

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CIX
No. 20 (2827)

NEW YORK, MAY 20, 1922

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E D I T O R I A L

Planning New York's Future

New Yorkers are growing accustomed to the idea that this is the biggest city in the world and that its supremacy in population, finance and commerce is likely to increase rapidly from now on. But very few of the millions living within the Metropolitan District have so far visualized to just what eminence it will attain if the present rate of progress in home and in international affairs is kept up for another century or a considerable part of that period. New York to most of its residents is already nearly perfect, and certainly more desirable as a place of residence than any other part of the country or any place in the whole world.

But the public-spirited men and women at the head of The Russell Sage Foundation, fully recognizing all that is praiseworthy in the physical makeup of the city, further realize that even with all its natural and acquired pre-eminence it still can be improved on and that if the well-being of its inhabitants is to be preserved as its growth increases there must be adopted sane and scientific plans along which the development must be accomplished. The statisticians of the Foundation, fixing the population today of the Metropolitan District at 9,000,000, say that in less than thirty years it will be 16,500,000 and by 2000 A. D. that it will aggregate 37,000,000. Realizing that no other human relation is so abnormal as the congestion of population such as exists on the East Side, in certain sections of the Bronx and in Brownsville, only equalled by the squalid conditions of the slums of London and the repellent features of the native quarters in the cities of the Far East, the Foundation has inaugurated a series of studies, legal, physical, industrial, economic and social, for the purpose of formulating a comprehensive regional plan for the development of the city and its environs so that the welfare of this great multitude of people shall be fully protected. When these investigations have reached the stage of intimate knowledge of the conditions of living and working in this densely populated area, then it is proposed to institute comprehensive plans for the development of the district embodying the best thoughts of engineers, artists and architects, public officials, social workers, economists and business men. It is hoped in this way to bring about the undertaking of projects of constructive importance so as to accomplish the greatest improvement in the social, industrial, commercial, intellectual and artistic values of the community.

Secretary of Commerce Hoover, after outlining the proposal of the Foundation, summed up its possibilities in the following words: "New York is the gateway of Europe into the United States and the dumping of great hordes of people into our slums is a poor introduction to Americanization. One part of such a plan must be a realization of each economic group in the community as to its function to the whole great community of which it is a part. With this in mind residential districts, whose interests center largely around low cost of living and educational and recreational facilities, would see their interests in better means of distribution and the development of public utilities. The

manufacturing districts must find out not only better aligned transportation, but co-ordination to residential areas which can be developed upon human lines. The survey can help arouse a consciousness of its needs on the part of each community and group within the whole territory. The co-operation of all groups must be enlisted if a workable plan is to be evolved. This is vital in surmounting the legal difficulties in the way of executing such a plan."

At the recent meeting in the Town Hall, when this great project was launched, speakers called attention to the fact that the rectilinear mapping of the city, with its natural growth retarded by the barriers of the Hudson and East Rivers, had resulted in untold misery in the stifling tenements of the East Side, where two millions of people live in a square mile or two of territory while 300 miles of wilderness of unexampled natural beauty exists only six miles away in Northern New Jersey.

What Washington, Chicago, Paris and other cities have done in the way of city planning New York must do if it is to continue to hold the premier place as the world's most attractive as well as most important city. To the furthering of this commendable project Elihu Root, Robert W. de Forest, John J. Carty, Charles Evans Hughes, William Howard Taft and many other eminent Americans are giving their support, and it is in order that those who will share in the benefits common to all citizens by the carrying out of this humanitarian project, but who will also profit financially, the men and women vitally interested in its real estate, should join with them in its consummation.

Cause of the Brick Shortage

Although it is true that the prevailing scarcity of common brick is retarding local building construction to some extent, there seems to be little real excuse for the loud clamor coming from certain quarters because of the so-called "famine." The complaining builders are themselves largely to blame for the existing conditions. The speculative building program, which has now practically submerged all other forms of construction activity in this vicinity, has for the past few months made it almost impossible for other types of project to proceed. The inroads speculative builders have made upon the available supplies of building labor and materials have substantially increased construction costs and operated in a manner prejudicial to the best interests of the industry as a whole.

No one can deny the existing shortage of brick, but the fault lies almost entirely with those interests which have striven to take the fullest advantage of the Tax Exemption measure and the high rentals still obtainable for living accommodations. In frequent instances these builders have had neither regard for competitors in their own branch of the industry nor any recognition of the rights of others to share in the supplies of those commodities which they desired.

Feverish haste to get apartments completed in time to take full advantage of the high rentals has resulted in a

sustained demand for brick throughout the past year. The open winter was a contributing factor, as it permitted construction practically without cessation. This naturally exhausted the brick reserves which under ordinary conditions would have been available for early spring construction and resulted in the chaotic conditions now prevailing.

Recent suggestions that brick be imported from Europe in an effort to break the local wholesale market have not been taken with any degree of seriousness by builders who are informed as to current conditions. There is every likelihood that a fair trial would prove this method of supply both inadequate and prohibitive as to cost. Builders of experience are not placing much faith in the ability of importers to supply foreign brick at prices which will be sufficiently low to affect the market for the Hudson River product.

At this juncture there seems to be only one remedy for the troubles engendered by the scarcity of common brick. That remedy is patience. Hudson River brick manufacturers are doing their utmost to supply all current requirements, and, in addition, to provide a reserve for the coming winter and the early spring of 1923. They have speedily settled strikes in their plants for higher wages and they are operating their machines at the maximum capacity. These producers had no way of foretelling the demand for this season. In past years they have frequently been left with heavy reserve stocks which they were forced to sacrifice in order to resume manufacturing the following season. But

the general building public has never heard the brick manufacturers complaining of their losses or because the industry was not living up to its obligation to take brick it could not absorb. It is only when the situation is reversed and a group of interests, selfishly concerned about diminishing paper profits, raise a loud wail that talk is heard about injustice, combinations and inflated prices.

The early release of additional construction will only complicate an already serious situation. If given a reasonable opportunity to produce, the Hudson River brick manufacturers will be in a position to supply all current demands, but they cannot be expected to jump from zero to maximum output in the first few weeks of a new season, particularly as they have had to contend with a fuel shortage, inadequate labor and increasing manufacturing costs.

There is a splendid lesson to the building industry in the prevailing common brick situation. Brick manufacturers have never known beforehand what the demand is likely to be for the season next following. They have always been forced to operate their plants blindly, without knowing even approximately what was expected of them, but being always supposed to have adequate reserve stocks available, whether saleable at a reasonable profit or not. Possibly the lesson of the present crisis is to give the brick-makers some idea of what the requirements of the forthcoming season are likely to be. If this demand can be gauged, manufacturing costs can be stabilized, plants more efficiently operated and managed and the entire building industry benefited thereby.

Mr. Noyes Makes Interesting Analysis of the Real Estate Market

CHARLES F. NOYES, president of the Charles F. Noyes Company, believes that the real estate business today compares favorably with that in recent years at this period in the year. Taking up this line of argument Mr. Noyes declared that the business of his firm is exceptionally good at the present time, with a very excellent outlook for further business as the time approaches the usually dull summer months.

"The 'easy' business of war days is gone," said Mr. Noyes recently, "and all who enjoy normalcy and hard work should be glad of it. In its place the important brokerage firms are now arranging deals with bona fide investors, and this is the best character of real estate dealing at any time. Mortgage money is very easy and any good loan can be obtained at rates of from 5½ per cent. to 6 per cent., and a few good loans have recently been placed at 5 per cent; 5 per cent money, however, is exceptional and security must be ultra-desirable. Business renting for the 1923 season is better than most advance renting seasons. While rentals have dropped to stay dropped from the high point of war days when office space commanded \$4.00 to \$5.00 per square foot, warehouse buildings 50c per square foot, and manufacturing lofts \$1.00 per square foot, yet we all know now that the old figures which existed prior to 1914 will not return. All leases made are being made on the basis of rentals that show a good income yield for the properties and this is as it should be.

"Sales of real estate to investors are now being freely made and a considerable amount of exchanging is being handled by the larger real estate offices. Money is plentiful and this is best emphasized by the fact that during the first three months of this year over \$5,000,000,000 in money has been in circulation, or an average of \$51.25 per capita as against \$35.05 per capita during the same period in 1914, and all of this money is eligible for investment. Not only is this great amount of money in circulation, but in 1920-1921 the aggregate resources of the national banks were nearly double those of 1914. The business man of large affairs finds himself at the end of the war period with 'odds and ends,' and these with a little addi-

tional money he can convert into a substantial realty investment. This exchange movement in my opinion will grow, and I predict that within six months one of the healthiest trading markets of my time will be in progress.

"The fact that real estate has proven itself to be the one prime investment of all and is so regarded for the first time even by men who formerly clung to Wall Street or bond investments, is accelerating this movement. The real estate market 'turned the corner' last January and now every month shows a steady and healthy gain not only in volume of business done but in aggregate amount over that of 1921.

"From April 26, 1922, to May 2, 1922, there were transferred 351 properties on Manhattan Island, involving a total assessed valuation of \$24,135,000; as against 295 properties transferred from April 27 to May 3, 1921, with an assessed valuation of \$20,054,500. From January 1, 1922, to May 2, 1922, there have been 4,090 transfers on Manhattan Island with an assessed valuation of \$283,040,750, while during the same period in the year 1921 there were 3,597 transfers at an aggregate valuation, based on the city assessment roll, of \$203,904,299. These figures conclusively show that the corner was turned January 1, 1922, and improved conditions in real estate are now being felt by those whose fingers are continually on the pulse of the real estate market.

"The only clouds on the horizon, and these affect every commodity just the same as real estate, are the Soldiers' Bonus Bill, tariff revision and Income Tax regulations. The first two may or may not be solved to the general satisfaction of business, but the present Income Tax regulations as they affect real estate ownership and income derived therefrom will, I think, be modified and worked out with fairness to real estate investments before we are many years older. Beneficial changes were made in the regulations and the laws for 1922, and more will be worked out later. When this one serious handicap is removed Manhattan real estate will have the biggest rise in its history, and while we are waiting for this, all real workers in the real estate profession have all the active profitable business that anyone deserves."

