & CO. have been appointed managing agents of the 10-story and basement building 138-140 West 17th st, owned by Frank Willetts, builder.

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REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 3 to Jan. 9	Jan. 4 to Jan. 10
Total No.....	282	227	324	170	863	673
Assessed Value.....	\$21,648,400	\$14,514,700	.....	.....	.....	.....
No. with consideration	31	23	38	14	28	47
Consideration.....	\$1,058,250	\$3,553,250	\$385,004	\$59,575	\$228,675	\$421,169
Assessed Value.....	\$1,231,000	\$2,894,000	.....	.....	.....	.....
	1922	1921	1922	1921	1922	1921
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 9	Jan. 1 to Jan. 10
Total No.....	319	317	351	204	863	751
Assessed Value.....	\$24,040,900	\$21,404,700	.....	.....	.....	.....
No. with consideration	36	27	49	21	28	56
Consideration.....	\$1,375,750	\$3,856,750	\$417,054	\$122,970	\$228,675	\$471,883
Assessed Value.....	\$1,544,500	\$3,048,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 3 to Jan. 9	Jan. 4 to Jan. 10
Total No.....	249	174	260	116	901	583
Amount.....	\$7,060,672	\$7,622,241	\$2,316,295	\$600,065	\$4,631,029	\$3,010,807
To Banks & ins. Co.	19	16	22	3	154	87
Amount.....	\$888,800	\$309,000	\$364,915	\$15,000	\$967,050	\$912,750
No. at 6%.....	214	142	216	92	872	517
Amount.....	\$4,439,692	\$5,667,841	\$2,094,977	\$489,717	\$4,437,829	\$2,793,402
No. at 5½%.....	1	6	5	4	23	29
Amount.....	\$81,550	\$276,400	\$32,300	\$14,120	\$178,500	\$131,050
No. at 5%.....	3	2	3	3	3	8
Amount.....	\$290,000	\$13,000	\$10,400	\$46,000	\$9,000	\$28,500
No. at 4½%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
No. at 4%.....	1	.....	.....	.....	.....	.....
Amount.....	\$2,500	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	.....	2	1
Amount.....	\$550,000	.....	\$5,115	.....	\$5,200	\$2,000
Interest not given.....	29	24	35	17	1	28
Amount.....	\$1,696,930	\$1,665,000	\$173,503	\$50,228	\$500	\$55,855
	1922	1921	1922	1921	1922	1921
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 9	Jan. 1 to Jan. 10
Total No.....	273	232	273	132	901	647
Amount.....	\$9,033,997	\$11,128,911	\$2,414,485	\$748,065	\$4,631,029	\$3,307,742
To Banks & Ins. Co.	21	20	24	5	154	90
Amount.....	\$952,800	\$747,000	\$373,415	\$21,500	\$967,050	\$952,055

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11
Total No.....	66	34	20	12
Amount.....	\$3,201,575	\$2,329,650	\$588,500	\$256,300
To Banks & Ins. Companies...	43	20	9	4
Amount.....	\$2,792,200	\$2,019,150	\$338,000	\$67,500
	1922	1921	1922	1921
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11
Total No.....	69	54	24	13
Amount.....	\$3,215,725	\$2,936,150	\$679,000	\$263,300
To Banks & Ins. Companies...	45	35	13	4
Amount.....	\$2,802,800	\$2,485,650	\$428,500	\$67,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11	Jan. 4 to Jan. 10	Jan. 5 to Jan. 11
New Buildings...	7	28	65	13	94	84	232	174	50	12
Cost.....	\$2,149,000	\$250,600	\$1,945,300	\$2,120,000	\$878,510	\$865,345	\$1,169,300	\$357,575	\$169,895	\$29,925
Alterations.....	\$325,450	\$199,150	\$20,500	\$8,100	\$38,030	\$386,350	\$18,292	\$18,615	.....	\$3,170
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11
New Buildings...	10	30	76	14	94	89	285	66	50	12
Cost.....	\$2,204,300	\$302,100	\$2,100,700	\$2,120,000	\$878,510	\$984,595	\$1,246,670	\$286,175	\$169,895	\$29,925
Alterations.....	\$398,400	\$276,550	\$20,500	\$8,100	\$38,030	\$404,450	\$18,292	\$23,740	.....	\$3,170

BUILDING SECTION

National Outlook for Construction During 1922 Is Bright

Building Figures for December, 1921, Tabulated by F. W. Dodge Company, Shows Definite Improvement When Compared With Previous Totals

DECEMBER building contracts in the twenty-seven Northeastern States of the country as reported by the F. W. Dodge Company, amounted to more than for any previous December, with the exception of December 1919. The total amount of these contracts was \$198,518,000, an increase of 3% over the November figure, whereas December usually shows a decline from November. The closing month of 1921 showed an increase of 98% over the corresponding month of 1920.

The total amount of construction contracts let during 1921 was \$2,359,018,000, only 8% under the 1920 total. It is doubtful whether any other business fared so well in 1921 as the construction industry as a whole has, even though the volume of construction has been unevenly distributed as to classes of projects and as to locality.

The predominating factor in the year's program was residential building, which amounted to \$880,052,000. It was 37% of the 1921 total, and represented an increase of 54% over 1920 residential construction. Public works and utilities took second place, amounting to \$459,184,000, or 19% of the year's total. Other important items were: business buildings, \$336,920,000, or 14%; educational buildings, \$242,562,000, or 10% (this figure representing a very considerable increase in number of projects and in total over 1920); and industrial buildings, \$173,325,000, or 7% of the year's total.

The remarkably good showing of the month of December, following the good records of the four previous months, give added confirmation of the revival of construction activity. Every present indication is that 1922 will see a measurably larger volume of construction than the program carried through in 1921.

The principal factors favorable to a big construction year are the still unsatisfied demand for buildings of every class and the steadily increasing amount of money available for investment in construction projects. These factors are not uniformly favorable everywhere. Recovery in recent months has been rapid in the east and very slow in the Central West. This unevenness in the rate of recovery may be expected to continue well into 1922. The recovery of general prosperity in the Central West will continue to be slow, and general business conditions in that section will retard speedy revival or construction activity, particularly in agricultural communities.

While it's reasonable to expect increased activity in every class of construction projects, it is probable that residential buildings and educational buildings, all of which made good records for activity in 1921, may be expected to continue at a satisfactory rate. Even industrial buildings, which special class is likely to be about the last to return to a normal rate of activity, should show an increase over 1921.

The records of construction that was contemplated during the past three years indicate that the community comprised within the F. W. Dodge Company's territory (including about $\frac{3}{4}$ of the total construction of the country) has collectively worked toward a three-billion dollar total each year. The average accomplishment per year has amounted to two and a half billions. The year 1920 was the only one since the war that started off at a sufficiently high rate to reach a three-billion dollar total. That rate was maintained for four months, and then the reaction came. This reaction was caused not only by the reaction in general business conditions, but it was also

influenced by the fact that there was a sufficient supply of neither materials, labor nor transportation facilities to carry through the extensive program that was mapped out.

In 1922 the community's collective effort will be toward a three-billion dollar construction year, (or four billions for the entire country). The supply of materials, labor and transportation facilities is still inadequate to carry through such a large program. It is neither likely nor desirable that a program of such magnitude be actually started. Slowness of recovery in general business, labor disputes still unsettled, and other retarding factors may be expected to curb a too rapid boom in construction. If this year shows a moderate margin over two and a half billions invested in construction contracts in the 27 Northeastern States (say an increase of 8 or 10% over 1921) rather more evenly distributed than the 1921 construction was, it will justify present expectations and spell increased prosperity for the industry.

December building contracts in the New England States amounted to \$26,474,000, an increase of 44% over November, and double the figure for December, 1920.

The total building contracts let during the entire year 1921 amounted to \$205,407,000, or 33% less than the total for the year 1920.

The year's total included \$85,773,000, or 42%, for residential buildings; \$26,743,000, or 18%, for business buildings; \$23,494,000, or 11%, for educational buildings; \$18,973,000, or 9% for public works and utilities; \$16,057,000, or 8%, for industrial plants.

The amount of contemplated new work reported during the year \$377,674,000, showing a shortage of construction which should be at least in part, made up during the coming year.

Contracts let in New York State, and Northern New Jersey during December amounted to \$62,331,000, the largest December total on record for this district. This figure was 6% greater than the November total and more than three and a half times the figure for December, 1920.

The December figure brought the year's total construction up to \$647,051,000, which was 7% greater than the 1920 total and was, consequently, the largest yearly total on the Dodge Company's records for this district.

Residential building was the dominant factor in the 1921 record, amounting to \$369,443,000, of 57% of the year's total. Business buildings amounted to \$99,831,000, or 15% of the total; public works and utilities, \$45,598,000, or 7%; industrial buildings, \$37,280,000, or 6%; educational buildings, \$36,177,000, or 6%.

Contemplated new work reported during the year amounted to \$1,176,000,000, compared with \$647,000,000 worth of construction actually started showing a deficit still to be made up.

December building contracts in the Middle Atlantic States (Comprising Southern New Jersey, Eastern Pennsylvania, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$32,923,000, an increase of 9% over the November figure, and more than double the total for December 1920.

The total for the year 1921 came to \$335,235,000, compared with \$300,812,000 for the year 1920. This increase, however, was in large part due to the addition of North and South Carolina to the district in 1921.

(Concluded on page 52)

New York Building Managers Hold Monthly Banquet

Wm. E. Walsh, Chairman, Board of Standards and Appeals, Outlined Policies of Board and H. C. Boyden Discussed Developments in Concrete

THERE was an excellent attendance at the regular monthly dinner meeting of the Building Owners' and Managers' Association of New York, which was held at the Advertising Club, 47 West 25th street, Tuesday evening, January 10. E. Everett Thorpe, newly elected president occupied the chair and acted as toastmaster.

The speakers of the evening were William E. Walsh, Chairman of the Board of Standards and Appeals, who spoke informally of some of the problems of his office, and H. C. Boyden of the Portland Cement Association, who delivered an address on "Recent Developments in Concrete."

Mr. Walsh described the efforts of the Board of Standards and Appeals to be fair in all cases that came before it for settlement and still uphold the law which means so much for the safety and comfort of the citizens of New York. He also assured the members of the Building Managers and Owners Association that they will always have his fullest co-operation and consideration when the come before the Board in answer to notices of violations etc. He cited several interesting instances of the application of the laws of safety and showed that the Board of Standards and Appeals is not an arbitrary tribunal designated to make life more difficult for property owners but that it is essentially a medium for eliminating unnecessary hazards and assuring the maximum of safety to the occupants of buildings in this city.

Mr. Boyden spoke of the growing popularity of the use of concrete in general construction work and explained the new

uses constantly being found for this material. He told of the economics that can be obtained through the use of concrete instead of other basic materials for certain types of work and also of the extremely low cost of maintenance.

After the two addresses the meeting was turned over to routine business which included the reading of several annual reports that were not submitted at the last meeting.

The Building Owners' and Managers Association is planning to make 1922 a banner year of achievement and if only a part of the program now outlined is put through a new record for progress will be attained. One of the most interesting and important of the plans of this organization was recently presented by Charles F. Merritt, executive secretary. This undertaking provides for the establishment of a bureau of records for information and instruction on elevators, boilers, building construction materials, supplies and general equipment. It is also planned to make a compilation of the history of building in Manhattan, giving dates of the erection of all prominent structures, the names of the architects and builders, and other details such as the number of square feet of floor area, height of building and the ceiling heights, square feet of corridor space, square feet of rentable space, wages paid to building employees such as porters, cleaners, elevator operators, superintendents, and other helpers, general operating costs, etc., together with a collection of photographs and prints of the exteriors and interiors of the most prominent buildings.

National Outlook for Construction During 1922 is Bright

(Concluded from page 51)

In the year's total were the following items: \$118,841,000, or 33%, for residential buildings; \$88,337,000, or 25% for public works and utilities; \$46,235,000, or 13%, for business buildings; \$32,627,000, or 9%, for educational buildings; \$28,804,000, or 8% for industrial buildings.

Contemplated new work reported during 1921 totaled \$695,000,000, compared with \$355,000,000, worth of work actually started.

Contracts awarded during December in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$22,453,000, a decrease of 35% from the November figure, but an increase of 14% over the total for December, 1920.

The total volume of construction for the year 1921 in this district amounted to \$422,049,000, a decrease of 9% from the 1920 total.

Included in the 1921 total were the following: \$120,859,000, or 29%, for residential buildings; \$117,259,000, or 28%, for public works and utilities; \$49,247,000, or 12%, for educational buildings, \$49,107,000, or 12% for educational buildings; \$49,107,000, or 12%, for business buildings; \$41,315,000, of 10%, for industrial buildings.

Contemplated new work reported in 1921 reached a total of \$663,000,000, compare with \$422,000,000 for construction actually started.

December building contracts in the Central West (comprising Illinois, Indiana, Iowa, Michigan, Wisconsin, Missouri and

portions of Eastern Kansas and Nebraska) amounted to \$45,985,000, an increase of 1% over November, and an increase of 37% over December, 1920.

The year's total for this district amounted to \$644,014,000, a decrease of 19% from 1920. It is thus seen how the severe depression in the agricultural states has affected the construction industry.

Included in the 1921 total were; \$165,801,000, or 27%, for public works and utilities; \$161,175,000, or 26%, for residential buildings; \$97,377,000, or 15%, for business buildings; \$85,318,000, or 13%, for educational buildings; and \$47,673,000, or 7%, for industrial buildings.

The total amount of contemplated new work reported during the year in this district amounted to more than one and a half billion dollars, showing the largest deficit in the year's program of any district included in the Dodge Company's territory.

Contracts awarded during December in Minnesota and the Dakotas amounted to \$8,443,000, which was an 80% increase over November and a 75% increase over December, 1920.

The year's total amounted to \$85,262,000, a decrease of 8%, from 1920. Included in this total were the following items: \$23,962,000, or 28%, for residential buildings; \$23,216,000, or 27%, for public works and utilities; \$15,698,000, or 18%, for educational buildings; \$7,627,000 or 9%, for business buildings.

Contemplated new work reported during the year amounted to \$233,000,000, compare with \$85,000,000 for work actually started, leaving a considerable deficit in the year's program.

Commerce Department Collecting Construction Data

AMONG the recently inaugurated activities of the Division of Building and Housing of the U. S. Department of Commerce are the collection from contractors and secretaries of building exchanges of building material prices actually paid by contractors. Information has been obtained for several months and has been distributed among those who have supplied the information.

The division, which is under the direction of John M. Gries as chief, is also obtaining from the contractors data on the percentage of different materials and the amount of labor that go into a typical six-room frame and a six-room brick residence. This survey will enable some estimate to be made of the importance of price fluctuations in labor and in different classes of materials entering into these types of dwellings.

Architects Start New Year with Many Large Projects

Weekly Figures of F. W. Dodge Company Indicative of Active Spring and Summer Building Season in Metropolitan Area

DESPITE the fact that there were only four business days in the first week of this year the building totals for that period indicate unusual activity and may be taken as an excellent sign that the coming months will be notable for the volume and value of new structural projects. Reports from architects and engineers in New York State and New Jersey, north of Trenton, are significant of the vast amount of new work to be undertaken during the coming spring and summer. It has been several years since the first week in January has been so productive of newly contemplated operations, the majority of which are scheduled for an early start. According to figures tabulated by the F. W. Dodge Company, there were 375 new building and engineering projects reported during the first week of the new year, representing an approximate cost of \$13,132,100. During the same period 245 contracts were awarded in this territory that call for an outlay of \$8,075,000.