REAL ESTATE SECTION

Transit Commission Proposes 32 Miles of New Subways

Plans Additions to Present Lines with Links Between Them and New Four-Track West Side Tunnel All to Cost \$218,000,000

NEW subways, links to join existing lines and extensions of these lines extending for 32.55 miles throughout the city with 84.20 miles of track are to be provided at a cost of \$218,000,000 by the program of the Transit Commission made public on May 11. It is estimated by the engineers acting for the board that the work can be completed in about five years from the time it is started, and it is expected that contracts will be advertised for bidding in about six months. In presenting its plans to the public for consideration and criticism the Commission says:

"Provision for the building of new subways is one of the most important of the duties with which the Transit Commission is charged. The orders issued, or to be issued by the Commission for increasing service on the existing lines as rapidly as the financial condition of the operating companies permits will, for the time being, afford a substantial degree of relief. But these measures are palliatives only, and do not solve the problem. The growth of the rapid transit traffic, which increases daily, has been upon an enormous scale. The new lines provided under the dual contracts, which more than doubled the mileage of the original subway and elevated system, have been open but a few years, and are already crowded to capacity. Under the highly congested conditions of 1913, the year in which the dual contract construction was commenced, the Interborough subway alone carried 327,471,510 passengers. During the year ending June 30, 1921, the Interborough old and new lines together carried 639,385,780. The elevated lines of the Brooklyn Rapid Transit Company in 1913 carried 162,514,055 passengers, while in 1921, with the system of subways allotted to the Brooklyn Company, under the dual plan linked with the elevated, the total rose to 404,970,640. Figures like these tell their own story.

"During the rush hours the lines of both companies are carrying very nearly the maximum number of trains their trackage will accommodate. Bringing in more cars, as the Commission's service orders require, 'spreading the peak' of the period of worst congestion, and keying up the service in every possible respect will continue to help; but points of 'saturation' will again be reached, long before new lines are ready for use. The building of new lines offers, in fact, the only means of permanent and continuous relief, and it is the conviction of the Commission that a broad building program should be launched with the least possible delay.

"A building program should have been under way five years ago. Not a new line has been provided, however, since March of 1913, and some of the construction work then required by the dual contracts has not yet been finished. The time consumed in the building of a subway, including the laying out and validation of routes, the drawing of plans, the preparation of contracts and the actual construction work runs from three to five years.

"With such time limitations in view, the Commission took up the matter of necessary new construction shortly after its appointment. It has since had under consideration a variety of routes and plans, studied out and prepared, in the first instance, by its Consulting Engineer, Daniel L. Turner, and from among these, has agreed upon seven major projects as the first to be presented. It will proceed with the formal adoption of the particular routes included, and take whatever other steps are necessary to set the actual work in motion, after opportunity has been given for full public discussion."

The separate lines proposed, listed in the order in which the Commission believes they should be put under construction, are as follows:

I. The extension of the Corona line, in North Queens, from Corona to Flushing.

II. The extension of the cross-town subway in Forty-second Street, Manhattan, with moving platform equipment connecting with each of the present and future north and south rapid transit lines, both subways and elevated.

III. A Staten Island Tunnel, to connect with the Fourth Avenue Subway, in Brooklyn, and with the various steam and trolley lines in Staten Island.

IV. An extension of the Broadway-Seventh Avenue Line of the Brooklyn Rapid Transit system, from Fifty-ninth Street, Manhattan, under Central Park West 110th Street and Seventh Avenue to 155th Street.

V. A Brooklyn crosstown line from the Queensborough Plaza in Long Island City to a point of connection with the Brighton Beach Line, at or near Franklin Avenue and Fulton Street, Brooklyn.

VI. A new subway and East River tunnel to connect the Fulton Street elevated line, in Brooklyn, with the Broadway-Fourth Avenue Line, at the City Hall station, in Manhattan.

VII. A new trunk line subway to run from downtown, Manhattan, to Washington Heights, following, in the main, Eighth and Amsterdam Avenues.

"Although a certain order of construction is indicated," the Commission says, "it is the judgment of the Commission that, so far as possible, the preliminary work upon all of these lines should be taken up at once, and without material difference in the fixing of the dates of actual beginning of construction. It is considered equally important that the entire program should be arranged, so far as possible, in construction units that will be capable of immediate operation as integral parts of the transit system, each as soon as it can be completed, thereby avoiding waste either in the use of operable structures, or in the unnecessary accumulation of interest. The plans of the engineers have been worked out with these ends in view."

The details of the routes proposed, with the estimated costs and periods of time for construction are as follows:

(1) The line to Flushing which, some years ago, was assured first place in the program of extensions to the dual system, will run as a three track continuation of the elevated structure from Corona to Flushing Creek, and from thence as a subway to Main Street. It will cross the Creek on a drawbridge, the plans for which are about to be submitted to the War Department for approval and at its terminal will connect with practically all of the trolley lines entering Flushing from the north. The estimated cost of the work is \$2,800,000, and the time of completion three and a half years.

(2) The 42nd Street line of moving platforms, which would be carried in subways under the present sidewalks, would be ready for use in three years, and would cost, including station finish, track and real estate, \$6,000,000.

From a traffic point of view the 42nd Street problem is, next to Canal Street, the most important now pressing for solution. The present shuttle service, as the crossbar in the "H" system, has far outgrown its temporary purpose and should be replaced as soon as possible. Passengers are now required to walk a quarter of a mile between the shuttle, with two intervals of waiting, one for the shuttle itself, and one for the up or downtown train. The unloading, simultaneously, of an entire trainload of passengers causes intolerable crowding on the mainline platforms, and aggravates the discomforts of delay. The Commission believes that the moving platform will provide all of the transfer facilities needed more satisfactorily than by any other method. It will reduce walking to a minimum; give continuous service instead of intermittent; shorten the time of transfer; do away with the congestion due to mass arrivals; increase capacity, and provide seats for everyone.

Carried from river to river, this service, incidentally, will solve another serious transit problem. There are seven rapid transit trunk lines, subway and elevated, with twenty-three tracks, at present routing across 42nd Street uptown and downtown, without connection with or transfer to a single crosstown line. When the Eighth Avenue line is built, there will be four more such tracks. This is a vital defect in the carrying system as it exists today. There should be a number of crosstown lines, to give proper convenience and elasticity to the general Manhattan system, but the most pressing need, no doubt, is that existing at 42nd Street, and this need, too, would now be met by the moving platform. Incidentally, the present surface railroad can be eliminated, and proper connection afforded at the 42nd Street North River Ferry for the suburban traffic received at that point. The Commission is reserving appropriate levels for the build-

ing of additional subway tracks also across 42nd Street, when and if they are required. It has also under consideration the proposed alternative of looping the 42nd Street Line with a new crosstown line through 34th Street to serve the heart of the shopping district.

(3) For the connection to Staten Island two alternatives are offered. That at present favored by the Commission would be provided by the building of a two track subway, beginning at Fourth Avenue and 57th Street, the present terminus of the Fourth Avenue in Brooklyn, running through Fourth Avenue, under private property and the Ridge Boulevard to Fort Hamilton, and thence under the Narrows to Pennsylvania Avenue, in Staten Island. Via Pennsylvania Avenue the tunnel would extend to a point near Vermont Avenue, at which connection can be made to the South Beach branch of the Staten Island Rapid Transit Railway, continuing thence through Pennsylvania Avenue to the South Side Boulevard, where connection can also be made to Tottenville, and other points now reached through the trolley system.

Such a subway and tunnel would take from five to five and a half years to build. The engineers of the Commission, however, also recommend that, upon the completion of the line to Fort Hamilton, a Municipal Ferry be put in operation to connect with the Staten Island points. Such a ferry would cost \$3,000,000, and would bring the Island traffic in touch with the subway system three years earlier. Upon the completion of the entire line, it would still find a highly useful service in providing a crossing point for vehicular traffic.

The alternative Staten Island route proposed would begin at Fourth Avenue and 67th Street, Brooklyn, at a connection with the Fourth Avenue line, and proceed under New York Bay to Arietta Street, in Staten Island, where connections would be made with the rapid transit and trolley systems.

To complete the Fort Hamilton route, subway and tunnel, would cost approximately \$17,000,000, with \$3,000,000 added if a ferry service is used. The route to Arietta Street, which would have a balancing advantage in touching more directly the Staten Island communities at present the most populous, would cost about \$4,000,000 more.

It is appreciated that the Board of Estimate and Apportionment, under a legislative act of 1921, has been preparing to construct a tunnel connection between Brooklyn and Staten Island, for the joint use of passenger and freight traffic. So far as such a tunnel is designed to carry rapid transit passengers, it would, of course, be essential that it be planned in cooperation with the Transit Commission. The engineers of the Commission are, however, unanimous in their judgment that a tunnel designed to carry freight trains cannot be used for rapid transit passenger purposes. In this judgment the engineers of the Board of Estimate have apparently concurred; though the Commission has not as yet been informed of the nature of their present plans. The Commission is, of course, prepared to enter into any manner of practicable cooperation that will give the Borough of Richmond its much needed transit relief.

The Transit Construction Commissioner, predecessor of the Transit Commission, initiated the preparation of plans for a rapid transit tunnel as early as May, 1920, at which time an appropriation of \$50,000 was made by the Board of Estimate and Apportionment to provide for the incidental surveys and explorations necessary to the development of more detailed designs and the selection of a place for the proper tunnel crossing. At the time of the passage of the Act of 1921 this work had been advanced considerably but it was stopped when the Board of Estimate cut out the appropriation covering it which the Transit Commission had inherited. It seems not improbable that if the Fort Hamilton Route be chosen, a plan might be agreed upon under which the freight and rapid transit tunnels can be built at the same time, with a consequent saving in the net cost of each.

(4) The Broadway-Fourth Avenue Line, now operated by the Brooklyn Rapid Transit Company to 59th Street, Manhattan, is a four track trunk line running through 86th Street and Fourth Avenue, in Brooklyn, over and under the East River by way of the Manhattan Bridge and the Whitehall Tunnel, and via Broadway and Seventh Avenue, North. The southern terminal of this line is already supplied with more branches than the trunk tracks can properly accommodate, but the northern extremity has but one collecting and distributing branch, the two track line through 53rd and 60th Streets to the Queensborough Plaza. The other two tracks of the trunk line are dead-ended at 59th Street. For this reason, workward in the morning and homeward at night, during the rush hours, only half of the capacity of the line is developed from the northern terminal. Passengers using the Brooklyn system are, moreover, unable to pass north of 59th Street without paying an additional fare at an Interborough station. It is proposed, therefore, to build another two track extension from Seventh Avenue North under Central Park West, and the Park to 110th Street, and thence via Seventh Avenue to 155th Street and Eighth Avenue. A spur track for such a connection has already been constructed. This extension would provide, in effect, another north and south line for the full length of Manhattan Island. It would relieve very materially the Ninth and Sixth Avenue Line of the Manhattan Elevated Company, as well as the Lenox Avenue branch of the original subway between 110th Street and the Harlem River.