Although there is a decided improvement in the outlook for commercial and industrial construction during the coming months residential building still continues to be the dominating factor in the building situation. Speculative builders in Greater New York are advancing their scheduled work for the

coming spring as rapidly as possible so as to get their operations well under way before April 1, the date specified for the expiration of the Tax Exemption measure. Suburban builders, who cannot claim the advantages of tax exemption, are also preparing for an extremely active season because the demand for small dwellings is still far from satisfied.

The list of 375 projects for which plans were reported during the first week of 1922 included 43 business structures such as stores, offices, lofts, commercial garages, etc., \$1,153,500; 4 educational projects, \$685,000; 3 hospitals and institutions, \$959,000; 8 factory and industrial projects, \$172,500; 6 public works and public utilities, \$135,000; 8 religious and memorial buildings, \$202,500; 298 residential operations including apartments, flats and tenements and one and two-family dwellings, \$9,509,600 and 5 social and recreational buildings, \$315,000.

Among the 245 projects for which contracts were awarded during the week were 25 business structures of various types, \$1,216,000; 6 educational buildings, \$553,600; 8 factory and industrial buildings, \$385,500; 3 public buildings, \$311,500; 11 public works and public utilities, \$909,900; 4 religious and memorial structures, \$110,000; 184 residential operations including multi-family dwellings and one and two-family houses, \$4,276,000 and 4 social and recreational projects, \$312,500.

PERSONAL AND TRADE NOTES.

Ferdinand W. Roebing, of the John A. Roebings' Sons Co., Trenton, has been elected a director of the Otis Elevator Co.

Schaefer Construction Company announces the removal of its offices from 5 West 31st street to 157 East 44th street.

D. Gross has been appointed secretary of the Building Bureau of the Borough of Manhattan. Mr. Gross has been chief clerk of the department for the past twelve years.

John R. Alpine has been appointed New York Department Manager of the Grinnell Co., Inc., 1 Liberty street, representing the company's power, steam, hot water and industrial piping interests.

F. S. Slater, for several years with the Detroit Graphite Co., has resigned to take a position with the M. B. Suydam Co., paint manufacturer, Pittsburgh, in its New York office, 17 East 42d street, as Eastern sales manager.

Jac. C. Holman has been elected vice-president of the A-J Contracting Company, Inc., building contractors, 101 Park avenue. Mr. Holman is a graduate of Cornell University, Class of 1910, and previous to his association with this firm was in charge of the Cost Engineering Department of the Housing Corporation, New Brunswick, N. J.

Charles A. Johnson and F. G. Stickel, architects, have recently established offices in the Savings Bank Building, Peekskill, N. Y., for the general practice of architecture. Mr. Johnson is a graduate of the Massachusetts Institute of Technology and has been associated with some of the leading architects in Boston and New York. He was connected with the office of Cass Gilbert for the past eight years and during that time has had charge of some important building projects. Mr. Stickel has been with the Cass Gilbert organization for twenty-one years as a designer.

W. R. Stovel and H. A. Brinkerhoff, both formerly with Westinghouse, Church, Kerr & Company, have formed a partnership as consulting engineers, with headquarters at 136 Liberty street. The new organization, under the firm name of Stovel & Brinkerhoff, will handle design, construction and equipment of electric

and steam power stations, factories and railroad shops, and investigations and reports on factories and power plants and on the purchase and generation of power. Mr. Stovel served overseas as lieutenant-colonel in the A. E. F. in charge of the mechanical and electrical equipment at all ports used by the American forces.

T. C. Desmond & Co. Starts Large Contract.

A general contract was recently awarded to T. C. Desmond & Co., engineers and contractors, 26 Beaver street, for the construction of forty two-family brick dwellings on Queens Boulevard and Heiser street, Long Island City. The work is already started and will call for an outlay of \$216,000, or \$5,400 per house. These dwellings are of brick with combination slate and gravel roofs. They are to be heated by steam and lighted by electricity. Hardwood floors are to be included. The buildings are for the Bliss Street Realty Co., in which Bryan L. Kennelly is largely interested. The houses were planned by Herbert Lucas, architect, 117 East 60th street.

Contract Let for Large Newark Project.

A general contract has been awarded to the Geo. A. Fuller Company, 175 Fifth avenue, for the construction of a modern fire-proof office building for the Newark Chamber of Commerce. This structure, which will be erected according to plans and specifications prepared by Guilbert & Betelle, architects, Aldene Building, Newark, will be ten stories in height and will occupy a plot 80x100 feet at the southwest corner of Branford and Treat places, in the heart of Newark's business district. The building has been designed in the Renaissance style of architecture and the facades will be of Indiana limestone, face brick and terra cotta. The cost of construction is estimated at \$700,000, exclusive of the value of the land.

Architects Offer Medals.

The New York Chapter of the American Institute of Architects will offer two medals and four certificates of honorable mention to owners for excellence in the exterior design of apartment houses. One medal will be awarded in a class of apartment houses of more than six stories in height, and the other medal will be awarded for a class of multi-family dwellings of six stories or less in height. Two honorable mentions will be awarded in each of the above classes.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be announced later.

New York State Builders' Supply Association will hold its annual meeting at the Lafayette Hotel, Buffalo, January 17 and 18 inclusive.

American Society of Heating and Ventilating Engineers will hold its annual meeting in New York City, January 24 to 26, 1922, inclusive.

National Brick Manufacturers' Association will hold its annual convention at the Claypool Hotel, Indianapolis, Ind., January 23-28, 1922.

Retail Lumber Dealers' Association of New York State will hold its annual meeting and convention at the Powers Hotel, Rochester, January 14-21, 1922.

Metropolitan Hardware Association will hold its annual banquet at the Hotel Commodore, Wednesday evening, January 18, 1922. H. A. Cornell is chairman of the dinner committee.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last January.

Associated General Contractors of America will hold its annual convention at Cleveland, January 17 to 19, 1922, inclusive. Speakers of national prominence will feature the opening session of this convention. Reports of standing committees will be received and discussed.

CURRENT BUILDING OPERATIONS

DEVELOPMENTS in the local building industry during the first two weeks of the new year indicate a forthcoming season of splendid progress for all interested in construction. There is a large amount of high class building now being planned and contractors feel that the work to be undertaken during the coming months will be far more representative than that of last year. Although there is an over-balance of residential construction now under way or planned for a start next spring, the general situation is much more favorable than it has been and there is an excellent prospect that the building activity of the coming season will be far more diversified as to type.

During the past week or so a number of important operations were announced and several others have been released for estimates, and local contractors are anticipating a decided improvement in the number of awards in the near future. As a matter of fact there is already considerable increase in the number of announced commitments for new building projects, and if any real percentage of the work now proposed matures to the point of actually commencing operations the building trades will have all they are able to handle with efficiency.

The markets for building materials and supplies are fairly active, and all signs point to a steady improvement in the volume of business. Brick is in fair demand, and cement, lime, terra cotta and other basic products are in a favorable position. Prices are steady at present and no important changes are anticipated until the spring building business opens. There is some talk of higher building material prices next spring, but any changes along this line will be totally dependent upon the ratio of demand to the supply. At present there seems to be sufficient materials easily available for all normal building demands, and it will only be an unusually active season that will be responsible for increased material prices.

Common Brick.—Owing largely to the weather conditions, there was a falling off in the New York wholesale market for Hudson River common brick during the past week. Sales were light and inquiries infrequent, but there is an undercurrent of feeling that just as soon as the weather is more favorable there will be a decided change in the rate of common brick demand, as there is a vast amount of projected construction piling up for a start early next spring. There were no arrivals of brick from up-river plants this week because of the ice-bound

condition of the river. The Hudson is frozen solid north of Tarrytown and unless a mild spell comes to thaw this ice there is no likelihood of the arrival of brick barges for some weeks to come. There is quite a reserve unsold in the wholesale market, however, and dealers have ample stacks in their yards for all current demands. Prices are somewhat firmer than they have been during the past two or three weeks, and manufacturers are of the opinion that the market will be notably firm as to price until the river is again open to navigation.

Summary.—Transactions in the North River brick market for the week ending Thursday, January 12, 1922. Condition of market: Demand, lighter; prices slightly firmer. Quotations: Hudson Rivers, \$14.50 to \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 13. Distribution: Manhattan, 2; Bronx, 1; Brooklyn, 10. Remaining unsold in the New York wholesale market, 21.

Lumber.—As is usual at this particular period of the year, there is no great amount of activity in the lumber business.

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..\$14.00 to \$14.50
RaritanNo quotation
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....	\$45.00 to —
Smooth Red.....	45.00 to —
Rough Buff.....	50.00 to —
Smooth Buff.....	50.00 to —
Rough Gray.....	53.00 to —
Smooth Gray.....	53.00 to —
Colonials.....	45.00 to —

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

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries	4.25

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries	\$3.50
Bronx deliveries	3.50

Hollow Tile—

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens

Lime—

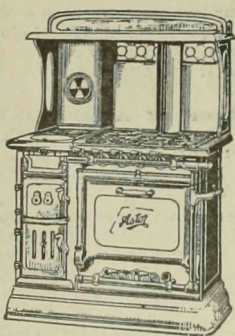
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel)

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags

Plaster Blocks—

2-in. (solid) per sq. ft.....	\$0.17 to 0.19
3-in. (hollow) per sq. ft.....	0.17 to 0.19



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MATERIALS AND SUPPLIES

Both wholesalers and retailers are engaged with their inventories, and until these are completed the business will naturally be light. Demand is fair and shows every likelihood of improving steadily as the prospects for an unusually active building season are excellent. The holidays and the inclement weather of the past two weeks has curtailed buying to some extent, but there is a large amount of business in sight. There is a general feeling in the lumber industry that prices are likely to advance. While there is as yet nothing definite to go by

the marked trend toward higher values so noticeable during the last few months of the past year are taken as indicative of the future. The fact that wholesale stocks are low, coupled with depleted reserves at mill points, seems to lend color to the predictions of higher prices to come next spring, particularly as it is now positive that the demand for lumber to be used in new construction projects will be abnormally heavy. Reports from suburban districts show a tremendous potential demand for lumber products, as there is a large building program scheduled for

the early spring and summer months. **Structural Steel.**—Although current business is light as compared with the volume of a few weeks ago, the outlook for the coming month or so is excellent, as there are a number of large projects soon to be released that will require an important total tonnage. Recent bookings of fabricated materials for new building projects, while numerous, have not been for large individual amounts, but there is every indication that the next week or so will show a decided improvement in this respect. Fabricated steel prices are steady and unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in. \$0.38 each
32x36x¼ in. 0.22 each
32x36x⅜ in. 0.24 each
32x36x½ in. 0.30 each

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

White Sand—
Delivered in Manhattan \$5.00 per cu. yd.

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

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

Structural Steel—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 1.88c. to 2.03c.
Beams and channels over 14 in. 1.88c. to 2.03c.
Angles, 3x2 to 6x3 1.88c. to 2.03c.
Zeas and tees 1.88c to 2.03c.

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

3x4 to 14x14, 10 to 20 ft. \$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M. 37.50 to —
Hemlock, W. Va., base price, per M. 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered) .. 30.00 to —
Wide cargoes 33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.
Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts — to —
Cypress shingles, 6x13, No. 1 Prime — to —
Quartered Oak — to \$166.00
Plain Oak — to 136.00

Flooring:
White oak, quart'd sel. — to \$87.50
Red oak, quart'd select .. — to 87.50
Maple No. 1 65.00 to —
Yellow pine No. 1 common flat 55.00 to —
N. C. pine flooring Norfolks 65.00 to —

Window Glass—
Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 82%
B grade, single strength, first three brackets 82%
Grades A and B, larger than the first three brackets, single thick 82%
Double strength, A quality 82%
Double strength, B quality 85%

Linseed Oil—
City brands, oiled, 5 bbls. lot. \$0.72 to \$0.74
Less than 5 bbls. 0.75 to 0.77

Turpentine—
Turpentine \$0.80 to \$0.82

Electrical Supplies.—The market for these materials is not quite so active as it was a few weeks ago, but conditions are expected to improve within the next week or ten days, as there is a large amount of active building with electrical material requirements yet unsatisfied and an imposing program of new construction waiting for a start. A settlement of the local labor problem would be of material benefit to all material lines, as there is considerable proposed building being held in abeyance pending the consummation of a new working agreement between employers and workmen. For the most part prices in the electrical lines are steady, with but slight changes reported during the past few weeks. Demand for conduit is light; prices unchanged. The recent advance in rubber-covered wire prices has not stimulated buying to any extent.

Cast Iron Pipe.—Business in this line has dropped off to some extent, but at that it is far better than it was one year ago at this time. The majority of the Eastern plants are operating at approximately seventy-five per cent. of capacity and there is considerable new business in sight for the spring and summer. Municipal lettings are scarce at present, but several important projects are likely to be released for bids within the next few weeks. Private buying is light and no real improvement is anticipated until weather conditions are more favorable. Prices are steady and practically unchanged, with New York quotations as follows: 6 in. and larger, in carload lots, \$47.30 per net ton; 4 in. and 5 in., \$52.30; 3 in., \$62.30.

Window Glass.—Because of the large amount of residential construction, both apartments and one and two-family houses, now in the final stages of completion, the demand for window glass is excellent and likely to hold so for some time to come. Stocks are fairly complete and prices firm.



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APARTMENTS, FLATS AND TENEMENTS.

165TH ST.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for a 5½-sty brick, steel and limestone apartment house, 100x135 ft, in the south side of 165th st, 160 ft east of Broadway, for a corporation now forming, owner. Cost, \$200,000.

BROADWAY.—R. Candala, 200 West 72d st, has completed plans for a 15-sty brick and limestone apartment, 100x175 ft, at 2480-88 Broadway, northeast corner of 91st st, for Lucania Realty Co., A. Campagna, president, 200 West 72d st, owner and builder. Cost, \$1,500,000. Owner will take bids on separate contracts about January 15.

PARK AV.—Electus D. Litchfield, 477 5th av, has plans in progress for a 13-sty brick and steel apartment house, 25x92 ft, at 1094 Park av for Joint Ownership Construction Co., Fredk. Culver, president, 342 Madison av, owner. Cost, \$300,000.

RIVERSIDE DR.—Schwartz & Gross, 345 5th av, have plans in progress for a 14-sty brick and steel apartment house, 74x160 ft, at the northeast corner of Riverside dr and 109th st for 610 West 110th Street Corp., Benj. P. Walker, president, 610 West 110th st, owner. Cost, \$1,500,000.

CROTONA PARK NORTH.—Charles Kreymborg, 2534 Marion av, has plans in progress for a 6-sty brick, limestone and terra cotta apartment house, 57x100 ft, at the northeast corner of Crotona Park North and Prospect av for Johnson-Deichsel Building Co., C. F. Johnson and A. F. Deichsel, 129 East 188th st, owner. Cost, \$120,000. Owner will take bids on separate contracts shortly. Plumbing, A. F. Deichsel, 584 East 169th st.