Furthermore, it would hasten the time when the Sixth Avenue elevated line may be removed from the street. This line at present adds practically nothing to the capacity of the city's rapid transit facilities. It adds only to the convenience of the passengers using it, and its removal from the street would provide the most immediate outlet possible for the sort of development that is now overstraining Fifth Avenue.

Another incidental advantage of this extension would be that the surface tracks upon Central Park West may be more readily removed—as the subway would provide virtually the same service—and the released surface of the street thereupon transformed into a westerly Park Boulevard.

The approximate cost of the Central Park West-Seventh Avenue extension would be \$26,500,000, and the time consumed in construction three and one-half years.

(5) The so-called Brooklyn Crosstown Line was originally projected as an elevated when the dual system was laid out, but its construction was deferred because of local objection to elevated construction, and because of the fact that the city's resources for the more expensive alternative of subway building had then been exhausted. It is the opinion of

the Commission that the line should be built as a subway without further delay—first, as a means of articulating all of the rapid transit lines at present traversing Brooklyn and Queens, so that any one of these can be reached conveniently and quickly from any other one; second, as a means of access to the shore front of Brooklyn and Queens north of the Navy Yard; and third, as a direct means of carrying passengers from Manhattan and Queens to Brooklyn and Coney Island without traversing the congested district of lower Manhattan.

Such a line will tend further to decentralize traffic by building up another prosperous business thoroughfare north and south in Brooklyn, and will save the Queens traffic bound for Brooklyn from a long detour through Manhattan.

Through Long Island City the line will follow Jackson Avenue, one of the widest and most important thoroughfares in the business section of Queens. Through the Greenpoint section of Brooklyn, it will follow Manhattan Avenue, the principal business street of that section, and thence through Roebling Street, Williamsburgh, and by the cutting of a new street, of about three blocks in length, from Roebling Street to Bedford Avenue, and thence to a connection with the Brighton Beach Line at Fulton Street and Franklin Avenue. In its progress, it would furnish points of transfer to the stations of all the other lines it would intercept—the Broadway, Myrtle and Lexington Avenue elevated lines, and the 14th Street-Eastern subway.

The Commission has also in view a further connection between this line by way of Flushing or Park Avenues and Jay and Smith Streets, to the Borough Hall section of Brooklyn. At some future time, no doubt, it will also be desirable to connect the northern end of the line directly with the Astoria branch of the Queensborough system, thence into Manhattan at 25th Street and across 125th Street to Fort Lee Ferry.

The estimated cost of the line as now proposed is \$24,000,000, and the time to complete from three to three and one-half years.

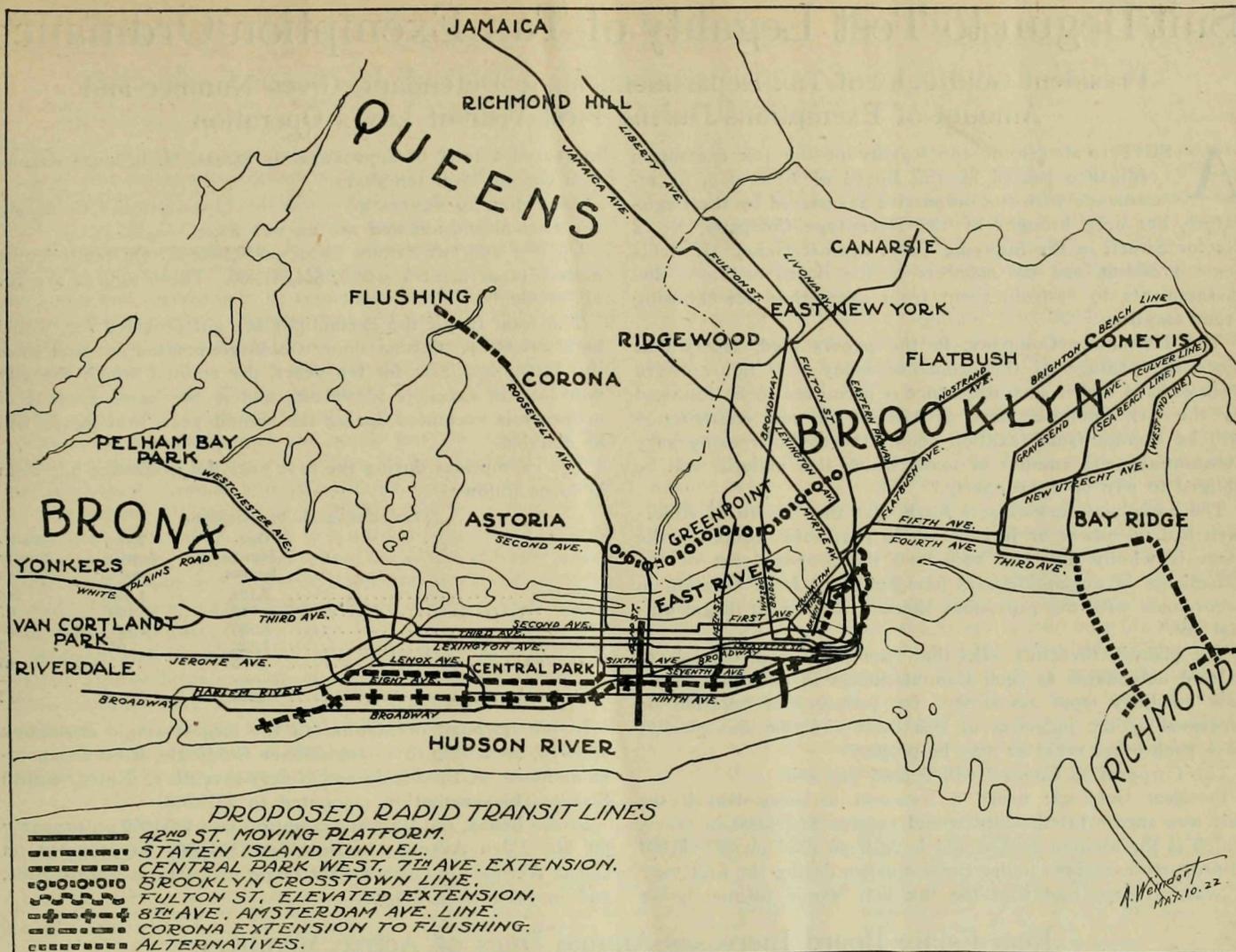
(6) The proposed link between the Fulton Street elevated line in Brooklyn and the Manhattan sections of the Brooklyn Rapid Transit subway would proceed, at the Brooklyn end, by way of the so-called "Ashland Place connection." This will provide additionally a connection with the present Fourth Avenue Subway. It is the view of the Commission, however, that another crossing to Manhattan should be afforded through a new East River tunnel, for the relief from over-crowding of the existing Whitehall tunnel. If such a plan is followed, it will involve more or less modification of the Nassau Street line in Manhattan. The building of this line, for which provision is made in the dual contracts, had not been undertaken, apparently more or less by common consent, during the eight years preceding 1921. The present Commission, upon its appointment a year ago, made no change in this situation, pending proper consideration of plans under which it might be linked with a tunnel of its own or otherwise modified. The present recommendations of the Commission's engineers cover two alternative routes. Each of these would require, at the start, the removal of the elevated railroad from lower Fulton Street, Brooklyn, thereby greatly improving the most important thoroughfare of that borough. Under either, the Fulton Street tracks would be dropped to a subway at a point at or near Clermont Avenue, and carried thence via Fulton Street, private property, Fort Greene Place, DeKalb Avenue, further private property and Livingston Street to Sidney Place. From this point, the first of the alternative routes would proceed under Grace Court and the East River to Nassau Street, and thence across Park Row under the present Post Office Building to a connection with the Broadway Subway at City Hall, Manhattan. Under the second alternative, the line would run from Livingston Street under private property to Clinton Street, and thence through Liberty Street and lower Fulton Street under the East River to Ann Street, in Manhattan, and across Park Row to the main line at City Hall.

"The great Central District of Brooklyn has so far been deprived of proper access to the city-wide subway system," the report adds, "The Commission wishes to right this seeming injustice as soon as possible. Brooklyn needs more than anything else in the way of transit facilities additional trunk line access to and through Manhattan. There are so many branch lines traversing the Borough of Brooklyn under the dual plan, the traffic upon all of which is developing remarkably, and so few trunk lines serving these, that only about half of the full capacity of the existing Brooklyn system can really be developed until more trunk lines are constructed. This, in the judgment of the Commission, is the strongest argument in favor of the construction of a new and separate tunnel for the downtown Manhattan connections.

"The estimated cost of the first of the alternatives proposed from Ashland Place to the City Hall, within which part of the original Nassau Street line would be incorporated, is \$28,000,000, and that of the Ann Street connection, \$25,000,000. In estimating the outlay upon either of these alternatives, however, allowance should be made for the estimated cost of \$7,000,000 of the Nassau line as a link in the dual plan, which is still carried in the estimates of uncompleted dual work, and which, of course, would be deducted from the total cost of the purely new work."

The report continues:

(7) The Eighth Avenue-Amsterdam Avenue line would, in many respects, be the most important and the most ambitious in scope. Beginning at a point in Forty-first Street between Seventh and Eighth Avenues, where connection is to be made with the Queensborough subway, ground for which was broken last week, it will run south on a four track line through Eighth Avenue to Fourteenth Street, and as a two track line to Hudson and Chambers Streets. Northward from Forty-first Street it will run as a four track subway up Eighth Avenue and across Fifty-seventh Street, with underground access to Columbus Circle, and up Amsterdam Avenue to 103rd Street, thence as a four track subway to 155th Street,



still via Amsterdam Avenue but as a three track subway to 159th Street and Fort Washington Avenue, and thence to 181st Street.

It is proposed to construct the Eighth Avenue line by sections, each capable of linking up upon its completion with some part of the transit system now in use, and in accordance with the following program:

(a) The first section recommended for construction will cover the portion of the line extending from 41st Street to Fourteenth. This will carry four tracks, but so placed as to permit the addition of another group of tracks at a later date. Eventually eight tracks are designed for the full trunk sections of this route. Those now to be built will be located in a two deck four track subway, placed on the west side of the Avenue. At Forty-first Street this will be connected with the Queensborough extension, and at 14th Street by means of two connecting tracks to Sixth Avenue and Fourteenth Street, with the Fourteenth Street-Eastern District line to Brooklyn.

These connections will afford a through loop service between the Queensborough and 14th Street lines, incidentally opening up one of the most important sections of Manhattan to either.

(b) The second building stage south on Eighth Avenue will carry the line from Fourteenth Street to a terminal station at Chambers Street, where passengers desiring to go further south in Manhattan, or to Brooklyn, will transfer to the Broadway-Seventh Avenue line.

(c) The third step will cover the section north, again as a two deck four track subway, on the westerly side of Eighth Avenue to Fifty-seventh Street, and thence by way of Amsterdam Avenue to 103rd Street. At this point, the traffic of Lenox Avenue branch of the existing subway can be diverted to the new line thereby providing for the immediate relief of the upper west side of Manhattan through the turning over the existing Broadway-Seventh Avenue line entirely to its service.

(d) As a fourth and final step, the line will be continued on a four track single level up Amsterdam Avenue to 155th Street, and from this point, with three tracks, up Fort Washington Avenue to 181st Street. This fourth unit will provide the further facilities so badly needed through the densely built apartment territory that has developed in upper Manhattan, as the result of the building of the first subway. It would provide this territory with an express service beginning at 155th Street and running the full distance south to Fourteenth Street.

The estimated cost of the Eighth Avenue line by sections would be: (a) \$12,000,000; (b) \$7,500,000; (c) \$24,000,000; (d) \$26,000,000—a total of \$69,500,000. Sections (a) and (b) would take a little over three years to complete; sections (c) and (d) four years.

"It is proposed, incidentally," the Commission declares, "to develop a general concourse station at Columbus Circle, where the lines of the Amsterdam Avenue, the Broadway-Central Park West

connection and the present subway will converge all within an area of two or three blocks. This would bring the service of practically every part of the city to Columbus Circle and materially stimulate the development of this increasingly important section of Manhattan.

"While the building of the Amsterdam Avenue line to Washington Heights, and the extension of the Broadway line to Harlem, will provide the west side of Manhattan for some time to come with the facilities it so badly requires, the crosstown line through Brooklyn, connection with all of Manhattan north of the Queensborough Bridge connection, will, in turn, greatly relieve the present pressure on the east side lines. The provision made at various points in the new plan for cross connections, affecting nearly every line in the city, will in turn permit a much improved distribution of the general traffic, and aid the better development of the city itself."

The several new routes projected will add the following track and route mileage to the present mileage of the dual system:

No.	Classification	Length of Route in Miles	Length of Tracks of Tracks in Miles
1.	Flushing Extension	1.90	5.20
2.	42nd Street Moving Platform Line.....	2.00	4.00
3.	Staten Island Tunnel. Either alternative.....	3.20	6.40
4.	Central Park West—7th Avenue Extension....	5.40	12.50
5.	Brooklyn Crosstown Line	6.25	12.50
6.	Fulton Street Elevated Extension.....	2.80	5.60
7.	Eighth Avenue—Amsterdam Avenue Line.....	11.00	38.00
		Total 32.55	84.20

"The total estimated cost of the construction," the Commission says in conclusion, "of the seven projects in view is in round numbers \$174,000,000. With the addition to this figure of the overhead costs of administration and engineering, and the amounts of interest on the funds employed, paid during construction estimated at \$44,000,000 in all, the total cost of the lines will be \$218,000,000.

(Concluded on page 618)

Suit Begun to Test Legality of Tax Exemption Ordinance

President Goldfogle, of Tax Department, Made Defendant, Gives Number and Amount of Exemptions During First Year of Law's Operation

A SUIT to determine the legality of the tax exemption ordinance passed by the Board of Aldermen, in accordance with the permissive act passed by the Legislature, has been brought by the Hermitage Company, No. 2 Rector Street, in the Supreme Court against Henry M. Goldfogle, president, and the members of the Board of Taxes and Assessments to restrain them from exempting new housing from taxation,

The Hermitage Company, in the papers filed, assert that since the passage of the ordinance many new houses have been erected and if such ordinance is permitted to be followed by the Tax Commissioners, \$100,000,000 in new construction will be exempt from taxation soon, "thereby increasing very substantially the amount of taxes which this plaintiff will be obliged to pay on its property."

The complaint further sets forth that the "Board of Aldermen had no power or jurisdiction to pass said ordinance, the same is wholly null and void, and the proposed act of the defendants in exempting said new buildings from taxation in accordance with the provisions thereof, will be an illegal official act."

The plaintiff therefore asks that "the said illegal official act of said defendants as such Commissioners in exempting such new buildings from assessment for purposes of taxation be prevented by the judgment of this court and that this plaintiff have such other relief as may be proper."

The Corporation Counsel will defend this suit.

President Goldfogle issued a statement declaring that if the suit was successful the city would receive \$2,294,000 in taxes, which is the amount that would have been paid on \$83,450,000 of property exempted under the ordinance during the first year it was in force, and that the tax lists would ultimately be

increased a total of approximately \$23,000,000 because exemption extends over ten years.

According to figures given out by Commissioner Goldfogle, the exemptions allowed are as follows:

On one and two-family houses, \$59,108,840. On multi-family houses (apartment houses), \$24,341,400. These figures are for all boroughs.

The total tax, if the exemptions are not provided for, would be \$2,294,881.60. Commissioner Goldfogle pointed out that since the exemption lasts for ten years, the amount which the city will lose in taxes is \$22,948,816, and if the same amount of property is exempted during the second year, that figure will be doubled.

The exemptions during the first year the ordinance has been in force follow:

	Tax Exemption by Boroughs		
	One-family houses	Two-family houses	Multi-family houses
Brooklyn	3,124	1,352	168
Bronx	718	195	67
Queens	5,235	1,411	29
Richmond	1,122	61	3
Manhattan	1	....	45
Total	10,200	3,019	312

In the Borough of Manhattan the largest single exemption allowed, according to Commissioner Goldfogle, is on an apartment house at Broadway and Ninety-seventh to Ninety-eighth Street. This exemption amounted to \$719,000.

In the Bronx, the largest exemption was \$400,000 on property on Mt. Eden Avenue; in Brooklyn, \$340,000 on property on Ocean Avenue; in Queens, \$279,000 on property at Forest Hills, and in Richmond, \$10,000.

Real Estate Board Increases Annual Dues of Active Members

THE Real Estate Board of New York held its monthly dinner meeting at Delmonico's last Tuesday night.

President Charles G. Edwards, Vice-President Walter Stabler, Secretary William H. Dolson, and Treasurer J. Irving Walsh, took a lively interest in the proceedings. Mr. Edwards relinquished the chair to Mr. Stabler during the discussion of business. Other members of the Board of Governors present were: Clark T. Chambers, Charles A. DuBois, Irving S. Whiting, William D. Kilpatrick and Weymer H. Waitt. The officially appointed inspectors to examine, canvass and count votes were: Benjamin M. Phillips, Fenimore C. Goode, Frank H. Tyler, W. L. DeBost and E. A. Tredwell.

Primarily, the meeting was for passing on amendments to the Constitution in matters which concerned only the active members; and it was the first occasion in the history of the Board when the strictly business affairs of the active members were discussed among all of the members.

Of the amendments acted on the first was for increasing the annual dues of active members from \$75.00 to \$100.00. This was carried by a vote of 91 to 43.

The second amendment was designed to remove the limit now placed on active membership. The growth of the Board

in recent years has made it necessary to amend several times this provision in the Constitution. In 1913 when there were about 195 active members, the limit was placed at 200. In 1920 it was raised to 300. In June, 1921, it was changed so that when there should be a waiting list of 51, 50 should be taken in and a new waiting list be started up to 50. In the fall of 1921 a definite limit of 350 was set up. This has since been passed, with a waiting list nearly sufficient to make 400. The Board of Governors therefore decided to put the matter before the membership with the result that the amendment removing the limit entirely was carried by a vote of 124 to 20.

Among the subjects in which interchange of opinion was had at the meeting were: The Licensing of Real Estate Brokers and Salesmen; the Relationship between the Broker Member and the Property Owner Members of the Board; the Value of the Board to the Broker and to Other Classes of Members.

The Real Estate Board will be represented at the Convention of the National Association of Real Estate Boards at San Francisco in the latter part of May, by Charles G. Edwards, president, J. Irving Walsh, treasurer, and Richard O. Chittick, executive secretary. Mr. Walsh will be accompanied by Mrs. Walsh and their daughter, Miss Walsh.

Transit Commission Proposes 32 Miles of New Subways

(Concluded from page 617)

"The funds necessary to meet the cost of construction will, no doubt, be raised, as required, through the sale of city bonds. The methods through which the amount required for the equipment of the new lines, which may reach an additional \$100,000,000, will be determined as the general consideration of the future relationship of the city and the operating companies proceeds. The degree to which bonds for construction may be sold under the city's present constitutional margin of borrowing capacity is yet to be determined.

The Commission understands from the official statements of the city Comptroller that a substantial borrowing margin is already available. It will, however, very naturally consult both the Comptroller and the Board of Estimate upon the general subject of financing at the appropriate time.

"Early announcement will be made of the dates to be fixed for hearings, at which full public discussion will be invited, and which will be held before further action of any definite nature is taken, either upon the plan in its entirety, or upon any of its details."

Review of Real Estate Market for the Current Week

Sale of a Large West End Avenue Apartment House Stood Out in Bold Relief Amid Much Varied Dealing

THE principal characteristic of the real estate market, this week, was dealing in all kinds of properties in all parts of the city. Old and new tenement houses of the walk-up types, elevator apartment houses, private dwellings of all kinds and conditions, vacant plots for improvement, old corners for reimprovement, business taxpayers, mercantile buildings and dwellings to be remodeled into stores and offices, formed the aggregate. Tenants acquired some of each kind of improved property and one tenant who had been leasing a large plot in Harlem for a stone yard bought the plot. Some old estates disposed of choice parcels. The William Waldorf Astor estate still continues to sell.

Crowning the dealing of the week was the resale of the Evanston elevator apartment house, at the southeast corner of West End Avenue and 90th Street, for about \$1,750,000. It represented the taking of a quick profit by a firm of big operators. Everybody seems to be a bull on New York real estate just now. There were other important elevator apartment houses sold and some of them are in course of being resold. The Horace Russell mansion, on a Park avenue corner, was resold as the site for a church.