HALLS AND CLUBS.

MORNINGSIDE DR.—McKim, Mead & White, 101 Park av, have plans in progress for a 3-sty and basement brick and limestone club house, 80x82 ft, at the corner of Morningside dr and 117th st for Columbia University, Nicholas Murray Butler, president, 116th st and Amsterdam av, owner. Heating and ventilating engineer, Werner Nygren, 101 Park av. Electrical engineer, Chas. E. Knox Association, 101 Park av. Architect will take bids on general contract about January 15.

STABLES AND GARAGES.

144TH ST.—Harrison G. Wiseman, 25 West 43d st, has completed plans for a 1-sty brick garage, 99x99 ft, at 35-41 West 144th st for Kenerly & Peters, Inc., Leonard E. Kenerly, president, 2424 7th av, owner. Cost, \$30,000.

10TH AV.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a 2-sty brick garage, 100x100 ft, with stores, at 841-49 10th av for W. M. W. Realty Corp., Meyer Merkin, president, 116 West 39th st, owner and builder. Cost, \$65,000.

MISCELLANEOUS.

55TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have preliminary plans in progress for a 17-sty brick and limestone National Bible Institute building, 200x100 ft, at 330-48 West 55th st for National Bible Institute, Don O. Shelton, president, 214 West 35th st, owner. Cost, \$1,500,000.

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APARTMENTS, FLATS AND TENEMENTS.

238TH ST.—Robt. Skriwan and Edw. Crumley, 355 East 149th st, have completed plans for a 3-sty brick and limestone tenement, 25x75 ft, in the south side of 238th st, 75 ft west of Matilda av, for James Quinlan, 4412 Bronx blvd, owner. Cost, \$24,000. Owner will take bids on separate contracts about February 15.

TUDOR PL.—Irving Margon and Chas. Glaser, 2806 3d av, have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 100x102 ft, at the northeast corner of Tudor pla and Walton av for Mavis Realty Corp., Max Davis, president, 81 East 125th st, owner. Cost, \$150,000. Owner will take bids on separate contracts about February 1.

CROTONA PARK EAST.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 5-sty brick and limestone apartment house, 127x92 ft, at the southeast corner of Crotona Park East and Charlotte st for A. Brand, 1560 Wilkens av, owner. Cost, \$180,000.

VALENTINE AV.—Moore & Landseidel, 3d av and 148th st, have plans in progress for a 5½-sty semi-fireproof apartment house, 60x100 ft, at the northeast corner of Valentine av and Bedford Park, east of East Grand Coucourse blvd, for 200th Street Construction Co., Wm. J. Yennie, 250 West 42d st, owner and builder. Cost, \$120,000.

WALTON AV.—Irving Margon and Chas. Glaser, 2806 3d av, have plans in progress for two 5-sty brick, limestone and terra cotta apartments, 100x125 ft each, on the east side of Walton av, from Tudor pl to McClellan st, for a corporation now forming, care Max Davis, 81 East 125th st, owner. Cost, \$440,000. Owner will take bids on separate contracts about February 1.

DWELLINGS.

PROSPECT AV.—Ferdinand Savignano, 6005 14th av, Brooklyn, has completed plans for three 2-sty brick dwellings, 19x61 ft, on the east side of Prospect av, 100 ft south of 176th st, for Bruter Building Corp., Inc., Jos. Bruter, president, 83 Canal st, owner. Total cost, \$52,000.

ALLERTON AV.—J. J. Gloster Co., 110 West 40th st, has completed plans for a 1-sty frame dwelling, 30x45 ft, at the corner of Allerton and Fenton avs for J. Fitzgerald, owner, care of architect. Cost, \$12,000.

STABLES AND GARAGES.

PROSPECT AV.—B. M. Sylvan, 1879 Prospect av, has completed plans for a 1-sty brick garage, 91x142 ft, on the east side of Prospect av, 70 ft south of 182d st, for Davis Levin, 1888 Marmion av, owner and builder. Cost, \$18,000.

3D AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 121x127 ft, on the east side of 3d av, 109 ft south of 189th st, for C. W. Fraser, 306 West 72d st, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

176TH ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a group of 1-sty brick and stone stores, 100x100 ft, at the northwest corner of 176th st and Jerome av for Occidental Holding Co., N. Wilson, president, 71 West 23d st, owner. Cost, \$40,000. Owner will take bids on separate contracts about January 30.

FORDHAM RD.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a group of 1-sty brick and stone stores on the south side of Fordham rd, 90 ft west of Davidson av, for Occidental Holding Co., N. Wilson, president, 71 West 23d st, owner. Cost, \$25,000. Owner will take bids on separate contracts about January 15.

HUNTS POINT RD.—Benj. Sackheim, 26 Court st, Brooklyn, has plans in progress for ten 1-sty and basement brick stores, on plot 60x160 ft, at the southeast corner of Hunts Point rd and Whitlock av for Louis Rosenman, owner, care of architect.

FORDHAM RD.—Wm. Koppe, 2310 Waterbury av, has been retained to prepare plans for a group of stores, 120x138 ft, at the southwest corner of Fordham rd and Grand av for Julian Kovacs, 245 Ft. Washington av, owner.

TREMONT AV.—J. M. Felson, 1133 Broadway, has completed plans for a 1-sty brick store and office building, 50x181 ft, on the south side of Tremont av, 183 ft east of Morris av, for Rothbart Garage Co., Max Rothbart, president, 139 Marcy pl, owner and builder. Cost, \$35,000.

THEATRES.

WEBSTER AV.—S. Walter Katz, 505 5th av, has plans in progress for a 2-sty brick theatre, on plot 25,000 sq. ft., with stores, on the block bounded by Webster and Valentine avs and 17th st for Simmel Holding Corp., 1438 Broadway, owner. Cost, \$1,000,000.

MISCELLANEOUS.

161ST ST.—Jallade, Lindsay & Warren, 129 Lexington av, have been retained to prepare plans for a contemplated extension to the brick Y. M. C. A. building, on plot 100x139 ft, at the southeast corner of 161st st and Elton av for Y. M. C. A., City Board of Directors, care of Mr. Orne, 2 West 45th st, owner. Cost, \$250,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Rouse & Goldstone, 512 5th av, Manhattan, have completed plans for a 4-sty brick apartment, 102x134 ft, on the east side of Ocean av, 515 ft north of Parkside av, for Portwood Realty Co., 305 Broadway, Manhattan, owner and builder. Cost, \$160,000.

COTTAGE PL.—Seelig & Finkelstein, 44 Court st, has plans in progress for six 3-sty brick apartments, 20x86 ft, on the east side of Cottage pl, 94 ft south of Surf av, for I. & C. Rosenberg, 2248 West 22d st, owners and builders. Cost, \$90,000.

PACIFIC ST.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 4-sty brick apartment, 60x90 ft, in the south side of Pacific st, 80 ft east of Saratoga av, for Abe Klein, 149 Penn av, owner and builder. Cost, \$75,000.

MONTGOMERY ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty brick dwellings, 20x60 ft, in the north side of Montgomery st, 70 ft west of Kingston av, for Rothschild Mason Worker, Inc., M. Rothschild, president, 632 Saratoga av, owner and builder. Total cost, \$20,000.

NEWPORT AV.—A. Farber, 1746 Pitkin av, has plans in progress for four 2-sty brick apartments, 22x63 ft, at the corner of Newport av and Amboy st for a corporation now forming, owner. Total cost, \$110,000.

SUTTER AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick apartments, 20x65 ft, with stores, at the northeast corner of Sutter av and Herzl st for Spring-Fox Realty Co., 593 Howard av, owner and builder. Total cost, \$50,000.

HEMLOCK ST.—Shampan & Shampan, 1543 Flatbush av, have completed plans for a 4-sty brick tenement, 40x86 ft, in the west side of Hemlock st, 100 ft south of Pitkin av, for Emil Reinking, 384 Crescent st, owner and builder. Cost, \$25,000.

ALBANY AV.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick apartment, 100x110 ft, at the northwest corner of Albany av and Crown st for Crown Heights Building Corp., 2002 Douglass st, owner and builder. Cost, \$175,000.

6TH ST.—Samuel Cohen, 32 Union sq, Manhattan, has completed plans for a 3-sty brick tenement, 20x68 ft, at the northwest corner of West 6th st and Av R for Giussepina Campagna, 59 New Chambers st, Manhattan, owner. Cost, \$50,000.

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a bank 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. Engineer will take bids on vault about March 1.

CHURCH.

FOSTER AV.—Hobart B. Upjohn, 456 4th av, Manhattan, has plans in progress for a church at the corner of Foster av and East 23d st for Flatbush Presbyterian Church, Rev. Herbert Field, pastor, 657 East 23d st, owner. Cost, \$90,000. Architect will take bids on general contract in the spring.

DWELLINGS.

WEST END AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty frame and stucco dwelling, 27x50 ft, with garage, at the southwest corner of West End av and

Oriental blvd for Emil Lorber, 13 Garfield court, owner and builder. Cost, \$15,000.

71ST ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for fifteen 2-sty brick dwellings, 20x57 ft, in the south side of 71st st, 72 ft west of 7th av, for K. R. Contracting Co., H. Repetsky, president, 221 Union st, owner and builder. Cost, \$150,000.

GREENWOOD AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x65 ft, at the northeast corner of Greenwood av and East 7th st for Joseph Dubesther, 965 Dumont av, owner and builder. Cost, \$20,000.

BELMONT AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick dwelling, 20x60 ft, with garage, at the northwest corner of Belmont av and Warwick st for M. Hecht, 517 Miller av, owner and builder. Cost, \$20,000.

CROWN ST.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick dwelling, 20x65 ft, with garage, in the south side of Crown st, 120 ft west of Kingston av, for H. Shames, 293 Vermont st, owner and builder. Cost, \$10,000.

9TH ST.—Wm. C. Winters, 106 Van Siclen av, has plans in progress for twenty-eight 2-sty brick dwellings, 20x60 ft, in the east side of West 9th st, 120 ft south of Highlawn av, for John R. Churlo, 70 Av R, owner and builder. Total cost, \$300,000.

10TH ST.—William C. Winters, 106 Van Siclen av, has plans in progress for fourteen 2-sty brick dwellings, 20x60 ft, in the west side of West 10th st, 275 ft south of Highlawn av, and the east side of West 10th st, 120 ft south

of Highlawn av, for John R. Churlo, 70 Av R, owner and builder. Total cost, \$168,000.

BUSHWICK AV.—Wm. C. Winters, 106 Van Siclen av, has plans in progress for three 2-sty brick dwellings, 20x63 ft, on Bushwick av, near Kosciusko st, for Dr. Duckman, owner, care of architect. Total cost, \$36,000.

NARROWS AV.—Benj. E. Lowe, 573 Clinton st, has plans in progress for a 2½-sty brick dwelling, 32x35 ft, at the corner of Narrows av and 81st st for owner, care of architect. Cost, \$40,000.

PRESIDENT ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty brick dwelling, 24x55 ft, at the southwest corner of President st and Albany av for Stanson Building Co., Inc., Chas. I. Mandel, president, 136 Broadway, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

19TH ST.—Chas. M. Spindler, 26 Court st, has plans in progress for a 3-sty brick storage and warehouse building, 160x200 ft, in 19th st, through to 20th st, 600 ft west of 3d av, for Callan Bros., Inc., 19th st and Gowanau Bay, owner. Cost, \$75,000. General contract will be awarded without competition.

15TH ST.—S. Barclay MacDonald, 1630 Surf av, has completed plans for a 2-sty brick factory, 40x108 ft, with dwelling, in the west side of West 15th st, 440 ft north of Neptune av, for Harry Gleicher, 2992 West 31st st, owner. Cost, \$20,000. Owner will take bids on general contract.

14TH AV.—Chas. P. Cannella, 1163 Herkimer st, has plans in progress for a 3-sty brick factory, 30x90 ft, on the east side of 14th av, 40 ft south of 64th st, for Vincenzo LaBarberta, 6405

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14th av, owner. Cost, \$25,000. Owner will take bids on general contract.

BUTLER ST.—Frank Quimby, 110 William st, Manhattan, has plans in progress for alterations to the 5-sty brick factory at 366-8 Butler st for K. & O. Co., Inc., E. Oldendusch, president, owner, on premises.

Queens

DWELLINGS.

LONG ISLAND CITY, L. I.—John Boese, 280 Broadway, Manhattan, has completed plans for a 2½-sty brick dwelling, 23x40 ft, on the west side of 1st av, 166 ft north of Jamaica av, L. I. City, for Mrs. Jos. W. McKenna, 495 1st av, Manhattan, owner. Cost, \$10,000.

ROCKAWAY PARK, L. I.—H. Hohaus, Rockaway Park, has plans in progress for a 2-sty frame dwelling, 24x36 ft, on Bayside dr, between 119th and 120th sts, Rockaway Park, for Mrs. M. Kiernan, owner, care of architect. Cost, \$14,000.

FAR ROCKAWAY, L. I.—H. Hohaus, Rockaway Park, has plans in progress for a 2-sty stucco dwelling, 24x38 ft, on Mott av, Far Rockaway, for B. Friedman, 8403 Boulevard, Rockaway Beach owner. Cost, \$13,000. Owner will take bids on general contract about January 17.

KEW GARDENS, L. I.—R. F. Schirmer, Woodhaven, has plans in progress for a 2-sty hollow tile and stucco dwelling, 34x46 ft, at Kew Gardens for Mr. Wunsch, owner and builder, care of architect. Cost, \$15,000.

Westchester

BANKS.

SCARSDALE, N. Y.—Schultz & Weaver, 17 East 49th st, Manhattan, has plans in progress for a 4-sty brick and limestone bank, about 80,000 sq. ft., with store and apartments, on Popham Block, Scarsdale, for syndicate identified with Scarsdale National Bank, Rush Wilson, president, Scarsdale, owner. Cost, \$150,000. Architect will take bids on general contract about January 20.

DWELLINGS.

SCARSDALE, N. Y.—Plans have been prepared privately for three contemplated 2½-sty frame, brick and stucco dwellings, 26x40 ft, on Heathcote rd, Scarsdale, for Heathcote Land Corp., Scarsdale, owner and builder. Cost, \$20,000 each.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2-sty frame dwelling, 20x36 ft, on Coligne av, New Rochelle, for Joseph Girardi, owner, care of architect. Cost, \$8,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 24x49 ft, on Argyle av, New Rochelle, for owner, to be announced later. Cost, \$8,500. Owner will take bids on general contract.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2-sty frame and stucco dwelling, 24x56 ft, in Walnut st, New Rochelle, for Joseph Russillo, owner, care of architect. Cost, \$10,000.

RYE, N. Y.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 2½-sty brick and frame dwelling, 40x36 ft, with garage, at the northeast corner of Forest av and Rye Beach rd, Rye, for Fred Ponty, 17 North Main st, Portchester, owner. Architect will take bids on separate contracts about January 15.

THEATRES.

NEW ROCHELLE, N. Y.—Laurence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty brick and steel moving picture theatre, 100x100 ft, with stores and studios, at the corner of North and Horton avs, New Rochelle, for George Neiman, 522 5th av, Manhattan, owner. Cost, \$100,000. Architect will take bids.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

LEONIA, N. J.—Hacker & Hacker, Palisades, have completed plans for two 3-sty and basement brick and limestone apartments at the northwest corner of Christie st and Broad av, Leonia, for John Hoyd, 207 Christie st, Leonia, owner. Cost, \$100,000 each.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for a 4-sty common and tapestry brick apartment, 50x106 ft, at 679-681 North 8th st, Newark, for D'Ambo Bros., 674 North 8th st, Newark, owner. Cost, \$60,000.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has completed plans for three 2-sty frame and clapboard flats, 44x55 ft, at the corner of Clinton pl and Wolcott terrace, Newark, for Niagara Construction Corp., Samuel Rehr, president, owner and builder, care of architect. Cost, \$16,000 each.

BELLEVILLE, N. J.—Jas. V. Thetford, Bremond st, Belleville, has completed plans for a 3-sty common and face brick, limestone and stucco flat, 59x50 ft, with stores, at the southeast corner of Washington and Overlook avs, Belleville, for Thos. W. Reilly, Belmont st, Belleville, owner and builder. Cost, \$30,000.

NEWARK, N. J.—Nathan Stegler, 164 Market st, Newark, has completed plans for a 3-sty frame, clapboard and shingle flat, 24x61x57 ft, at the northeast corner of Wolcott terrace and Patten pl, Newark, for Star Construction Co., 403 Littleton av, Newark, owner and builder. Cost, \$20,000.

BANKS.

NEWARK, N. J.—Holmes & Winslow, 134 East 44th st, Manhattan, have plans in progress for a 1-sty brick and limestone bank building, 50x80 ft, at 221 Clinton st, Newark, for Weequahic Trust Co., R. L. Strickland, president, owner, care of architect. Cost, \$75,000.

DWELLINGS.

NEWARK, N. J.—J. B. Acocella, Union Bldg., Newark, has completed plans for a 2½-sty frame and clapboard dwelling, 22x44 ft, at 13-15 Schuyler av, Newark, for Helen Witten, Morris av, Union Township, owner and builder. Cost, \$10,000.

HILLSDALE, N. J.—Harold E. Paddon, 280 Madison av, Manhattan, has been retained to prepare plans for a 1½-sty stucco on terra cotta blocks parish house of irregular dimensions at Hillsdale for Holy Trinity Church, Hillsdale, owner. Architect will probably take bids on general contract about March 1.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for a 2½-sty frame dwelling, 22x28 ft, at 127 Berkeley av, Bloomfield, for Chas. Lucas, Broad st, Bloomfield, owner and builder. Cost, \$6,500.

ASBURY PARK, N. J.—Arthur F. Cottrell, Kinnmouth Bldg., Asbury Park, has plans in progress for a 2½-sty frame and clapboard dwelling, 28x32 ft, with garage, at the southwest corner of 1st av and Heck st, Asbury Park, for Arthur Britwoods, Home Construction Co., 224 Main st, Asbury Park, owner. Cost, \$15,000.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2-sty brick and hollow tile club house, 60x100 ft, on Myrtle av, Bloomfield, for Polish National Home, 40 Myrtle av, Bloomfield, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed preliminary plans for a 6-sty brick and limestone office building at 5-7 Belmont av, corner Court st, Newark, for Federal Loan Corp., 15 Belmont av, Newark, owner.

ELIZABETH, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an addition to the 3-sty brick and limestone department store at 104 Broad st, Elizabeth, for Goerke Kirch Co., Rudolph Goerke, president, 701 Broad st, Newark, owner. Cost, \$150,000-\$200,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Hegeman & Harris, 185 Madison av, Manhattan, have the general contract for six 3-sty brick and stucco apartments, 40x130 ft each, on the north side of Palmer av, between Bronx parkway and Bronxville rd, Bronxville, for Joint Ownership Construction Co., Fredk. Culver, president, 342 Madison av, Manhattan, owner, from plans by Mann & Mac-Neille, 70 East 45th st, Manhattan, architect. Cost, \$750,000.

BANKS.

MANHATTAN.—Thompson Starrett Co., 49 Wall st, has the general contract for a 1-sty brick and stone bank building at the northeast corner of Canal and Varick sts for Corn Exchange Bank, Mr. Brown, vice-president, 13 William st, owner, from plans by Alfred Fellheimer and Stewart Wagner, 7 East 42d st, architects.

CHURCHES.

MANHATTAN.—Thos. O'Reilly & Son, 17 East 49th st, have completed plans for alterations to the 1-sty brick church, 136x290 ft, at 100-118 West 60th st for Church of the Paulist Fathers, Rev. Father Thos. F. Burke, superior, 100-118 West 60th st, owner, from plans by Warren W. Chapin, 347 Madison av, consulting engineer. Cost, \$60,000.

NEW BRIGHTON, S. I.—Niewenhou Co., 316 East 161st st, Manhattan, has the general contract for a 1-sty and basement brick and concrete Catholic church, 35x100 ft, at 110 Brighton av, corner of Webster av, New Brighton, for Church of Assumption, Rev. Father Crisci, rector, owner, on premises, from plans by P. R. Henkel, 316 East 161st st, Manhattan, architect.

DWELLINGS.

LONG ISLAND CITY, L. I.—T. C. Desmond & Co., 26 Beaver st, Manhattan, has the general contract for forty brick dwellings at Queens Blvd and Heister st, L. I. City, for Bliss Street Realty Co., Bryan L. Kennedy, president, 149 Broadway, Manhattan, owner, from plans by Herbert Lucas, 117 East 60th st, Manhattan, architect. Total cost, \$340,000.

HOLLIS, L. I.—E. P. Townsend, Choctaw av, Hollis, has plans in progress for two 2-sty frame and stucco dwellings, 24x50 ft, at the northwest corner of Smith st and Luzerne av, Hollis, for owner, care of general contractor, from plans prepared privately. Cost, \$10,000 each.

JAMAICA, L. I.—H. R. Williams, Queens, has the general contract for a 2-sty frame and stucco dwelling, 20x50, on the east side of Hillcrest av, 224 ft south of Hyland av, Jamaica, for H. Francis, care of F. R. Smith Co., New York av, Jamaica, owner, from plans by H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost, \$20,000.

ROCKAWAY PARK, L. I.—J. Peterson, 214 Norris av, Jamaica, has the general contract for a 2-sty frame and stucco dwelling, 28x46 ft, on Newport av, between 123d and 124th sts, Rockaway Park, for F. Shanley, Beach 82d st, Rockaway Beach, owner, from plans by H. Hohaus, Rockaway Park, architect. Cost, \$12,000.

BRADLEY BEACH, N. J.—Henry P. Gant, Bradley Beach, has the general contract for a 2½-sty frame dwelling, 28x30 ft, with garage, at 302 La Reine av, Bradley Beach, for Mrs. Lena Levinson, Bradley Beach, owner, from plans by Harold D. Steward, Bradley Beach, architect. Cost, \$10,000.

GLEN COVE, L. I.—G. Richard Davis, 30 East 42d st, Manhattan, has the general contract for alterations and an addition to the 2½-sty frame and clapboard dwelling, of irregular dimensions, at Glen Cove for I. Sanger, Glen Cove, owner, from plans by Tachau & Vougt, 109 Lexington av, Manhattan, architects. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, has the general contract for a 2-sty brick factory, 27x95 ft, in the north side of 144th st, 347 east of Park av, for Mouritz F. Westergren, 213 East 144th st, owner, from plans by Phil H. Gabel, 381 4th av, architect. Cost, \$17,500.

LONG ISLAND CITY, L. I.—Levering & Garrigues Co., 552 West 23d st, Manhattan, has the general contract for a 2-sty brick manufacturing building, 50x100 ft, at the southeast corner of Bodine and Hamilton sts, L. I. City, for Egan & Hausman, 476 Clinton av, Brooklyn, owners, from plans prepared privately. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Chas. Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-sty brick office building, 37x50 ft, at 232-34 West 37th st for McCall Co., Wm. B. Warner, president, 236 West 37th st, owner, from plans by C. Aubrey Jackson, 243 West 36th st, architect. Cost, \$40,000.

BRONX.—Max Just, 4925 Broadway, has the general contract for a group of 1-sty brick and stone stores, 11x70 ft, at the southeast corner of 167th st and River av for Amanda Mance and Mary L. Walker, 141 Broadway, owners, from plans by Moore & Lansiedel, 148th st and 3d av, architects. Cost, \$17,000.

MISCELLANEOUS.

ST. GEORGE, S. I.—Frank J. Dougherty, 186 Washington st, Manhattan, has the general contract for a 3-sty and basement, stone and terra cotta station house, 82x100 ft, with prison, at the corner of Richmond terrace and Wall st (66th Precinct Hdq.), St. George, for City of New York, Department of Police, Richard E. Enright, commissioner, 240 Centre st, Manhattan, owner, from plans by James J. Whitford, Staten Islander Bldg., St. George, architect. Cost, \$300,000. Heating, John Brady, 210 East 38th st, Manhattan. Plumbing, Altman Plumbing Co., 219 East 25th st, Manhattan.

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109TH ST, 19-21 E, 6-sty bk tnt, 50x86, slag rf; \$100,000; (o) Morris & Harry Michelson; (a) Gronenberg & Leuchtag, 450 4th ac (6).

STORES, OFFICES AND LOFTS.

UNION SQ, E, 14-18, remove walls, new copper store fronts, beams, in 6-sty bk stores & Hotel; \$5,000; (o) Jos Kerns & Geo Amron, Hotel Marlborough; (a) B. H. & C. N. Whinston, 2 Columbus Circle (38).

13TH ST, 122 E, 2-sty bk power house, 25x 103, tile rf; \$75,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, Buckley Newhall Co., 41st and 6th av (8).

107TH ST, 204, E, remove toilets, new toilets, dress rooms in 6-sty bk factory; \$800; (o) Chas. E. McManus, 45 E 42d; (a) Zipkes, Wolf & Kudroff, 432 4th av (39).

BROADWAY, 1568-70, 4-sty bk strs, restaurant & offices; \$60,000; (o) Lloyd Rlty. Co., 44 W 18th; (a) Louis A. Abramson, 48 W 46th (10).

1ST AV, 257, remove partitions, extend extension on 4-sty bk tnt & stores; \$1,500; (o) Edgerton L. Winthrop, 109 E 91st; (a) Henry Klein, 505 E 15th (37).

7TH AV, 719, 7-sty bk stores and offices, 25x 79, tar, felt & rubberoid rf; \$100,000; (o) 719 7th Av Corp., 880 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (7).

STORES AND TENEMENTS.

BROADWAY, 2480-88, 15-sty f. p. str doctors' offices apts, 100x165, rubberoid rf; \$1,500,000; (o) Lucania Rlty. Corp., 200 W 72d; (a) Rosario Candela, 200 W 72d (9).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARK N, n s, 95 w Marmion av, 5-sty bk tnt, 50x88, slag rf; \$70,000; (o) Bessie Miller, 1817 Mohegan av; (a) Chas. Schaefer, Jr., 394 E 150th (35).

GRAND AV, n e c 180th, 6-sty bk tnt, 100x 81, slag rf; \$150,000; (o) Val Constn. Co., Gustav Halpern, 311 Bway, pres.; (a) Chas. Kreymborg, 2534 Marion av (49).

KINGSBRIDGE ROAD, w s, 275 n Kingsbridge ter, 2-5-sty bk tnts, 75x82.8, slag rf; \$260,000; (o) Michael Herman, Inc., Michael Herman, 277 Bway, pres.; (a) Murice Courland, 47 W 34 (47).

KINGSBRIDGE RD, w s, 200 n Kingsbridge ter, 5-sty bk tnt, 75x92.8, slag rf; \$130,000; (o) Michael Herrman, Inc., Michael Herrman, 277 Bway, pres.; (a) Maurice Courland, 47 W 34 (48).

MORRIS AV, w s, 22 n 184th, 5-sty bk tnt, 114x84.7, plastic slate rf; \$200,000; (o) Marcus Buda Constn. Co., Max Marcus, 1800 Lexington av, pres.; (a) David S. Lang, 110 W 34 (51).

SHAKESPEARE AV, e s, 391.28 n 172d, 4-sty bk tnt, 40.2x64.2, slag rf; \$35,000; (o) Donna Bldg. Co., Albert Picciotta, 2754 Crotona av, Pres.; (a) M. W. Del Gaudio, 158 W 45th (5).

COLLEGES AND SCHOOLS.

SOUND VIEW AV, s e c Theriot av, 1-sty fr school, 108x57, comp rf; \$16,000; (o) City of New York; (a) C. M. Morgan, 529 Courtlandt av (2775).

DWELLINGS.

COSTER ST, e s, 275 n Spofford av, 1½-sty bk dwg, 25x33, 2-sty bk dwg, 22x51, 1-sty bk garage, 18x18, shingle rf; \$27,000; (o) S. Jarvitz, 889 Hunts Point av; (a) J. J. Gloster, 110 W 40th (32).

EASTCHESTER RD, w s, 151.4 n Waring av, 2-sty t. c. dwg, 30x29, asbestos shingle rf; \$5,000; (o & a) Edw. D. Moeslein, 163 Lafayette av, Bklyn (27).

FIELDSTONE RD, w s, 129 n 246th, 2½-sty fr dwg, 68x26, shingle rf; \$25,000; (o) A. D. Mayo, Yonkers, N. Y.; (a) W. S. Phillips, 137 E 43d (36).

GUN HILL RD, n s, 50 e Paulding av, 1-sty bk dwg, 21x48, plastic slate rf; \$6,000; (o) Gaetano Coughalosi, 2357 Crotona av; (a) Frank J. Ross, 2276 Hughes av (2562).

GUN HILL RD, n s, 250 e Paulding av, 1-sty bk dwg, 21x48, plastic slate rf; \$6,000; (o) Elise De Marco, 2409 Beaumont av; (a) Frank J. Ross, 2276 Hughes av (2561).

ODELL ST, s s, 50 e Archer av, 2-sty fr dwg, 17x30, tar & gravel rf; \$4,500; (o) Herbert Wittger, 4267 Boston rd; (a) O. H. Spin, 1233 Theriot av (14).

ROCHELLE ST, n s, 360 w City Island av, 2-sty fr dwg, 17x34, shingle rf; \$6,500; (o) Harry Westcott, 350 E 139th; (a) E. A. Lyside, 2685 Briggs av (19).

SCHOFIELD ST, s s, 300 e City Island av, 2-sty fr dwg, 21x28, shingle rf; \$4,100; (o) Robt. Lee, 351 City Island av; (a) M. A. Buckley, 32 Westchester sq (16).

SCOTT PL, s w c Edison av, 1-sty fr dwg, 20x 30, asphalt shingle rf; \$4,500; (o) John H. Bromiley, 1662 Holland av; (a) Anton Pirner, 2069 Westchester av (26).

212TH ST, n s, 45 e White Plains av, 3-sty bk dwg, 21x53, slag rf; \$10,000; (o) Chas. Bertone, 838 E 214th; (a) M. W. Del Gaudio, 158 W 45th (7).

217T HST E, 230.9 e White Plains av, 2½-sty fr dwg, 22x50, shingle rf; \$15,000; (o) Mildred Bonavice, 727 E 217th; (a) H. Nordheim, 726 E 234th (9).