Madison and Lexington Avenue corners as well as inside parcels figured largely in the dealing. The upper reaches of these thoroughfares are in a state of transition from private residence to apartment residence and business combined that shows the spreading out of the apartment house construction movement. The Lexington Avenue subway route is a powerful

factor in the change under way. Several sites for tall elevator apartment buildings were bought on cross streets. A single lot in Upper Fifth Avenue—a rarity nowadays—changed hands for improvement with a fine dwelling. Some Third Avenue corners were bought. The Steinway piano firm added to the plot it has assembled in East 58th Street as the site of a new building for its offices.

Downtown the Childs restaurant firm bought a building on Broadway, near Leonard Street, that it has long leased. The lower West Side was active. Trinity Church sold a group of old buildings and there were scattered sales that indicate strong demand. Some of these parcels were bought by tenants. A parcel on Sixth Avenue also went into the hands of a tenant.

Two Columbia University leaseholds adjacent to Fifth Avenue were bought and the buildings on them will be remodeled for business uses. The leasing for a long term of years of the southwest corner of Broadway and Third Street means the passing of an old 3-story building that was originally a dwelling and the reimprovement of the site with a small office building. Emphasizing the growing rental power of the Fifth Avenue and 42d Street section was the leasing of one of the newly made stores in the street side of the Bristol building to a trunk and bag dealer, at an aggregate rental of \$300,000 for a term of years that is not very long. It represents a vastly increased rental over that paid by the former lessee. A 21 years' lease of the old dwellings at 166-168 Fifth Avenue was another important lease of the week.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 109, as against 71 last week and 101 a year ago.

The number of sales south of 59th st was 47, as compared with 32 last week and 62 a year ago.

The number of sales north of 59th st was 62, as compared with 39 last week and 70 a year ago.

From the Bronx 34 sales at private contract were reported, as against 39 last week and 21 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 626.

Trinity Sells Old Holdings

Corporation of Trinity Church sold the property at 193 and 205 West Houston st, 146x100x irregular, situated 265 feet east of Varick st. The property consists of six dwellings and a vacant lot. Plans for an interesting development will be announced in a short time.

West Side Corner in New Hands

Col. A. R. Kuser, a large stockholder in the Fox Film Corporation, purchased from the Kelly-Springfield Tire Co. the 4-sty brick building at the southeast corner of Tenth av and 54th st for about \$500,000. The property is under lease to the Fox Film Corporation for a term of 21 years, but that fact, according to officials of the film company, has no bearing whatsoever upon the purchase by Col. Kuser. The Fox interests, it was said, did not want the fee to the building themselves, so Col. Kuser bought it on his own behalf for investment.

The building occupies a plot 175x100.5 and is one block south of the \$1,200,000 Fox film studio and executive office building, which occupies the entire block front on the east side of Tenth av, from 55th and 56th sts. It is used by the Fox company in conjunction with the main building for studio purposes. It also serves as a storage house and headquarters for the purchasing department of the film company.

Candy Manufacturer Buys in Queens

Roman-Callman Co. sold to the Rocco Realty Corporation, (a holding corporation for Ridley's, well known manufacturer of popular priced candy), a plot of 22,750 square feet at the northwest corner of Queens Boulevard and Moore st, Long Island City, having a frontage of 100 feet on the Boulevard and 227½ feet on the street, and being at the end of the viaduct from the Queens Borough Bridge Plaza. The 100 x 100 Boulevard corner was sold for the estate of Joseph A. Bermel, former President

of Queens borough, and the adjoining 127.6 feet on Moore st was acquired from Cornelius Burke. On this plot a 4-sty reinforced concrete building will be erected, having a total floor area of 70,000 square feet (with steam heating, refrigerating, air conditioning, and power plant), and of the most modern construction. Ridley's was established in 1872 and was long located on Grand st, Manhattan, but, keeping up with the growth and development of the city the location was later changed to the West Side of Manhattan, and this latest move to Long Island City will be a notable step in the improvement of one of the important thoroughfares of greater New York.

Long Rest for R. E. Simon

Robert E. Simon, whose work as broker and operator in important real estate transactions has long made him a prominent figure in the New York market will sail for Europe on June 13, on the steamship Reliance, of the American Line.

Mr. Simon will be absent for fifteen months and it will be his first real play spell in many years. While abroad he will carefully study real estate conditions in the large cities and meet the leading property owners and brokers of the places he visits. His main purpose, however, is recreation.

During his absence his office in the Brokaw building, at 1457 Broadway, will be open as usual. It will be in charge of his confidential man, H. R. Thompson, who will represent Mr. Simon in all matters.

United States Guaranty Company Increases Its Dividend to an 8% Basis

The Board of Directors of the United States Title Guaranty Company of 32 Court street, Brooklyn, has declared a semi-annual dividend of 4 per cent., payable on June 15, 1922, to all stockholders of record at the close of business May 31, 1922, it having been on a 6 per cent. annual basis up to the present time.

The progress of this company and the noticeable increase in its activities, which began several years ago under the able leadership of its late president, George A. Fleury, has continued steadily under the present administration. The company has been very active in the mortgage market, principally in the boroughs of Brooklyn and Queens, and has built up a large guaranteed mortgage and certificate business. The officers and directors are being heartily congratulated on the success of their efforts. While its policy is known to be a conservative one, its activities indicate an aggressive attitude in building up its business, and its success on these lines is assured.

The statement of the condition of the company at the close of business December 31, 1921, showed assets of \$1,527,308.51. The capital stock of the company is \$625,000, and its sur-

plus and undivided profits, which were \$480,658.27 at the close of the year, had been increased to \$530,000 on May 1. The officers are Charles E. Covert, president; Paul C. Cloyd, George W. Cummings, Charles J. Lockitt and James G. Debevoise, vice-presidents; Charles H. Puckhaber secretary; James J. Mulhearn, treasurer; Charles V. Rapelje, John Browne, Fred B. Bradley, assistant secretaries, and Hugo Hirsh, general counsel.

Charles A. Body is Chairman of the Executive Committee, the other members being William C. Courtney, Charles A. Angell, Walter V. Cranford, Charles F. Neergaard, Hugo Hirsh and William B. Greenman.

Childs, As Tenant, Buys Building

The Childs Co. bought the property it occupies at 351 Broadway, with an "L" through to 91 Leonard st, surrounding the northwest corner of Broadway, from the American Institute of the City of New York for a stated consideration of \$203,000. The buildings, of the 4 and 3-sty type, on which a mortgage of \$175,000 is allowed to remain, measure 25.6x173.1x irregular, the "L" through to Leonard st being 11.6x 56.9.

East Side Apartment Site Sold

Douglas L. Elliman & Co. and James E. Clark sold for the estate of Mary B. Hughes 146-158 East 52d st, seven 4-sty flats, on a plot 150x100.5, to a syndicate composed of W. and J. B. Ferguson, Julius Bendheim and David H. Van Damm.

This property, which was held at \$300,000, will be improved by the purchasers with a 9-sty apartment house of the best type from plans of Schwartz & Gross.

Stoddard & Mark represented the buyers and the contract for the building will probably be awarded to Ferguson Bros.

Operators Sell Madison Avenue Corner

Weil & Mayer sold 1431 Madison av, southeast corner of 99th st, a 7-sty elevator apartment house with stores, known as the Blythebourne, on a plot 50.11x100, to Mrs. Celina Bloom.

Steinways Add to Site

Douglas L. Elliman & Co., Inc., in conjunction with Edward J. Hogan, sold for Mrs. Ernest Fahnestock 116 West 58th st, a 4-sty and basement brick dwelling, on a lot 20.2x 100.5.

The buyer is Steinway & Sons, who through this purchase now have a frontage of approximately 60 feet on 58th st by 63 feet on 57th st. This concern, for many years located at 109 East 14th st, plan in the near future to erect a new building for their permanent home on this plot.

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West Side Mansion Passes

The old De Coppett mansion at 314 West 85th st, which has been in the family for 20 years, has been purchased by Anthony A. Paterno and Victor Cerabone, who will form a corporation to build a 9-sty apartment house on the site, which measures 75x102.2. The mansion will be demolished early in December, and it is expected that the apartment house will be ready for occupancy about July 1, 1923.

Mr. Paterno also purchased the 18-foot dwelling which forms part of the southwest corner of Riverside dr and 85th st for the purpose of protecting the northerly light of the new 14-sty apartment house which he has just completed at 505 West End av, northwest corner of 84th st.

Messrs. Paterno and Cerabone also signed a contract for the purchase of the 16-foot 3-sty dwelling 318 West 85th st for the purpose of protecting the westerly light of the apartment which is to be erected on the site of the De Coppett mansion. The dwelling at No. 302 also controls the light and air on the easterly side of this proposed structure.

Earle & Calhoun were the brokers in all the transactions. The sellers were Andre and Pauline De Coppett.

Enlarge a Corner Plot

The Old Colony Apartments, Inc., representing the J. W. Bishop Co., which recently purchased the Hoggson property at the southwest corner of Lexington av and 40th st for the erection of an 11-sty apartment house, has added to its holdings at that location by the purchase of the adjoining 4-sty and basement dwelling, on lot 19.9x5, at 348 Lexington av. The seller was Anna C. Taber.

Acquires Third Avenue Corner Plot

Henry Hof sold for the Schum estate to Julius Goldwater 520 Third av, adjoining the southwest corner of East 35th st, a 5-sty stone tenement house with store, on a lot 25x75.6. The buyer also owns 522, which is the corner. Adjoining, at 160 East 35th st, is the 25th Precinct Police Station.

Estate Sells on East Side

Samuel Fine sold for the estate of Margaret Jaeger to the newly formed Lewkres Realty Corporation, Louis Kresner, president, 295 and 297 Broome st, a 7-sty brick tenement house with stores, on a plot 39.10x88.2; 80 Chrystie st, a 6-sty brick tenement house with stores, on a lot 25.1x100; 610 and 612 East 5th st, a 6-sty brick tenement house with stores, on a plot 35.9x96; 322 and 324 East 8th st, a 6-sty and basement brick tenement house with store, on a plot 39.8x97.6; and 222 and 224 East 51st st, a 6-sty brick tenement house with store, 35.4x107.4.