228TH ST, s s, 85.01 e Paulding av, 4-2-sty concrete dwgs, 24x55, shingle rf; \$38,000; (o) Upper Bronx Home Corp., Wm. Ufland, 51 Chambers, Treas.; (a) Kingsley Lloyd, Mamaronck, N. Y. (13).

229TH ST E, n s, 155 w Bronxwood av, 2-sty bk dwg, 22x44.8, rubberoid rf; \$8,000; (o) Michael Morra, 338 E 148; (a) Delli Penna & Erickson, 289 E 149 (46).

CLARENCE AV, e s, 75 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (54).

CLARENCE AV, e s, 20 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (52).

CLARENCE AV, e s, 100 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (53).

CONTINENTAL AV, e s, 165 s 196th, 2-sty fr dwg, 17.3x47.6, asbestos shingle rf; \$5,000; (o) Lena Wagner, 1166 Forest av; (a) Harry Schuler, 1005 Edison av (17).

FARADAY AV, n s, 223 w Newton av, 2-sty fr dwg, 25x28, shingle rf; \$5,000; (o) Mrs. Frank C. Fleris, 167 W 231st; (a) Frank C. Fleris, 597 5 av (2).

FENTON AV, e s, 100 n Arnov av, 2-sty fr dwg, 21x42, rubberoid rf; \$8,500; (o) John Brennan, 420 W 56th; (a) M. A. Buckley, 32 Westchester sq (2573).

FENTON AV, w s, 350 n Waring av, 1-sty fr dwg, 25.3x32, tar rf; \$2,500; (o) Fred Slevetts, 2327 Eastchester rd; (a) Franz Wolfgang, 535 E Tremont av (2731).

GILESPIE AV, n e c La Salle av, 2½-sty fr dwg, 21x25, shingle rf, \$8,000; (o) Edna Carlson, 133 Alexander av; (a) Moore & Landseidel, 3 av & 148th (2497).

GLEASON AV, s s, 50 E St Laurence av, 1½-sty fr dwg, 21x36, asphalt shingle rf; \$5,000; (o) Nils E. Erickson, 501 W 41st st; (a) Anton Pirner, 2069 Westchester av (2449).

GROSVENOR AV, e s, 551.11 n 246th st, 2½-sty fr dwg, 41.2x25.2, shingle rf; \$18,000; (o) A. E. Whalen, 702 W 181st st; (a) Julius Gregory, 56 W 45th st (2638).

GUNTHER AV, e s, 600 s Nereid av, 3-1½-sty fr dwgs, 23x36, shingle rf; \$12,000; (o) Hermustadt & Borman, 1051 Forest av; (a) Chas. H. Hermustadt, 1051 Forest av (2524).

LUDLOW AV, n s, 194.44 e Castle Hill av, 2-sty fr dwg, 22x31, 1-sty fr garage, 12x15, asphalt shingle rf; \$6,500; (o) Eric Lundsten, 2143 Hermany av; (a) Anton Pirner, 2069 Westchester av (8).

MAYFLOWER AV, w s, 175.11 n Waterbury av, 1-sty fr dwg, 20x30, shingle rf; \$3,000; (o) John Petrokorosky, 1442 Edwards av; (a) Emil Stauffer, 3004 Barkley av (44).

MINNIEFORD AV, e s, 175.10 n Sutherland av, 2-sty fr dwg, 16x44.2, shingle rf; \$3,600; (o) Herman Cohen, 1356 Wilkins av; (a) Arthur Eisemann, 212 E 21st (38).

MURDOCK AV, e s, 190 n Strang av, 2-sty fr dwg, 19.4x31.10, tin rf; \$7,000; (o) Jos. Vishart, 419 E 68th; (a) L. A. Sheinart, 194 Bowery (24).

MURDOCK AV, w s, 125 s Nereid av, 2½-sty fr dwg, 24x42, asphalt rf; \$9,000; (o) Geo. C. Maas, 2088 Lemoine av, Fort Lee, N. J.; (a) Chas. S. Clark, 441 Tremont av (18).

NEFDHAM AV, s s, 271.43 e Eastchester rd, 2-sty h. t. dwg, 20x43, slag rf; \$8,500; (o) Antonio Ceretta, 1468 Needham av; (a) M. W. Del Gaudio, 158 W 45th (6).

QUIMBY AV, n s, 140 e Olmstead av, 2-sty fr dwg, 19x38, asphalt shingle rf; \$6,000; (o) Chas. Plock, 173 Beach 116th, Rockaway Park; (a) Anton Pirner, 2069 Westchester av (25).

QUINCY AV, s s, 260 w Lafayette av, 2-sty bk dwg, 35x50, shingle rf; \$7,000; (o) Israel Kleinman, 636 E 169th; (a) Thos. A. Ryder, 534 Concord av (15).

SETON AV, e s, 200 s Strong av, 2½-sty fr dwg, 21.6x49.6, shingle rf; \$10,000; (o) Oscar Anderson, 623 E 141st; (a) Jonasson & Jorger, 1532 Overing (2519).

SEYMOUR AV, e s, 285 n Hammersly av, 2-sty fr dwg, 18x30, rubberoid rf; \$4,000; (o) Helen M. Shary, 369 E 207th; (a) Wm. Shary, 41 Union sq (2726).

SEYMOUR AV, e s, 225 n Arnov av, 2-sty hollow tile dwg, 22x40, rubberoid rf; \$6,000; (o) Barney De Rosa, 856 2 av; (a) A. D. Bartholomew, 3813 White Plains av (2715).

SEYMOUR AV, w s, 275 n Allerton av, 2-sty and attic fr dwg, 28x30, shingle rf; \$5,000; (o) Fred Haberstroh, 764a Quincy st, Bklyn; (a) F. E. Albrecht, 764a Quincy st, Bklyn (2635).

SEYMOUR AV, e s, 425 n Waring av, 1½-sty fr dwg, 17x31.6, slate rf; \$2,000; (o) Thos. Sheehan, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2656).

SEYMOUR AV, w s, 100 s Astor av, 2-2-sty fr dwgs, 16x33, asphalt shingle rf; \$8,000; (o) Gustav Schwarz, 415 W 128th; (a) A. F. Meisner, 44 79th, Woodhaven, L. I. (2600).

SOUND VIEW AV, e s, 28.5½ n Patterson av, 2-2-sty bk dwgs, 23.10x56.4, plastic slate rf; \$20,000; (o) Daniel Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2533).

SOUND VIEW AV, n s, 100 E King av, 1-sty fr dwg, 26½x50; shingle rf; \$4,500; (o) Eliz. M. Robitzik, 998 Tinton av; (a) E. A. Lynde, 2685 Briggs av (2465).

SOUTHERN BLVD, w s, 11.2 n 181st, 2-2-sty bk dwgs & garages, 22.6x36, 23.6x36, slag rf; \$11,800; (o) Leware Realty Corp., Davis Levine, 11888 Marmion av, Pres; (a) B. M. Sylvan, 1879 Prospect av (21).

SPENCER AV, e s, 175 n 260th, 2-sty bk dwg, 21x55, slag rf; \$10,000; (o) Salvatore Soraci, 327 E 113th; (a) M. W. Del Gaudio, 158 W 45th (2620).

SPENCER AV, w s, 100 n 262d, 2-sty fr dwg, 20x36, shingle rf, \$7,500; (o) Elsie Forsyth, 90 Saratoga av, Yonkers, N. Y.; (a) Wm. P. Katz, 4 Hudson st, Yonkers, N. Y. (2495).

STILWELL AV, e s, 100 n Saratoga av, 2-sty fr dwg, 21x55, slag rf; \$8,000; (o) Monaco & Esposito, 3094 Villa av; (a) M. W. Del Gaudio, 158 W 45th (2621).

STRANG AV, n s, 103.8 n Pratt av, 1-sty fr dwg, 20x42, shingle rf; \$4,200; (o) Thos. Berry, 2031 Ellis av; (a) Edw. J. Stauffer, 140 Willis av (2702).

STUEBEN AV, e s, 125 n 208th, 2-sty fr dwg & garage, 22x63, asbestos shingle rf; \$12,000; (o) Francis Collin, 349 E 42d; (a) Eisenrath & Horowitz, 18 E 41st (2590).

TEUTON AV, e s, 100 n Arnov av, 1-sty fr dwg, 21x38, rubberoid rf; \$5,000; (o) Jennie Brennan, 32 Westchester Sq; (a) M. A. Buckley, 32 Westchester Sq (2538).

THERIOT AV, e s, 120 s 177th, 2-sty bk dwg, 20x50, tin rf; \$12,000; (o) Sylvester Wissing, 2110 Mohegan av; (a) Franz Wolfgang, 535 E Tremont av (2730).

THERIOT AV, e s, 100 n Gleason av, 2-sty br dwg, 30x44, shingle rf; \$10,000; (o) A. Leverie, 1365 Lyman pl; (a) T. Ratner, 2341 Webster av (2687).

TIBBETT AV, w s, 175 n 232d, 1-sty fr dwg, 24x34, rubberoid rf; \$2,000; (o) John O'Hara, 231st & Riverdale av; (a) Wm. Shary, 22 E 17th (2676).

TREMONT AV, e s, 68 s Otis av, 2-sty fr dwg, 20x40, tile shingle rf; \$7,000; (o) Mary Tremble, Rockaway, L. I.; (a) Carl J. Itzel, 1365 Prospect av (2660).

TREMONT AV, e s, 202.7 s Philip av, 2-sty fr dwg, 22x45, asphalt shingle rf; \$10,000; (o) John L. Behlert, 623 Meade; (a) Robt. Randolph, 100 Lexington av (2512).

TREMONT AV, e s, 101.03 s Philip av, 2-sty fr dwg, 20x50, plastic slate rf; \$6,500; (o) Mary Szato, 315 E 81st; (a) M. A. Cardo, 61 Bible House (2527).

TREMONT AV, s e c Greene pl, 1½-sty fr dwg, 38x34, 1-sty fr garage, 30x17, asbestos shingle rf; \$5,000; (o) Anna A. Hoffman, Tremont av & Eastern Blvd; (a) Anton Pirner, 2069 Westchester av (2518).

TREMONT AV, e s, 100 s Eastern Blvd, 2-sty fr dwg, 19x34, shingle rf; \$4,000; (o) E. A. and J. E. Lynde, 2685 Briggs av; (a) E. A. Lynde, 2685 Briggs av (2705).

TOMLINSON AV, e s, 125 n Pierce av, 2-2½-sty bk dwgs, 19x36, shingle rf; \$13,000; (o) Wm. McKinley, 1612 Haight av; (a) T. J. Kelly, 707 Morris Park av (2610).

TROOP AV, w s, 100 n Arnov av, 1-sty fr dwg, 22x42, shingle rf; \$4,500; (o) N. Wolfstramer, 436 E 67th st; (a) Frank Chenelk, 796 3d av (2704).

UNDERHILL AV, w s, 225 n Randall av, 1-sty br dwg, 20x39, plastic slate rf; \$6,000; (o) Giuseppe D'onofrio, 293 E 15th st; (a) V. Bonagar, 789 Home st (2659).

UNDERHILL AV, w s, 250 n Randall av, 1-sty bk dwg, 20x39, plastic slate rf; \$6,000; (o) Michael Laguaglia, 297 E 151st; (a) Vincent Bonagar, 789 Home (2681).

UNIVERSITY AV, n e c Strong st, 2-sty bk dwg, 30x48, imitation Spanish tile rf, \$10,000; (o) Bertha Shrank, 251 W 91; (a) M. W. Del Gaudio, 158 W 45 (2486).

UNIVERSITY AV, w s, 7.5 s 197th, 2-sty bk dwg, 22x45, shingle rf; \$7,500; (o) Julia Mullins, 2331 Grand Concourse; (a) Samuel Cohen, 32 Union sq (2585).

VINCENT AV, e s, 317.6 n Schley av, 1-sty h. t. dwg, 22x42, asphalt shingle rf; \$4,500; (o) Giuseppe Mugo, 825 Burke av; (a) De Rose & Cavalieri, 370 E 149th (2568).

VINCENT AV, w s, 200 n Philip av, 2½-sty fr dwg, 21x43, shingle rf; \$7,500; (o) Herbert Cocks, 207 W 123d; (a) Andrew Carlson, 205 E 124th (2547).

WALDO AV, e s, 100 n 238th, 2-sty bk dwg, 34x28, slate rf; \$8,000; (o & a) Edw. Hisnay, 442 W 238th (2679).

WALDO AV, w s, 50 n Dash pl, 1-sty & attic bk dwg, 27x31, slate rf; \$8,000; (o & a) Edw. Hisnay, 442 W 238th (2680).

WALLACE AV, e s, 395 n Morris Park av, 2-sty bk dwg, 20x58, asphalt rf, \$10,000; (o) Frank McLennan, 1883 Holland av; (a) Dunnigan & De Hart, 394 E 150 (2509).

WATERBURY AV, n s, 50.4 e Mayflower av, 2-sty fr dwg, 18x31, slag rf; \$7,000; (o) Caroline Humbert, 1850 Geurlaine pl; (a) Moore & Landsiedel, 3 av & 148th (2738).

WATSON AV, s s, 229 w Castle Hill av, 2-2-sty fr dwgs, 20x50; 1-1-sty fr garage, 24x9, slag rf; \$20,000; (o) R. & E. Const. Co., Inc., Michael J. Rasin, 1220 College av, sec; (a) Anton Pirner, 2069 Westchester av (2695).

WHITLOCK AV, e s, 225 n Philip av, 2½-sty fr dwg, 20x40, asphalt shingle rf; \$7,000; (o) Cartange Celli, 294 E 152d; (a) Della Penna & Erickson, 289 E 149th (23).

WILCOX AV, w s, 200 n Philip av, 2-sty fr dwg, 40x34, shingle rf; \$8,500; (o) O. B. Sandeben, 323 9th, Bklyn; (a) John A. Hilpert, 611 Garden (33).

WILCOX AV, e s, 100 n Layton av, 1½-sty bk dwg, 35x26, shingle rf; \$5,500; (o) Anna C. Kraut, on prem; (a) Thos. C. Petersen, 1628 McCombs rd (2529).

WILDER AV, e s, 200.09 s Nereid av, 2-sty fr dwg, 22x37, asphalt shingle rf, \$7,500; (o) Michael Robasco, 4596 Garden pl; (a) Tremont Engr. Co., 240 E Tremont av (2485).

WILKINSON AV, s s, 100 E Tobart av, 1½-sty H T dwg, 20x40; shingle rf; \$5,000; (o) Lessie S. Etzold, 2467 Truman av; (a) B. Ebeling, 1372 Zeraga av (2456).

WOODHULL AV, e s, 100 s Mace av, 2-sty fr dwg, 18x46, shingle rf; \$4,500; (o & a) James Anderson, 1790 e Tremont av (2830).

YATES AV, e s, 400 n Pierce av, 2-sty fr dwg, 27.6x55, 1-sty fr garage, 20x20, asphalt shingle rf, \$10,350; (o) Jacob Jacobsen, 1485 Southern Blvd; (a) Moore & Landseidel, 3 av & 148th (2487).