Sell Park Ave. Corner

Ruland & Benjamin, Inc., sold for Emily L. L. Smith the southwest corner of Park av and 73d st, a 7-sty and basement elevator apartment house, on a plot 33x102.2.

Operator Resells Parcels

Max N. Natanson resold to an investor 2041 Second av, northwest corner of 123d st, a 5-sty tenement house, on a lot 25.1x90. This is one of the three properties recently purchased by Mr. Natanson from the J. Chr. G. Hupfel Co. It was held at \$35,000.

Negotiations are now pending for the resale of the remaining two houses at 180 West End av, northeast corner of 68th st and 663 First av, at the southwest corner of 38th st.

A Bit of Old New York Sold

A. Q. Orza sold for I. Reilly 249 Bleeker st, a 3-sty and basement brick dwelling to a client, who will alter said premises for the purpose of his business. The lot is 15.8x66.6.

This property has been in the family of the seller since 1847, being at that time occupied by the seller's father, Alexander Wright, who conducted a jewelry store when Bleeker st was the main thoroughfare of the city, while nearby A. T. Stewart conducted a dry goods business on the opposite side of the street.

Good Sale in Bleeker Street

Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., the 5-sty tenement house with stores at 174-182 Bleeker st, between Sullivan and Macdougall sts, to an investing syndicate represented by A. Q. Orza. The property fronts 110 feet on Bleeker st, being 100 feet in depth. The property was held at \$150,000. This plot is part of the square block sold by the same brokers to Hearth and Home about two years ago.

Art Dealer Buys at Turtle Bay

Walter L. Ehrich, of the Ehrich Galleries, Fifth av art dealers, has purchased from A. H. Cushman 241 East 4th st, a 4-sty American basement dwelling, on a plot 20x100.5, in the Turtle Bay development. After alterations, Mr. Ehrich will occupy this dwelling as his own home. S. H. Martin represented the seller. Mr. Ehrich was represented by the M. Morgen-thau, Jr., Co.

Evanston Apartments Resold

The Evanston, a 12-sty and basement apartment house at the southeast corner of West End av and 90th st, which was purchased about a week ago by Benjamin Winter from Herbert Du Puy, of Pittsburgh, has been resold by Mr. Winter to J. C. and M. G. Mayer. It was held at \$1,750,000. It is reported to have an annual rent roll of \$185,000. The house covers a plot 100.8x162.6 and is arranged in suites of from 8 to 9 rooms with 3 baths each. Johnson & Kahn were the builders. The broker was Walter Ebbitt of Slawson & Hobbs.

Operators Buy the Iowa

Ennis & Sinnott purchased from Marie and Jules Glorieux the Iowa, a 7-sty and basement elevator apartment house at 133 and 135 West 104th st, on a plot 50x100.11. Nassoit & Lanning were the brokers.

Choice Fifth Avenue Lot Sold

Douglas L. Elliman & Co. sold for Mrs. John Innes Kane 953 Fifth av, a vacant lot, 25x120, between 76th and 77th sts, just north of the Edward S. Harkness house and adjoining the recently sold house of the Brigham estate.

Sixth Avenue Tenant Buys There

Louis Carreau sold for the estate of Emily A. Thorn to William P. Sears 840 Sixth av, a 4-sty brick building with store, on a lot 25.1x 78.11, between 47th and 48th sts. The buyer, who is a florist, has long been the lessee of the property.

Tenants Buy of Pinkney Estate

Real Estate Management Co. sold for the Pinkney estate the vacant plot, 113.9x100, on the south side of 141st st, 225 feet west of Fifth av, to Annette Bros., who have occupied it for a number of years as a stoneyard.

Sells to Tenant at Profit

Dr. William H. Luckett, the tenant, purchased the 4-sty and basement stone dwelling, on a lot 20x100.8½, at 18 West 87th st through Charles Lowe. This building was purchased by the seller last month at an auction sale held by Bryan L. Kennelly for the estate of Moses J. Wolf.

Rockefeller Makes a Dollar

The board of managers of the State Reformatory for Women at Bedford, N. Y., has received word from John D. Rockefeller that he would again lease to the institution the four brick buildings and several cottages on his property which have been used by the State for the last year. The lease will be for two years and the rent \$1 a year.

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Builder Resells Heights Plot

T. W. Stemmler, Jr., Inc., engineers and constructors, who recently purchased, through M. M. Ringle, the southeast corner of Wadsworth av and 185th st, resold this parcel to a syndicate of upstate capitalists headed by G. F. Williams, who contemplate large investments in choice New York properties during the coming year. T. W. Stemmler, Jr., Inc., have received the general contract to construct a 5-sty apartment house containing suites of 3 and 4 rooms from plans by George Keister. M. M. Ringle, who acted as broker in the resale, has been appointed managing agent of the building. The plot is 50x79.11.

A Lower Wall Street Deal

Realty holdings of the Czarnikow-Rionda Co., sugar brokers, at 106 Wall st, northeast corner of Front st, and 112 Wall st and 119 to 123 Front st, adjoining, have been transferred to the Wallfront Realty Corporation, holding company for the sugar concern. The transfer was made subject to mortgages for \$400,000. On Wall st the realty is separated by the two parcels at 108 and 110, title to which stands in the names of Cordelia S. Stewart and Helen Adele Wissman. The company's holdings front 78.8 feet on Wall st and 109.5 feet on Front st. An official of the company said today that no definite plans had been decided upon for the improvement of the property.

Tenant Buys a Clark House

Brown, Wheelock Co., Inc., sold for the Clark estate the 4-sty and basement brick dwelling on a lot 22.6x102.2, at 15 West 73d st, to Dr. Ernest Bishop, the present tenant. The property was held at \$45,000.

Sell Dwelling By Cable

Harris Vought & Co. sold for Mrs. Angela M. Worden the 4-sty stone dwelling, on a lot 18x 102.2, at 114 East 76th st. The purchaser is Miss Hazel Hyde, who will occupy. Mrs. Worden is in Europe and all negotiations were conducted by cable.

Sell Columbia University Leaseholds

Elizabeth J. White sold to the Trine Realty Co. the 4-sty and basement stone dwelling, on a lot 25x100.5, at 9 West 48th st, a Columbia College leasehold.

The Marx Realty and Improvement Co. sold to the Brendan Realty Co. the 4-sty and basement stone dwelling, on a lot 20x100.5, at 37 West 48th st, a Columbia College leasehold.

Famous Estate Passes

The Knolls on Chester Hill, Mount Vernon, N. Y., country home of the late James A. Bailey, the circus man, is to be converted into a combination country club and hotel. Announcement to that effect is made by Mayor Edwin W. Fiske of Mount Vernon. According to the latter the project will be carried out by the Bailey Park Hotel Co., which has been incorporated to take the property over.

Judging from the elaborate plans the establishment will be modeled after the Westchester-Biltmore Country Club, just completed by the Bowman interests, between Harrison and Rye. A 12-sty structure containing 500 rooms is to be put up on the Bailey estate and an 18-hole golf course is to be laid out. It is estimated that the entire project will cost about \$3,000,000.

The Knolls comprises about 32 acres, and was mentioned as one of the chief assets in the circus man's estate in the suit brought by his niece, Anna E. Robinson, to break his will on the grounds of insanity and undue influence. The showman had always felt a great affection for the place and spent much of his spare time there. Upon his death he left it to his widow, who died in 1912.

The original owner of The Knolls was best known as the partner of P. T. Barnum in the Barnum & Bailey Circus enterprise. He was born with the virus of the "big top" in his blood and at the age of 15 ran away from the home of his aunt in Detroit, Mich., to join a circus. He was an orphan whose only heritage was the family name of McGinniss. This, however, he readily changed by way of compliment to Fred Bailey, the manager of his first show.

Sale in Throggs Neck

The old Newbold estate at Throggs Neck, facing Long Island Sound, has been sold by the estate of Annie F. Leverich to the Penny Field Camps, Inc., which will improve many of the 60 or 70 lots with bungalows and small houses. The sellers had owned the property for 20 years. A large residence is included in the sale.

New Real Estate Firm

Lewis W. Flaunlacher and Harry Thoens resigned as vice president and secretary respectively of M. & L. Hess, Inc., and have organized Thoens & Flaunlacher, Inc., for the purpose of conducting a general real estate business. After extensive alterations the new organization will maintain headquarters on the ground floor at 25 West 33rd st, Astor Court, adjoining the Waldorf Astoria. They will specialize in commercial property.

Bronx Corner Bought

Armstrong Bros. sold for Samuel Kilos to Irving and Chester D. Judis, 11-21 Burnside av and 2050 Davidson av, northeast corner of the two thoroughfares, a 5-sty and basement brick apartment house, on a plot 113.9x119.7. There are 7 stores on the Burnside av front. It is tax exempt.

Large Brooklyn Plot Sold

Joseph P. Day sold privately the block on the west side of Fourth av, between 3d and 4th sts, Brooklyn, including lots on 3d and 4th sts, comprising a total of about 60 lots. The property has been owned by the Litchfield estate for nearly a quarter of a century, and comprises part of the old Washington Baseball Park, and was to be sold by Mr. Day at auction on June 1. It is understood an extensive building improvement is to be started on the site at an early date.

Part of Gravesend Track Sold

Samuel Dietz purchased 100 lots from William E. Harmon & Co., on old Gravesend Race Track in Brooklyn, and has formed the City Club Homes Corporation and the M. & D. Homes Corporation, which will build on East

1st and East 2d sts, and Avs U and T semi-detached houses to sell for \$7,500.

Sales in Borough Park

Joseph Stein sold for the March Realty Corporation the four business properties 1261 to 1269 Prospect av, to an investor. The property was held at \$48,000. The same broker sold for Mrs. Helen Wilson, 1559 58th st, a detached dwelling with garage, to M. Renna, for occupancy; for Mrs. Ida Smith, 1420 47th st, a detached dwelling, on a plot 40x100, to a client who will alter same into a 2-family house. All are in Borough Park, Brooklyn.

Brooklyn Factory Buildings Sold

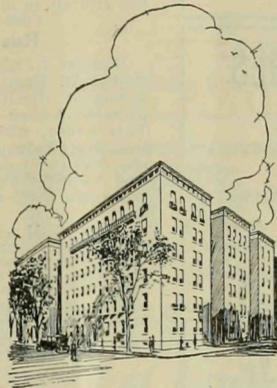
A. H. Mathews & Co. sold for the Schieren Realty Co. to the Hugo Brand Leather Co., of Manhattan, the 2 and 3-sty factory buildings, on a plot 71x100, on 13th st, near Third av, South Brooklyn.

L. I. City Block Front Sold

Cross & Brown Co. and Max Kemp sold the entire block front on Second av, from Grand to Newtown av, Long Island City. It is exceptionally well located, being at the junction of Grand and Newton avs. The Newton av corner will be immediately improved with stores.

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Apt. House, 9-sty, Riverside Dr., \$700,000 (S-E)
1880 Acres Farm, Madera Co., Cal., \$262,000 (S-E)
5000 Acres Fruit & Farm Land, Central Fla., \$10 (S)
Canning Factory, 40,000 s. f., E. Pa., \$325,000 (S)
Fact'y Site, 3½ Acres, Rail Siding, B'n, \$35,000 (S)
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Judge Russell's Home Resold

The efforts of J. P. Morgan, Mrs. Robert Winthrop and other well known Murray Hill residents to prevent the old home of the late Judge Horace Russell, at the southeast corner of Park av and 37th st, from falling into the hands of tall apartment house builders have been successful. The property has been purchased by Christian Scientists, who plan to erect a costly church on the site. The plot measures 98.6x105. Mr. Morgan, Mrs. Winthrop, William Church Osborn, Mrs. Charles H. Coster, George Bowdin, John Riker, Mrs. Willis Reese and others formed a syndicate last fall and purchased the property. The sale to the church interests is said to have been made at a figure which will clear the syndicate of all expense involved in the venture. The Murray Hill folk had about determined to improve the site with low multiple residences when the offer was received from the church interests.

Resell Fine Dwelling

Douglas L. Elliman & Co. sold for I. N. Phelps Stokes 22 East 63d st, a 5-sty brick American basement dwelling, on a lot 18.9x100.5, to a prominent New York banker, who will occupy it. This house, which adjoins the new building of the New York Life Insurance & Trust Co. on the southwest corner of 63d st and Madison av, was recently purchased by Mr. Stokes through the same brokers from E. Dimon Bird.

Sell a Shelter Island Plot

Bulkeley & Horton Co. sold, at Shelter Island Heights, L. I., a plot 50x250, on Main st, running through to the street in the rear between the Hotel Pogatacut and the Chequit Inn, for Mamie Ellsworth, to a client. This property is part of the former Cassidy estate.

Buys Staten Island Tract

Max Bache purchased from L. C. Butler the former Jordan property consisting of 46 lots, having large frontages on Richmond rd and Price (Oak st), in the heart of the business section at Concord, Staten Island, and opposite the trolley transfer station.

Morgenthau Moves Uptown

M. Morgenthau, Jr., Co. leased through Cross & Brown new offices on the 6th floor of the Bush building, 130 West 42d st. They will move their main New York office, which is now located at 206 Broadway, to their new headquarters as soon as alterations can be made and the offices equipped. Coincidentally with the removal of the M. Morgenthau, Jr., Co. the following corporations with which Mr. Morgenthau, Jr., is actively affiliated, or for which the M. Morgenthau, Jr., Co. is acting as agents, will move to the Bush building: The Stability Realty Co., which owns and is developing the Country Club District Subdivision on Merrick rd at Central av, Jamaica; the Oak Point Corporation, of which Mr. Morgenthau is treasurer; the Terrain Realty Co., which is a holding company for clients of the M. Morgenthau Jr. Co.; the East 81st Street Corporation, of which Mr. Morgenthau is president; the Lexington Avenue Corporation; the Seimor Homes Corporation, and the Lanerch Land Co., Inc., for which the M. Morgenthau Jr. Co. is acting as sales and fiscal agents.

MORTGAGE LOANS

The Garment Center Realty Co. obtained from the Title Guarantee & Trust Co. a loan of \$6,000,000, covering their two buildings on the west side of Seventh av, at 37th st. The northerly building has a frontage of 74 feet on Seventh av, and a depth of 27½ feet on 37th st, with an L through 38th st with a frontage of 116.8 feet. The southerly building fronts 98.9 feet on Seventh av, with a depth on 37th st of 225 feet and with an L to 36th st with a frontage of 170.8 feet.

The mortgage runs for a term of 10 years with amortization during the entire period. The land and buildings are assessed for taxation at \$8,275,000. There are more than 1,400,000 square feet of rentable area and 90 per cent of the space has already been rented for more than \$1,550,000 per annum.

William A. White & Sons were the brokers who placed the mortgage and the Title Guarantee & Trust Co. expects to dispose of the mortgage to investors in Guaranteed First Mortgage Certificates.

A few years ago it would have been very difficult to place a mortgage of this size as there were few lenders in the country able or willing to make so large a mortgage loan. The Title Guarantee & Trust Co. has found such large numbers of people eager to take certificates of varying amounts in these large mortgages on desirable properties that it finds no embarrassment now in handling these large mortgage loans.

The New York Post-Graduate Medical School and Hospital obtained from the Emigrant Industrial Savings Bank a loan of \$175,000 on its property, 118.6x irregular, at the northeast corner of Second av and 20th st.

Charles B. Van Valen, Inc., obtained from the New York Life Insurance Co. a loan of \$450,000 on 777 Madison av. The plot, 100x100.5, is improved with a 10-sty fireproof elevator apartment house with a pent house containing 32 servants' rooms. It has an aggregate rental of \$130,000.

The Lafayette and Coster Corporation obtained from the City Mortgage Co. a building loan of \$120,000 on the property, 93x84 irregular, at the southwest corner of Lafayette and Hunts Point av, Bronx.

The Prudence Co. loaned \$225,000 to J. & C. Fischer on the piano factory property, 415 to 431 West 28th st, with a frontage of 243.9 feet. The loan matures in January, 1932, and is at the rate of 6½ per cent per annum.

Byrne & Bowman placed for the Denwood Realty, Benjamin Benenson president, a first mortgage loan of \$145,000 on 255 Fort Washington av, southwest corner of 171st st, a 9-sty apartment house, 103x95. This property was recently acquired by the Denwood Realty Co. through the same brokers.

Mary R. and Robert Goelet obtained from the Union Dime Savings Bank a loan of \$250,000 on the 11-sty Judge Building at 110 and 112 Fifth av, northwest corner of 16th st. It covers a site 92x158.4.

Spear & Co. were associated with William A. White & Sons in the placing of a mortgage of \$400,000 on the St. Denis Offices at 799 Broadway.

MANHATTAN SALES**South of 59th Street**

BARROW ST.—Margaret G. Lord sold to Frank T. Hutchens the 3-sty and basement brick dwelling, 48 Barrow st, on a lot 22x98.

BLEECKER ST.—Mendel Pressberger resold through Louis Block & Co. 97-99 Bleecker st, a 6-sty brick loft and store building, on a plot 50x153.10x irregular. The seller bought the property in April from the estate of Isaac Meinhard.

EAST HOUSTON ST.—Newark Construction Co. sold to Morris and Charles Frish the 6-sty brick tenement house with stores at 473 and 475 East Houston st, on a plot 40x50x irregular.

HUDSON ST.—J. Finkelstein & Son sold the 5-sty brick tenement house with store, on a lot 25.6x60.1, at 612-614 Hudson st for the Evangelical Lutheran Church of St. Matthew. It will be altered into studios.

JANE ST.—The 6-sty brick apartment house with stores at 2 Jane st, southwest corner of Greenwich av, has been purchased by a client of J. Irving Walsh. It occupies a plot 39.4x 63.4x43.6x70.10 and was sold by Jacob Saalberg, who valued at \$70,000.

4TH ST.—Snowber & Co. sold for the Cammann estate the building at 338 West 4th st, southwest corner of Horatio st, a 6-sty brick loft building on a lot 22x74. The purchaser, E. Davis, intends to alter the property. It is assessed at \$42,000.

14TH ST.—John Peters sold for the Urban Securities Co. to Harry Blynn 216 East 14th st, a 4-sty and basement stone business building with store, on a lot 23.6x103.3.

16TH ST.—John Peters sold for David Klinger to Isidor Glickman 640 East 16th st, a 5-sty brick tenement house with stores, on a lot 25x103.3.

27TH ST.—The Wellworth Property Co. sold to Rebecca F. Goldstein the 6-sty brick tenement house with stores at 317 to 321 East 27th st, on a plot 58.4x98.9.

35TH ST.—Louis Carreau sold for Victoria A. Romaine to Clarence M. Ernst 310 West 35th st, a 3-sty and basement brick dwelling, on a lot 12.6x98.9.

43D ST.—Everett M. Seixas Co. sold for Louis Breit to Peter Scheer, for occupancy, 342 East 43d st, a 3-sty and basement stone dwelling, on a lot 16.8x100.5.

45TH ST.—John J. Hoeckh sold for Andrew Ewald 436 West 45th st, a 4-sty brick tenement house with store, on a lot 25x100.5.

48TH ST.—Advocate Realty Co. sold 18 and 20 East 48th st, two 5-sty buildings, altered for

stores in the street and parlor floors and apartments above, on a plot 50x100.5. The purchaser is an investor who intends to modernize the buildings for investment.

52D ST.—J. P. & L. A. Kissling sold for the estate of Alexander Strong 261 West 52d st, a 3-sty and basement stone dwelling, on a lot 14x100.5. The buyer will remodel for his business uses.

53D ST.—Wood, Dolson Co., Inc., and Wm. J. Roome & Co. sold for the estate of Pierce Bailey 45 West 53d st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The purchaser, Esther M. Small, will occupy after making extensive alterations.

53D ST.—Morris Levi bought 250-252 East 53d st, a 6-sty brick tenement house, on a plot 40x100.5, which had not changed hands since it was built in 1905.

56TH ST.—The Shenk Realty and Construction Co. bought from Edward Segal the two 3-sty and basement brownstone dwellings, on a plot 37.6x80.5, at 157-159 East 56th st.

59TH ST.—The newly formed 41 East 59th Street Co., represented by Podell, Ansoorge & Podell, and having for directors I. L. Korn, V. Brennan and J. Podell, purchased the 4-sty building, with stores, 16.2x100.5, at 41 East 59th st. The 1922 Realty Corporation is the seller.

FIRST AV.—The Bill Realty Co. sold through Ames & Co. to George S. Thompson the 7-sty brick tenement house with stores, at 21 and 23 First av, on a plot 36.7½x100, with an interior L 25x50.3½.