YATES AV, w s, 350 n Pierce av, 2-sty bk dwg, 22x54, tin rf; \$12,500; (o) Caroline Abrezzi, 259 E 204th st; (a) Edw. J. Stauffer, 140 Willis av (2542).

YATES AV, w s, 232 s Van Nest av, 2½-sty fr dwg, 26x44, comp shingle rf; \$10,000; (o) Margaret Greco, 1666 Parker st; (a) M. A. Cardo, 61 Bible House (2658).

YOUNG, A. S., w s, 187 s Astor av, 1-sty fr dwg, 18x44, asbestos shingle rf; \$4,500; (o) F. A. Becker, 4185 3d av; (a) A. D. Bartholomew, STABLES AND BARNES.

137TH ST, n s, 250 e Brook av, 1-sty bk garage & str, 129x100, tar & felt rf; \$35,000; (o) Isidor Langner, 406 E 149th; (a) Wm. Shary, 41 Union sq (28).

AMUNDSON AV, e s, 300 s Edenwald av, 1½-sty fr garage, 21x15, asphalt shingle rf; \$400; (o) Velina Nelson, on prem; (a) Peter Nelson, on prem (37).

LAFONTAINE AV, e s, 40.7 s 179th, 1-sty bk garage, 50x100, plastic slate rf; \$12,000; (o) Giovanna D'onofrio, 2024 Lexington av; (a) M. A. Cardo, 61 Bible House (22).

MAPES AV, e s, 198.19 s 182d, 1-sty bk garage, 33.04x20, comp rf; \$3,000; (o) Jos. Spadapino, 2148 Mapes av; (a) Meisner Uffner, 501 Tremont av (31).

PROSPECT AV, e s, 70 s 182d, 1-sty bk garage, 91.5x142.3, slag rf; \$18,000; (o) Davis Levin, 1888 Marmion av; (a) B. M. Sylvan, 1879 Prospect av (20).

UNIVERSITY AV, e s, 450 n 181st, 1-sty bk garage, 40x24, concrete rf; \$2,400; (o) Klugl & Grisdle, on prem; (a) Geo. C. Wigle, 1097 Lincoln pl, Bklyn (3).

YATES AV, e s, 275 n Pierce av, 1-sty fr garage, 18x18, asphalt shingle rf; \$200; (o) Hellen M. Shary, 369 E 207th; (a) Wm. Shary, 41 Union sq (29).

3D AV, e s, 109.3 s 189th, 1-sty bk garage, 121.94x177.5, slag rf; \$25,000; (o) C. W. Fraser, 306 W 72d; (a) John J. Dunnigan, 394 E 150th (1).

STORES, OFFICES AND LOFTS.
FORDHAM RD, n s, 25 w Bathgate av, 4-sty stn publication offices, 181x54, slag rf; \$200,000; (o) Fordham University, Rev. John P. O'Rourke, on prem. Pres; (a) Robt. J. Reilly, 477 5 av (43).

137TH ST, e s, 100 e Brook av, 1-sty bk str & market, 46.8x90, tin rf; \$12,000; (o) Samuel Katzan, 512 E 137th; (a) Max Muller, 115 Nassau (12).

137TH ST, e s, 150 e Brook av, 1-sty market & str, 100x100, tar & felt; \$20,000; (o) W. C. P. Realty Co., Philip Wattenberg, 406 E 149, pres.; (a) Wm. Shary, 41 Union sq (50)

183D ST, s s, 47.08 e Park av, 1-sty bk str, 50x60, slag rf; \$10,000; (o) Cohen & Gordon, 509 Willis av; (a) Chas. Schaefer, Jr., 394 E 150th (34).

188TH ST, s s, 100 w Grand av, 1-sty bk str, 50x100, slag rf; \$18,000; (o) Nevada Holding Corp., Hyman Berman, 190 Bway, Pres.; (a) Wm. Koppe, 935 Intervale av (10).

BURNSIDE AV, s w c Davidson av, 1-sty bk str, 101.1x72, tar & gravel rf; \$75,000; (o) Chester D. Judis Bldg. Corp., John Erickson, 103 Park av, Sec., (a) Gronenberg & Leuchtag, 450 4 av (42).

CRESTON AV, s w c 198th, 1-sty bk str, 50x99.8, plastic slate rf; \$25,000; (o) Nowel Realty Co., Inc., Abram Levinson, 2720 Decatur av, Pres; (a) Wm. H. Meyer, 1861 Carter av (40).

JEROME AV, n e c Mt. Hope pl, 1-sty bk str, 51.49x112.78, slag rf; \$30,000; (o) Thos. J. Waters, 971 Woodycrest av; (a) Frank M. Egan, 120 E Fordham rd (30).

TREMONT AV, n e c Vyse av, 1-sty bk str, 108x55, slag rf; \$30,000; (o) John Russo, 2356 Lorillard pl; (a) M. W. Del Gaudio, 158 W 45th (4).

UNIVERSITY AV, w s, 333.7 s 179th, 1-sty bk str, 50x70, slag rf; \$18,000; (o) Henry Acker, on prem; (a) Wm. Koppe, 935 Intervale av (11).

STORES AND TENEMENTS.
BOSTON RD, s e c 165th, 6-sty bk str & tint, 102x120, slag rf; \$250,000; (o) S. G. & M. Realty Co., Mitchel Smoleroff, 1500 Boston rd, Pres; (a) Goldner & Goldner, 47 W 42d (45).

MISCELLANEOUS.
MOTT AV, e s, from 157th to 158th, 3-sty bk laboratory, 165.2x51.8, tile rf; \$150,000; (o) The Fleischmann Co., 701 Washington; (a) Arthur B. Heaton, 52 Vanderbilt av (41).

Brooklyn
APARTMENTS, FLATS AND TENEMENTS.
LINCOLN PL, 375-87, n s, 150.10 n Washington av, 4-sty bk tint, 125x84; \$150,000; (o) Madison Const. & Imp't. Co., Inc., 1147 54th; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (56).

PACIFIC ST, 2084-90, s s, 80 e Saratoga av, 4-sty bk tint, 60x90; \$75,000; (o) Klein & Evans, Inc., 148 Pennsylvania av; (a) E. M. Adelsohn, 1778 Pitkin av (99).

PRESIDENT ST, 1392-4, s s, 150 w Kingston av, 4-sty bk tint, 50x84.7; \$100,000; (o) Morris B. Evens, 739 Flushing av; (a) Shampam & Shampam, 50 Court (76).

HEGEMAN AV, 214-16, s s, 40 w Stone av, 3-sty bk tint, 30x84; \$45,000; (o) Isaac Gordon & Pincus Toback, 72 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (240).

DWELLINGS.
E 17TH ST 1471-5, e s, 300 n Av O, 2-2-sty fr 2 fam dwg, 20.4x69.10; \$20,000; (o) Geo. M. Craigen Co., 637 E 24th; (a) owner (6).

63D ST, 1151-69, n s, 100 w 12 av, 6-2-sty 1 fam dwgs, 18x28.6; \$30,000; (o) Edwards & Jessup, 639 Rogers av; (a) Jas. A. Boyle, 367 Fulton (233).

62D ST, 1146-70, s s, 110 w 12 av, 8-2-sty fr 1 fam dwgs, 18x28.6; \$40,000; (o & a) same as above (234).

76TH ST, 1839-63, n s, 100 w 19 av, 8-2-sty bk 2 fam dwgs, 20x64; \$80,000; (o) Edw. A. Weiss, 7812 18 av; (a) Jacob Lubroth, 44 Court (22).

95TH ST, 334-6, s s, 266.2 e 3 av, 2-2-sty fr 2 fam dwgs, 16x51; \$15,000; (o) Jennette McGuire, 338 78th; (a) Olof B. Almgren, 8801 3 av (228).

AV C, 717-21, n s, 60.6 w E 8th, 2-2-sty bk 2 fam dwgs, 20.4x67; \$25,000 (o) Non Taxable Home Corp., 201 Barrett; (a) Jas. J. Millman, 26 Court (55).

BANNER AV, 1021-3, n w c E 11th, 2-2-sty fr 2 fam dwgs, 16.10x51; \$18,000; (o) Pasquale Fringo, 2816 W 22d; (a) Geo. H. Suess, 1131 Gravesend av (52).

FACTORIES AND WAREHOUSES.
MOULTRIE ST, 27, w s, 170.4 n Norman av, 2-sty bk factory, 25.2x100; \$12,000; (o) T. J. McManus & Son, Inc., 35 Moultrie; (a) P. Tillion & Sons, 103 Park av, Manhattan (227).

OAKLAND ST, 312, e s, 50 s Huron, 1-sty bk factory, 25x100; \$5,800; (o) Chas. Cohen, 310 Oakland; (a) Jas. McKillop, 821 Manhattan av (91).

14TH AV, 6405-11, e s, 40 s 64th, 3-sty bk factory, 30x100; \$30,000; (o) Vincenzo La Barbera, 605 14 av; (a) Chas. P. Cannella, 1163 Herkimer (64).

STABLES AND GARAGES.
E 9TH ST, 1754-66, w s, 116.6 s Kings Highway, 4-1-sty conc garages, 10x18; \$2,000; (o) Rex Homes Corp., 15 E 40th, Manhattan; (a) Seelig & Finkelstein, 44 Court (1).

STORES AND DWELLINGS.
LINWOOD ST, 823, s e c Hegeman av, 2-sty bk str & 2 fam dwg, 25x70; \$15,000; (o) John Castellano, 271 20th; (a) Jas. A. Boyle, 367 Fulton (104).

LINWOOD ST, 827-33, e s, 25 s Hegeman av, 3-2-sty bk 2 fam dwgs, 20x50; \$30,000; (o & a) same as above (105).

86TH ST, 2217-21, n s, 140 e Bay pkway, 3-sty bk str & 2 fam dwg, 20x52; \$15,000; (o) Schlum & Duetch, 2221 86th; (a) Jacob Lubroth, 44 Court (3).

STORES AND TENEMENTS.

ESSEX ST, 276, w s, 275 n Liberty av, 3-sty bk str & tnt, 20x55; \$15,000; (o) Geo. Simonetti, 270 Essex; (a) Gibson & Kay, 312 Milford (7).

MISCELLANEOUS.

ORIENTAL BLVD, 702-18, s e c Ocean av, 2-sty bk bathing pavilion, 106x154; \$64,000; (o) Manhattan Bch. Pk., Inc., 67 Liberty, Manhattan; (o) Nelson K. Vanderbeck, 15 Maiden la, Manhattan (115).

Queens

DWELLINGS.

DOUGLSTON.—Orient st, e s, 625 n Pine, 3-1/2-sty fr dwgs, 24x36, shingle rf, 1 family, gas, hot air heat; \$13,500; (o) John C. Gabler, Douglaston; (a) Morgan M. O'Brien, 49 E 90th, Manhattan (110-11-12).

EAST FOREST HILLS.—Union tpke, n s, 106 w Vleigh rd, 4-2-sty fr dwgs, 32x36, shingle rf, 1 family, gas; \$16,000; (o & a) Jos. F. Negren, 8 E 23d, Manhattan (123-124).

EDGEEMERE.—Beach 34th st, e s, 360 s Edgemere av, 3-2-sty fr dwgs, 22x34, shingle rf, 1 family, gas, steam heat; \$21,000; (o & a) T. A. McDonald, Beach 83d st, Rockaway Beach (39-40-41).

FLUSHING.—Bayside av, s s, 350 w Brewster av, 2-sty bk dwg, 24x50, shingle rf, 1 family, elec, steam heat; \$10,000; (o & a) Joseph Hosek, 26 43d, Corona (178).

GLENDALE.—Proctor st, w s, 175 n Myrtle av, 2-sty fr dwg, 20x56, slag rf, 2 families, gas; \$8,500; (o) Jos. J. Webern 54 Altmstead pl, Glendale; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (171).

HOLLIS.—Hillside av, n s, 360 e Hollis Park blvd, 2 1/2-sty fr dwg, 32x21, shingle rf, 1 family, gas, steam heat; \$9,500; (o) Berje Co., Inc. 13 Judd av, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (186).

JAMAICA.—Norwich av, s s, 270 e Flushing av, 2-2-sty fr dwgs, 20x57, gravel rf, 2 families, gas, steam heat; \$16,000; (o) Harry Archibald, 33 W 42d, Manhattan; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (68).

JAMAICA.—Canal st, ws, 109 n Fulton, 1-sty bk printing office, 33-91, slag roof; \$15,000; (o) Benj. Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (188).

KEW GARDENS.—Talbot pl, n e c Lefferts av, 4-2 1/2-sty fr dwgs, 25x100, shingle rf, 2 families, gas, steam heat; \$48,000; (o) East Richmond Hill Land Co., 56 Wall, Manhattan; (a) John K. Turton Co., 101 Park av, Manhattan (138-139-140-141).

LITTLE NECK.—Glenwood av, n w c Summit av, 2-sty fr dwg, 36x25, shingle rf, 1 family, elec, steam heat; \$7,500; (o) Andrew Benson, Westmoreland, L. I.; (a) Carl P. Johnson, 30 E 42d, Manhattan (159).

L. I. CITY.—14th av, w s, 525 n Bway, 2-sty bk dwg, 18x54, slag rf, 2 families, gas, steam heat; \$7,500; (o) Ernest De Marco, 340 Freeman av, L. I. City; (a) L. H. Bailey, 229 Webster av, L. I. City (164).

L. I. CITY.—Grand av, n e c 17 av, 5-2-sty bk dwgs, 20x52, slag rf, 2 families, elec, steam heat; \$35,500; (o) Webton Realty Co., 56 Hallet, L. I. City; (a) Albert C. Kunzi, 779 Manhattan av, Bklyn (173-174).

MIDDLE VILLAGE.—Memorial st, n s, 300 e Morton, 12-2-sty fr dwgs, 19x40, slag rf, 2 families, gas; \$69,500; (o) A. Hendel & Sons, 10 Morton av, Middle Village; (a) William Von Felde, 2188 Metropolitan av, Middle Village (102-3-4).

MIDDLE VILLAGE.—Memorial st, n s, 300 e Morton av, 12-2-sty fr dwgs, 19x40, slag rf, 2 families, gas; \$69,500; (o) A. Hendel & Sons, 10 Morton av, Middle Village; (a) William Von Felde, 2188 Metropolitan Middle Village (102-3-4).

MIDDLE VILLAGE.—Metropolitan av, n s, 174 e Catherine, 2-2-sty fr dwgs, 18x45, slag rf, 2 families, gas; \$9,000; (o & a) Jos. Seiz, Morton st, Middle Village (158).

MIDDLE VILLAGE.—Stone av, e s, 112 n Juniper Valley rd, 2-2-sty fr dwgs, 16x38, tar & slag rf, 1 family, gas, hot air heat; \$11,000; (o) Baier & Bauer, Howard Beach; (a) Chas. Baier, Howard Beach (31).

OZONE PARK.—Attlee av, s w c Boss av, 3-2-sty fr dwgs, 16x33, shingle rf, 1 family, gas; \$13,500; (o & a) Chas. Voos, 9505 118th, Richmond Hill (153-4-5).

QUEENS.—220th st, w s, 100 s 104 av, 1 1/2-sty fr dwg, 24x26, shingle rf, 1 family, gas, steam heat; \$7,000; 1-sty fr garage; \$800; (o) Ino Remels, 1529 96th, Ozone Park; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (150-1).

QUEENS.—Charles st, n e c Bryan av, 3-2 1/2-sty fr dwgs, 16x35, shingle rf, 1 family, gas, steam heat; \$15,000; (o) Wonnberger & Moeller, Jackson av & Spruce, Queens; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (65-66-67).

QUEENS.—Chestnut st, n s, 162 w Jefferson av, 3-2 1/2-sty fr dwgs, 16x32, shingle rf, 1 fam-

ily, gas, steam heat; \$15,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (54-55-56).

QUEENS.—Orange st, n s, 100 w Jefferson av, 2-2 1/2-sty fr dwgs, 16x32, shingle rf, 1 family, gas, steam heat; \$10,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (57-58).

QUEENS.—Chestnut st, s s, 100 w Jefferson av, 5-2 1/2-sty fr dwgs, 16x32, shingle rf, 1 family, gas, steam heat; \$25,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (125-26-27-28-29).

RICHMOND HILL.—134th st, e s, 50 n Bath pl, 2-2 1/2-sty fr dwgs, 18x34, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Richmond Hill Investment Co., Briggs av & Jamaica av, Richmond Hill; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (62-63).

RICHMOND HILL.—124th st, e s, 400 s Sutter av, 6-2-sty fr dwgs, 18x33, shingle rf, 1 family, gas; \$18,000; (o & a) J. C. Zook Organization, 11815 Liberty av, Richmond Hill (1-2-3-4-5-6).

RICHMOND HILL.—109th st, w s, 135 s Roanoke av, 3-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Frohwitter Building Corp., 150 96th, Woodhaven; (a) T. G. Anderson, 20 Homer Lee av, Jamaica (181-82-83).

RIDGEWOOD.—Grove st, s s, 158 e Prospect av, 12-2-sty bk dwgs, 20x55, gravel rf, 2 families, gas, hot air heat; \$96,000; (o) Grove St. Investors, Inc., Augustave Roth, Pres., 2429 Myrtle av, Ridgewood; (a) Louis Berger Co., Myrtle & Cypress avs, Ridgewood (15 to 20).

RIDGEWOOD.—Cypress av, n e c Norman, 28-2-sty bk dwgs, 20x55, 1 & 2 families, gas, steam heat; \$104,020; (a) Charles Fritz, 1723 Stephen st, Ridgewood; (a) Louis Berger & Co., cor Myrtle & Cypress avs, Ridgewood (23 to 30).

SOUTH OZONE PARK.—Attalie av, s s, 100 e Lincoln av, 2-2-sty fr dwgs, 16x33, shingle rf, 1 family, gas; \$14,000; (o & a) P. Nolan, 65 Fulton, Jamaica (189-90).

ST. ALBANS.—Dunkirk st, s s, 40 w Sullivan pl, 2 1/2-sty fr dwg, 24x57, shingle rf, 2 families, gas, steam heat; \$10,000; (o) Henry M. Prehn, St. Albans; (a) Chas. G. Wessel, 1339 E 4th, Bklyn (119).

WOODHAVEN.—102d rd, n s, 100 w 88th, 2-2-sty fr dwgs, 20x54, tar rf, 2 families, gas; \$13,600; (o) Mrs. Mary Del Giorno, 3982 Water Woodhaven; (a) J. Monda, 3917 Jerome av, Woodhaven (47-48).

STORES AND DWELLINGS.

CORONA.—Junction av, e s, 50 s Sebastian av, 3-sty bk str & dwg, 50x82, slag rf, 13 families, gas, elec; \$30,000; (o) Elsie Semiers, 104-106 Junction av, Corona; (a) Fred. Hirsh, 406 Homestead av, Mt. Vernon, N. Y. (35).

LONG ISLAND CITY.—Grand av, s w c 6 av, 5-3-sty bk str & dwgs, 25x50, slag roof, 2 families, elec, steam heat; \$48,500; (o) Webton Realty Co., 56 Hallet, L. I. City; (a) Albert C. Kunzi, 779 Manhattan av, Bklyn (175-176-177).

QUEENS.—Fulton st, s w c Reno pl, 4-2 1/2-sty fr str & dwgs, 20x50, shingle rf, 1 family, gas, steam heat; \$32,000; (o) John Osterman, 12 Lafayette, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (59-60).

STORES, OFFICES AND LOFTS.

HOLLIS.—Jamaica av, n w c, 195th, 3-1-sty bk str, 40x55, tar & gravel rf, steam heat; \$22,000; (o) Middle Holding Co., Jamaica & 195th, Hollis; (a) H. T. Jeffrey, 309 Fulton, Jamaica (130-131).

JAMAICA.—Fulton st, s s, 22 e Smith, 2-sty bk str, 57x84, slag rf, steam heat, elec; \$5,000; (o) Benjamin Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (80).

JAMAICA.—Fulton st, s e c Smith, 2-sty bk str & office, 22x90, slag rf, elec, steam heat; \$50,000; (o) Benjamin Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (79).

MISCELLANEOUS.

L. I. CITY.—Vernon av, e s, 172 s Wilbur av, 1-sty bk machine shop & blacksmith shop, 50x200, rubberoid rf, elec; \$19,500; (o) R. Steel & Sons, Inc., 558 W 162d, Manhattan; (a) Alfred Wein, 21 E 40th, Manhattan (46).

Richmond.

COLLEGES AND SCHOOLS.

ANNADALE.—Lamont av, s e s, 175 s w Jefferson blvd, 1-sty fr bldg (school), 63.1x63.1; \$15,000; (o) City of N. Y., City Hall, New York City; (a) A. Snyder, Municipal Bldg., N. Y. C. (2741).

WESTERLEIGH.—Clinton pl & Fiske av, e s, 68 n Leonard st, 1-sty fr school, 63x63, asphalt slate shingle rf; \$15,000; (o) City of N. Y., City Hall, N. Y.; (a) A. Snyder, Municipal Bldg., N. Y. (2740).

DWELLINGS.

ANNADALE.—Lamont av, s s, 320 w Washington av, 1 1/2-sty fr dwg, 24x26, asphalt shingle roof; \$3,000; (o & b) G. Carlson, 128 Lemont av (2753).

DONGAN HILLS.—Vista av, w s, 320 e Dale av, 2-sty bk dwg, 32x40, shingle roof; \$4,500; (o) Geo. Casella, 65 Downey, N. Y. C.; (a) Chas. A. Duncker, Dongan Hills (2783).

ELTINGVILLE SHORE.—Oceanic av, s s, 820 e Southfield blvd, 1-sty fr dwg, shingle roof, 25x28; \$4,000; (o & a) Kathryn Missall, 197 Jewett av, Port Richmond (2769).

GRANT CITY.—Bancroft st, n s, 390 e Railroad av, 2-sty fr dwg, 24x24, shingle roof; \$4,000; (o) Agnes Steinmetz, Lisbon pl, Great Kills, S. I.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2681).

GRANT CITY.—Lamont av, 82, n s, 348 w Railroad av, 2-sty fr dwg, 20x33, shingle roof; \$3,000; (o & b) Arthur P. Kimball, 82 Lamont av.

GRANT CITY.—Bancroft av, n s, 230 e Railroad av, 2-sty fr dwg, 24x24, slag rf; \$4,000; (o) Albert M. Ruland, 578 Westchester av, N. Y. C.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2680).

GRANT CITY.—Bancroft st, n s, 390 e Railroad av, 2-sty fr dwg, 24x24, slag rf; \$4,000; (o) Agnes Steinmetz, Lisbon pl, Grant City, S. I.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2681).

GREAT KILLS.—Armstrong av, s s, 202 e Kings st, 1 1/2-sty fr dwg, 24x30, asphalt slag rf; \$5,000; (o) Margaret Loganbuhl, 20 W 65th, N. Y. City; (a) Geo. W. Suess, 1131 Gravesend av, Bklyn, N. Y. (2691).

GREAT KILLS.—Hillercrest av, w s, 90 Lindenwood rd, 1-sty fr dwg, 24x39, slag rf; \$4,000; (o) Katherine Block, Ambroy rd, Great Kills, S. I.; (a) Arthur Buhlmann, 204 Nelson av (2687).

GREAT KILLS.—Southfield blvd, e s, 20 s Cleveland av, 2-sty fr dwg, slag rf, 24x26; \$3,000; (o) Mrs. Antony Heinze, Great Kills; (a) (2616).

GREAT KILLS.—Great Kills rd, w s, 100 s Ocean av, 2-2-sty fr dwgs, 22x30, shingle rf; \$6,000; (o) Henry Sukes, Bklyn, N. Y.; (a) Capt. Max Schneider, Great Kills, S. I. (2751).

GRYMES HILL.—Howard av, e s, 561 s Eddy, 2-sty bk dwg, 62x26, Spanish tile rf; \$12,000; (o) Adams T. Rice, 124 Central av, Tompkinsville, S. I.; (a) James Whitford, Tompkinsville, S. I. (2645).

LIVINGSTON.—Kissel av, e s, 385 s Castleton av, 1 1/2-sty fr dwg, 26x36, shingle rf; \$5,000; (o) Fred L. Space, 413 Westervelt av, North Brighton, S. I.; (a) Wm. H. Hoffman, 166 Vlove rd, West New Brighton, S. I. (2773).

MARINERS HARBOR.—Division av, s e s, cor Van Name av, 2-sty fr dwg & garage, rubberoid rf (\$4,000) (garage \$200), 20x44; (o & a) A. M. Alkivick, 305 South av, Mariners Harbor, S. I. (2618).

MIDLAND BEACH.—Eighth st, n s, 120 w Midland av, 2-sty fr dwg, 23x39, slag rf; \$3,500; (o) Mrs. C. H. Hampton, 225 8th, Midland Beach; (a) A. M. Arrington, 617 Bay, Stapleton, S. I. (2670).

MIDLAND BEACH.—Eighth av, w s, 300 s Barnes av, 1-sty fr dwg, 24x48, slag rf; \$3,000; (o) Mrs. Harry Rodgers, 115 Leroy, N. Y. C. (2627).

NEW BRIGHTON.—2d av, s s, 125 w Bismark av, 2-2-sty fr dwgs, 24x45, slag rf; \$6,000 total; (o) Stanley Carazzone, 52 Andrew, S. B.; (a) Chas. A. Duncker, 132 Andrew, S. B. (2728).

NEW BRIGHTON.—Carson av, s s, 400 w Westervelt av, 2 1/2-sty fr dwg, 22x36, slag rf; \$4,000; (o) Mrs. A. Kells, Brook st, Tompkinsville, S. I. (2719).

NEW BRIGHTON.—Winter av, n s, 600 w Westervelt av, 2 1/2-sty fr dwg, 22x48, slag rf; \$6,000; (o) Rosenholz & Dalgin, Tompkinsville (2723).

NEW BRIGHTON.—Westervelt & Hamilton avs, e and w s, two 2-sty fr dwgs, 32x18, slag rf; \$5,000; (o) Henry F. Comtois, 233 Jersey st; (a) Henry F. Comtois, 233 Jersey st (2736).

NEW BRIGHTON.—Corson av, e s, 250 e Jersey, two 2-sty fr dwgs, 37x48, rubberoid rf; \$4,000; (o & a) T. Cooper, 4th av, New Brighton (2722).

NEW DORP BEACH.—Finley av, s s, 240 e Beason pl, 2-sty fr dwg, 28x26, slag rf; \$6,000; (o) R. Morelle & F. Malfettamo, New Dorp Lane & Hett av; (a) S. Butera, 119 Mills av, South Beach (2732).

NEW DORP BEACH.—Finley av, s s, 200 e Beason pl, 2-sty fr dwg, 28x26, slag rf; \$6,000; (o) R. & G. Mucciaio, Hett av, New Dorp, S. I.; (a) S. Butera, 119 Mills av, South Beach, S. I. (2731).

NEW DORP.—Burbank av, e s, 3d st, 4-2-sty fr & stucco dwgs, 20x36, slag rf; \$4,500 each; (o) G. W. Hughes, 76 Rose av, New Dorp, S. I.; (a) R. E. Archibald, 111 Locust av, New Dorp (2648-2651).

NEW DORP COKERY.—Cubbesly pl, e s, 350 n Oakley pl, 2-sty fr dwg, 22x25, slag rf; \$5,000; (o) Michael Sero, 48 Dale st, New Dorp; (a) Byron C. Pneuman, New Dorp, S. I. (2742).

NEW DORP.—Beach av, n s, 100 s 3d, 2-sty fr dwg, 27x32, shingle rf; \$7,000; (o) Mr. & Mrs. Edwin Clohessy, 297 Garden, Stapleton, S. I.; (a) Geo. H. Wood, 90 2 av, Stapleton, S. I. (2639).

NEW DORP.—Burbank av, e s, 100 n 5th, 2-sty fr & stucco dwg, 20x36, shingle rf; \$4,500; (o) G. W. Hughes, 76 Rose av, New Dorp; (a) R. E. Archibald, 111 Locust av, New Dorp, S. I. (2647).

PORT RICHMOND.—Palmer av, s s, 160 w Richmond av, 2½-sty fr dwg, 26x24; \$5,700, shingle rf; (o) Frederick Morhard, 45 Wright st, Mariners Harbor, S. I.; (a) William F. Belcher, 308 Richmond av, Port Richmond, S. I. (2625).

PORT RICHMOND.—Lincoln av, e s, 271 w Washington av, 1-sty fr dwg, 14x36; \$2,500; (o) M. Coil Steen, 535 E 78th, N. Y. C.; (a) John Laine, R F D, Lincoln av, Port Richmond, S. I. (2654).

ROSEBANK.—Tompkins av, e s, on corner Marybird av, 2-sty fr dwg, 22x48, slag rf; \$6,800; (o & b) Peter Farina, 187 Virginia av (2707).

SOUTH BEACH.—Austin av, n s, 140 e Cedar av, 1-sty bk dwg, t. c. block, 20x50, rubberoid rf; \$3,000; (o) Emilio Mischione, 417 E 119th, Manhattan; (a) Cannava & Viviano, 110 W 40th, Manhattan (2480).

STAPLETON.—Gordon st, n s, 524 w Broad st, 2-sty fr dwg, 20x40, rubberoid rf; \$5,500; (o & b) Carol Nakonesky, care of T. Roman Hudson st, Stapleton, S. I.; (a) A. H. Nelson, Stapleton, S. I. (2725).

TOMPKINSVILLE.—S e cor Sherman & Ben-ziger avs, two 2-sty bk dwgs, 40x55, rubberoid rf; total \$12,000; (o) Louis Melinko, 71 Ben-ziger av; (a) James Whitford, St. George, S. I. (2623).

WEST NEW BRIGHTON.—Castleton av, n s, 180 w Buyer av, five 2-sty fr dwgs & strs, 17 x56, rubberoid rf; \$10,000; (o) E. J. Plummer, 999 Castleton av; (a) Chas. B. Heweker, Tompkinsville (2774).

STORES, OFFICES AND LOFTS.

CONCORD.—Richmond rd, w s, cor Concord pl, 2-sty store, office & shop (1-sty), (two apts 2-sty), 45x48, slag rf; \$10,000; (o) Henry & R. A. Carstensen, 90 Vista av, Stapleton, S. I.; (a) Henry & R. A. Carstensen, 90 Vista av, Stapleton, S. I. (2750).

STORES AND DWELLINGS.

PORT RICHMOND.—Richmond av, e s, 45 n Vreeland st, 2-sty bk dwg & stores, 31x75 (1-sty), 31x55 (2-sty), slag rf; \$16,000; (o) Michael Kaplan, 48 W 25th st, N. Y. City; (a) Nathaniel L. Brodie, 815 Breene av, Bklyn, N. Y. (2729).

MISCELLANEOUS.

CLIFTON, S. I.—n s Willow av, w Bay st, concrete wall & steel tank; \$6,000; (o) N. Y. & Richmond Gas Co., Willow av, Rosebank; (b) Thos. Cummings, 468 Targee st, Stapleton, S. I. (2781).

STAPLETON.—Roff st & Targee st, 2-sty bk bldg, laundry & dwg, 25x30, rubberoid roof; \$5,000; (o) E. J. McCormick; (a) Thos. Cummings, 468 Targee, Stapleton, S. I. (2764).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST, 51, remove columns, new beams, toilets, partitions in 5-sty bk store & tnt; \$1,000 (o) Rosa Levy, care A. H. Levy, 654 W 161; (a) Philip Bardes, 230 Grand (53).

BEACH ST, 36-38-40, new ext. piers, office, toilet, remove walls in 1-sty bk garage; \$15,000; (o) Est Thos. Lenane, 307 West; (a) Margon & Glaser, 2804 6 av (47).

BROAD ST, 20-22, new tank on 20 and 16-sty F P offices; \$5,000; (o) Clarence H. Mackay, 253 Bway; (a) Guy W. Culin, 141 Washington pl (35).

CANAL ST, 269, new f. p. doors, partitions, skylights in 5-sty bk factory; \$3,000; (o) Frank J. Kloes, 243 Canal; (a) Jean Jeanne, 231 W 18 (50).

GREEN ST, 130, new toilets in 6-sty bk storage warehouse; \$3,000; (o) Henry Gerushym, 342 Madison av; (a) G. C. & H. Bohin, 7 W 42d (15).

MURRAY ST, 103-5, lower floor, new column, girders, add sty on 3-sty bk storage; \$6,000; (o) Herman Kornahrens, Inc., 111 Murray; (a) Alex S. Traub, 255 Greenwich (54).

THOMPSON ST, 235-7-9, remove partitions, walls, new girder, windows, apart, stairs, in 3-sty bk hotel annex; \$12,000; (o) N. Y. C. Baptist Missions Soc., 276 5th av; (a) Hood & Pouilhoux, 7 W 42d (36).

WARREN ST, 82, remove elevator & wood shaft, new elevator & bk shaft in 5-sty bk str & lofts; \$6,000; (o) Macback Hardware Co., 82 Warren; (a) Chas. H. Richter, 96 5 av (18).

WASHINGTON PL, 72, remove partitions, stoop, new bathroom, kitchenette, vestibule, beams, raise walls on 4-sty bk hotel dormitory; \$8,000; (o) The Hurst Rty. Co., 42 E 11th; (a) Chas. F. Winkelman, 103 Park av (9).

WASHINGTON SQ, 31, remove pent house, 2 new add stys, elevator, toilets, int court in 4-sty f. p. hospital; \$60,000; (o) Mrs. Rose Sa-

vini, 43 W 11; (a) Thos. F. Dunn, 62 W 45 (51).

STH ST, 44 E, remove bk wall, new iron beams, in 4-sty bk stores and lofts; \$1,000; (o) H. Kantor, Inc., 13 Mt Morris Park, West; (a) Alfred L. Kehoe & Co., 150 Nassau (28).

14TH ST, 120-22, E, new marquise on 5-sty bk stores and lofts; \$500; (o) Carolina T. B. Condit, 19 W 55th; (a) Geo Wagner, 120 114th (29).

16TH ST, 5-7 E, new iron stairs in 12-sty bk str, factory, office; \$1,000; (o) Sidman Rty. Co., 799 Bway; (a) Jacob Fisher, 25 Av A (44).

16TH ST, 410-16 W, new steel beams, tank on 6-sty f. p. warehouse; \$450; (o) National Biscuit Co., 409 W 15th; (a) A. G. Zimmerman, 85 9 av (13).

17TH ST, 314 W, remove fence, pier new sidewalk, windows partitions wardrobe, class rooms, doors in 4-sty bk school; \$13,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Municipal Bldg. (49).

25TH ST, 104 E, new steel beams, concrete arches, partitions in 12-sty f. p. offices & show rooms; \$500; (o) Braender Bldg. & Constn. Co., 315 4 av; (a) Frank A. Moore, 109 E 29th (10).

39TH ST, 633-35 W, new enclosure for hog conveyor, f. p. door in 3 bldgs, engine & boiler room bldg, tank bldg, hog bldg; \$5,000; (o of land) Edgar S. & John Appleby, 135 Bway; (o of bldg & lessee of land) Jos. Stern & Sons, 616 W 40th; (a) G. P. Bron, 616 W 40 (24).

40TH ST, 344 E, new elevator shaft enclosure, wall, skylight in 5-sty bk factory; \$6,000; (o) Henico Elect Co., 344 E 40th; (a) Ferdinand Savignano, 6005 14 av, Bklyn (25).

45TH ST, 121 W, new columns in 3-sty bk restaurant and dance hall; \$1,500; (o) Jos. H. Goldblatt, 231 E 77th; (a) Bottomley & Hess, 112 E 55th (34).

57TH ST, 161 W, remove entrance, new entrance, doors, raise floor in 4-sty bk res; \$5,000; (o) E. Clarence Jones, 505 5 av; (a) Lewis E. Welsh, 132 Madison av (23).

59TH ST, 119, E, raise beams, extend floors, new partitions, plumbing, in 4-sty bk store and workrooms; \$2,500; (o) Edgewater Rty Co., 524 Willis av; (a) Wm. Shary, 41 Union Sq (31).

75TH ST, 545 E, new extension on 1-sty bk garage; \$3,000; (o) John Blumers & Bros., 545 E 75; (a) Victor Mayer, 15 E 40 (52).

83D ST, 247, E, new extensions, toilets, extend balcony, on 4-sty bk stores and apts; \$300; (o) Thos. Bornstein, 1613 2d av; (a) Sam'l Pelton, 104 Lowell (30).

91ST ST, 60 E, remove stoop, rearrange stairs, new door, window in 4-sty bk res; \$5,000; (o) Irma H. Kaufmann, 1361 Madison av; (a) Herbert Lippmann, 126 E 59th (19).

116TH ST, 79, W, remove beams, wall, new girders, column, stores, partitions, show windows, in 7-sty bk stores and tnt; \$20,000; (o) Sam'l Kemlet, 24 W 120th; (a) Gronenberg & Leuchttag, 450 4th av (32).

117TH ST, 179 E, remove partitions, toilet, new partitions, toilet, galv iron ducts, plumbing in 4-sty bk str & tnt; \$2,500; (o) Giuseppe Laporta, 427 E 121st; (a) De Rose & Cavalieri, 370 E 149th (22).

125TH ST, 55-57 W, new marquise on 4-sty bk str & apts; \$2,000; (o) Wm. Patten, 57 W 125th; (a) Wm. M. Raeburn, 208 W 54th (45).

137TH ST, 245 W, remove stairs, partitions, new stairs in 5-sty bk res; \$5,000; (o) Monarch Lodge, 245 W 137th; (a) Hewlett & Mitchell, 129 E 27th (11).

139TH ST, 200 W, remove stoop, walls, new windows, stairs, rearrange partitions in 4-sty bk dwg, offices, str; \$10,000; (o) Chas. W. Anderson, 253 W 42d; (a) Harold D. Young, 253 W 42d (26).

AV A, 52, remove fire-escapes, partitions, new stairs in 4-sty bk str & apts; \$800; (o) Elsa Decker, 309 W 98th; (a) Irving M. Fenichel, 583 Bedford av, Bklyn (27).

AV A, 98, new stairs, partitions in 4-sty bk str & tnt; \$400; (o) Henry C. Drayton, 14 Wall; (a) Adolph E. Nast, 56 W 45th (16).

BOWERY, 123, excavate portion of yard for passageway for 4-sty bk str & warerooms; \$200; (o) Robert Hartshoene, 63 Wall; (a) Philip Bardes, 230 Grand (17).

BROADWAY, 2350, change stairs, new partitions, in 12-sty F P apart hotel; \$3,000; (o) The Anderson Price Co., Hotel Brenton Hall; (a) Delano & Aldrich, 126 E 38th (33).

BROADWAY, 375-77 W, new toilets, girders, columns, elevator, floor beams, reconstruct elevator shaft in 5-sty bk str & factory; \$40,000; (o) Phoenix Commercial Co., 477 Bway; (a) Ross & MacNeil, 46 W 24th (43).

BROADWAY, 1457, new partitions, offices in 11-sty f. p. stores & offices; \$3,500; (o) Henry Phipps Est., 787 5 av; (a) Henry S. Lion, 15 E 40 (57).

HAVEN AV, 241-67, new ext on 2½-sty fr restaurant & sleeping quarters; \$12,000; (o) Ben C. Riley, W 117th, cor Haven av; (a) Dwight J. Baum, Waldo av, cor Spuyten Duyvil pkway (21).

LENOX AV, 490, new partitions, door, toilet in 5-sty bk apts & str; \$800; (o) Geo. Cohen, 826 West End av; (engr) J. E. Cohen, 1153 Boston rd (12).

MADISON AV, 1722, new ext on 3-sty bk res; \$3,500; (o) Dr. Isaac I. Plotz, 1722 Madison av; (a) Alfred Auslander, Jackson av, Queens, L. I. (59).

PARK AV, 65, remove partitions, stairs, fence, entrance, new partitions, stairs bath rooms, vestibule, window in 5-sty bk res; \$25,000; (o) Annabella D. Huntington, 2 E 57; (a) Maurice Courland, 47 W 34 (55).

ST. NICHOLAS AV, 1220, remove str front, partitions, new partitions, str front in 5-sty bk str & tnt; \$300; (o) Jacob Ruppert Rty. Co., 1639 3 av; (a) Ignatz I. Rosenberg, 250 W 112th (14).

4TH AV, 113-19, 4 new pressure tanks on 8-sty f. p. lofts; \$7,000; (o) Peoples Rty. Co., Inc., 31 Nassau; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (42).

5TH AV, 114-6, new partitions, toilets in 18-sty f. p. salesroom, offices, factory; \$5,000; (o) American R. E. Co., in receivership; receivers, W. E. Noyes & A. E. Marling, 141 Bway; (a) Jardine, Hill & Murdock, 50 E 42d (41).

5TH AV, 122-4, new partitions, f. p. floors, windows in 10-sty f. p. factory; \$2,500; (o) E. Sharum Co., 170 Bway; (a) Fredk. W. Moore, 154 Nassau (48).

6TH AV, 1011, new coal hole, columns, reduce sidewalk on 5-sty bk store, offices & apts; \$3,500; (o) Est. Robt. T. Ballantine, 790 Broad st, Newark, N. J.; (a) Schwartz & Gross, 347 5 av (60).

7TH AV, 468, new stairs, partitions in 5-sty bk store, offices & furnished rooms; \$5,000; (o) Paul G. Daly, Hotel Willard, 254 W 76; Danl L. Daly, 75 Coleridge st, Manhattan Beach; (a) Morris Schwartz, 100 Bway (58).

Bronx

DAWSON ST, s s, 115 w Ligget av, new plbg, new partitions to 1-sty fr dwg; \$1,000; (o) Rosofsky & Weiss, on prem; (a) Erhard D. Djooup, 1345 Chisholm (4).

BAINBRIDGE AV, 3014, 1-sty fr ext, 9.6x21.6, new plumbing, new partitions to 2½-sty fr dwg; \$1,500; (o) Dr. Louis Kobel, on prem; (a) John H. Mertens, 37 E 28th (1).

BOSCOBEL AV, w s, 230.7 n 168th, 2-sty fr ext, 15.6x30, new plumbing, new partitions & move 2-sty & attic fr dwg; \$5,000; (o) Danto Vaene, 1262 Shakespeare av; (a) Della, Penna & Erickson, 289 E 149th (3).

GERARD AV, n e c 161st, raise 10x13 2-2-sty fr str & dwgs & build 1-sty of bk under same, making 3 stys, new str fronts, new girders & cols; \$10,000; (o) Chas. W. Meyer, on prem; (a) Chas. S. Clark, 441 Tremont av (2).

MULINER AV, 1842, new plbg, new partitions to 2-sty fr dwg; \$1,000; (o) Karl Olander, on prem; (a) H. Nordheim, 726 E 234 (5).

PARK AV, 3123, new plbg, new partitions to 2-sty & attic fr dwg; \$2,000; (o) Angelina Lavitola, 291 E 149; (a) Moore & Landseidel, 3 av & 148th (6).

Brooklyn

BERGE NST, 1870, s w c Howard av, exterior & int alts to 3-sty fr str & 2 fam dwg; \$5,000; (o) Morris Macholder, 1772 Prospect pl; (a) E. M. Adelson, 1778 Pitkin av (75).

COTTAGE PL, 3027-41, e s, 214.7 s Surf av, move bldg, str front, etc. to 3-sty fr str & hotel; \$10,000; (o) Harry Weissberg, 52 5 av, Manhattan; (a) Jas. J. Millman, 26 Court (102).

ESSEX ST, 541, e s, 155 n Blake av, raise bldg, etc. 2 fam dwg; \$2,000; (o) Hyman Bugowich, 537 Essex; (o) Irving Kirshenblatt, 355 Miller av (101).

86TH ST, 2217-21, n s, 140 e Bay pkway, ext to 3-sty fr str & 2 fam dwg; \$5,000; (o) Schlum & Duetch, 2221 86th; (a) Jacob Lubroth, 44 Court (53).

FRANKLIN AV, 320, w s, 47 s Clifton pl, int alts & wall to 2-sty bk str, shop & 2 fam dwg; \$2,000; (o) Benj. Rosenberg, 1094 Bedford av; (a) Gilbert I. Prowler, 367 Fulton (49).

HOPKINSON AV, 455, e s, 100 n Pitkin av, exterior & int alts to 3-sty str & 2 fam dwg; \$6,000; (o) B. Newman, prem; (a) Harry Brodsky, Jr., 583 Sutter av (5).

Queens

EVERGREEN.—Cypress av, 1179, 1-sty bk ext 25x34, rear shop & dwg, slag rf, int alt; \$2,000; (o) Josephine Preslmayer, premises; (a) J. H. Lanzarone, 60 Jefferson st, Bklyn (58).

JAMAICA.—Union Hall st, s w c, & Fulton st, elevator; \$2,000; (o) Bank of Manhattan Co., s w c Union Hall & Fulton, Jamaica (47).

L. I. CITY.—Grand av, s s, 75 e 3 av, 2-sty fr ext, 10x19, rear, raise rf 2-sty, plumbing; \$2,200; (o) Anna Reges, 505 1 av, L. I. City (3).

RIDGEWOOD.—Myrtle av, s s, 35 e Summerfield, 1-sty con blk ext, rear, 19x19, int alts & plumbing; \$2,500; (o) Nathan Keller, 2396 Myrtle av, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (9).