NINTH AV.—The newly formed 661 Ninth Avenue Realty Corporation, L. I. and M. Grossfield and P. Clappier, directors, purchased from Morris Hilborn the 4-sty tenement house with store, on a lot 22x75, at that address. It adjoins the southeast corner of 46th st.

North of 59th Street

63D ST.—G. Tuoti & Co. sold for H. Levine to Joseph Accatasio 405 East 63d st, a 5-sty brick tenement house, on a lot 25x100.5.

63D ST.—Benedict B. Nurick sold for the Marne Realty Corporation to the Avenue C and Sixth Street Realty Corporation, L. Rosenbaum, president, 415-421 East 63d st, four 5-sty brick flats, on a plot 100.3x100.5, held at \$65,000, with rent rolls of over \$11,000. The parcels adjoin the Flower Hospital annex.

65TH ST.—Madeline C. Curtis sold to Mary C. McCarthy the 3-sty and basement stone dwelling, 150 East 65th st, on a lot 16x100.5.

70TH ST.—Cusack Co. sold for Thomas Waters and Lillian Cosel, respectively, 107 and 109 West 70th st, each a 4-sty and basement stone dwelling, on a lot 20x100.5.

72D ST.—John J. and Theo. A. Kavanagh sold for Mrs. Charlotte H. Benjamin to a client for occupancy 170 East 72d st, a 5-sty dwelling, on lot 16.8x102.2. The property was held at \$43,000. Ruland & Benjamin were associate brokers.

76TH ST.—James H. Cruikshank purchased from Arabella S. Burr and Frederic M. Burr 143 West 76th st, a 3-sty and basement stone dwelling, on a lot 17x102.2. William A. White & Sons and H. T. Gurney were the brokers.

80TH ST.—George S. Runk sold for Edward W. Robinson to a physician, for occupancy, 117 West 80th st, a 4-sty brick American basement dwelling, on a lot 25.10x127.8, adjoining the northwest corner of Columbus av. The new owner will make alterations to the premises.

83D ST.—Cusack Co. sold for Isidore Hellman 20 West 83d st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

84TH ST.—S. M. Kaplan sold to George Oken for James Binenthal 533 East 84th st, a 5-sty stone flat, on a lot 25x102.2.

85TH ST.—Charles K. Clisby & Co. sold for Dr. J. H. Bainton 166 West 85th st, a 3-sty and basement brick dwelling, on a lot 18.9x102.2.

87TH ST.—James P. Walden sold for the Van Cott estate to a buyer, for occupancy, 110 West 87th st, a 3-sty and basement stone dwelling, on a lot 17.6x100.8½.

90TH ST.—Ennis & Sinnott resold to Bessie Vessel the 4-sty and basement stone dwelling at 302 West 90th st, on a lot 20x100.8½, adjoining the southeast corner of West End av. Sanderson Realty Co. was the broker.

91ST ST.—Cusack Co. sold for Rachel Schiff to Mary McNally, for occupancy, 49 West 91st st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

92D ST.—John Poetters sold to Patrick McFadden the 5-sty brick tenement house with stores, at 171 East 92d st, on a lot 25x100.8½.

92D ST.—Morris Doigin and Martin Liling sold the 6-sty brick elevator apartment house 292 West 92d st, on a plot 37.6x133.5, between Broadway and West End av. The Versailles Holding Co. is reported to be the buyer.

97TH ST.—O'Reilly & Dahn resold for a client 146 East 97th st, a 5-sty stone tenement house, on a lot 26x100.11.

109TH ST.—E. V. Pescia & Co. sold for Helen Lavine to Scovorno Camiolo the 6-sty brick

tenement house with stores, at 173 East 109th st, on a plot 37.6x100.11. The property was held at \$50,000. The American Bureau of Real Estate, A. D. Epstein, president, represented the seller.

111TH ST.—The Marco Holding Corporation sold to Max Ehrlich the 3-sty and basement brick dwelling at 174 East 111th st, on a lot 17x100.11.

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118TH ST.—Fischer Realty Co. sold for E. Wolf 426-426 East 118th st, a 6-sty brick tenement house with store, on a plot 41.8x100.11.

121ST ST.—Sisca & Palladino sold for the Palher Realty Co. to Samuel Eckstein 433 and 435 East 121st st, a 6-sty brick tenement house with store, on a plot 44.7x100.11.

127TH ST.—The Alvena, a 6-sty and basement elevator apartment house, 50x99.11, at 14-16 West 127th st, has been sold by Pincus Kosnovsky to Lena and Frieda Wasserman.

131ST ST.—The Direct Leasing Corporation purchased the 3-sty and basement stone dwelling 104 West 131st st, on a lot 16.8x99.11.

132D ST.—Richard W. Lithgow sold to Lena A. Johnson the 3-sty and basement brick dwelling 204 West 132d st, on a lot 16.8x99.11.

133D ST.—Anna E. Witherall sold to John Lazarides the 3-sty and basement stone dwelling 266 West 133d st, on a lot 16.8x99.11, adjoining the southeast corner of Eighth av.

137TH ST.—Norman Lederer sold to F. Lillian Belle the 3-sty and basement stone dwelling 215 West 137th st, on a lot 19x99.11.

139TH ST.—Samuel A. Kelsey sold for Leon B. Ginsburg and Benjamin Lewin as executors 110 West 139th st, a 5-sty and basement brick apartment house, on a plot 31x99.11. The property was held at \$30,000.

149TH ST.—George Gould bought through Harry Sugarman from Marie M. Ehlers 507 West 149th st, a 3-sty and basement stone dwelling, on a lot 17.6x99.11. The buyer will occupy. Dora Jacobs was associate broker.

150TH ST.—Charles Berlin, represented by Joseph Keenan, sold for Rose Bergoff to Ethel Weisser the 5-sty and basement brick apartment house 537 and 539 West 150th st, on a plot 50x99.11. It was held at \$95,000 and rents for about \$17,000.

158TH ST.—Charles A. Du Bois sold for John G. R. Lillenthal to Helen M. Doyle 630 West 158th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11. It is the first sale since it was built in 1898.

169TH ST.—The Iris Construction Co. purchased from Edward M. Timmins the vacant plot, 50x86.7, on the north side of 169th st, 168.3 feet west of St. Nicholas av.

173D ST.—Edward S. Schwartz, operator, dealing under the title of the Kinghaven Holding Co., bought from a client of Butler & Bald-

win, Inc., the 5-sty brick apartment house, divided in 5 and 6 room suites, at 506 West 173d st, on a plot 50x100.

215TH ST.—Silverman's Exchange sold for the Polio Holding Co. to the West 215th Street Corporation 401 West 215th st, northwest corner of Columbus (formerly Ninth) av, a 1-sty fireproof garage, on a plot 100x99.11. It was a cash transaction.

LEXINGTON AV.—Emanuel Ettenheimer sold to M. Lemie the 5-sty and basement brick apartment house 1476 Lexington av, northwest corner of 95th st, a plot fronting 100.8 feet on the avenue and 27.6 feet on the street.

LEXINGTON AV.—Joseph Sager purchased from the Wallstein Realty Co. the southwest corner of Lexington av and 116th st, a 1-sty business building, 80x101, containing 10 stores. The property was held at \$250,000. Grudin & Sawitch were the brokers.

MADISON AV.—I. Willis sold for the estate of G. Basch 1836 Madison av, a 5-sty brick apartment house with stores, on a lot 25x100, renting for \$5,000 and held at \$30,000. This is the first sale of the house in 20 years.

MADISON AV.—James H. Cruikshank resold through Harry Sugarman to Rosemary Mullins, tenant, 2046 Madison av, a 3-sty and basement stone dwelling, on a lot 16.4x75.

PLEASANT AV.—Hudson P. Rose Co. purchased from the Dahlgren estate the three 3-sty brick flats 420 to 424 Pleasant av, northeast corner of East 122d st, on a plot 55.11x74.

SECOND AV.—B. Sachs sold to Mildred Solomon the 4-sty brick tenement house with store at 2002 Second av, on a lot 25x74.7.

SEVENTH AV.—Louis Camisa sold to John G. Forster the northeast corner of Seventh av and 111th st, a 5-sty and basement brick flat, on a lot 25.234x100.

THIRD AV.—Julius Reich sold to Milton Cohen the 5-sty brick tenement house with store at 2131 Third av.

76TH ST.—Anita U. Gallagher bought the two 5-sty brick tenement houses at 307-309 East 76th st, on a plot 55.4x102.2.

WADSWORTH AV.—T. W. Stemmler, Jr., Inc., engineers and constructors, purchased the southeast corner of 15th st and Wadsworth av for improvement with a 5-sty apartment house containing suites of 3 and 4 rooms. The plot is 79.11x50. M. Ringler was the broker.

BRONX SALES

SIMPSON ST.—The 5-sty and basement brick flat, 1,098 Simpson st, on a plot 38x100, was sold by M. Halperin to Morris Rabinowitz. The building accommodates 4 families on each floor and was held at \$45,000. Louis Reuter was the broker.

167TH ST.—Morris Koblinsky sold to Benjamin M. Gruenstein the 6-sty brick tenement house with stores, on a plot 41x92, at 494-496 East 167th st.

182D ST.—Butler & Baldwin sold for the estate of Cecelie Ettinger, 541 East 182d st, a 5-sty and basement brick apartment house, on a plot 40x142.6.

184TH ST.—Harry Cahn bought through George J. McCaffrey, Jr., from A. Slutnick, 56 East 184th st, southeast corner of Walton av, a 5-sty and basement brick apartment house, on a plot 95x71.

219TH ST.—Eugene J. Busher Co. sold for William C. Arnold to M. Celentano, for occupancy, 720 East 219th st, a 2½-sty frame detached dwelling, on a plot 50x114.

BRONX PARK EAST.—The Bronx Borough Builders, Inc., sold to Abraham M. Schwartz the property, 60x149.1 irregular, at 3020-3028 Bronx Park East.

CONCOURSE.—The estate of William McNabb sold the southwest corner of Grand Boulevard and Concourse and 176th st, a 2½-sty and basement frame detached dwelling, on a plot 120x57.11xirregular. David L. Woodall Jr. was the broker.

HOLLAND AV.—E. V. Pescia & Co. sold for the Devon Realty Corporation, John Kadel president, to Lorenzo Mattioli the southwest corner of Holland and Allerton av, 100x100. The purchaser will improve the property with four 2-sty 2-family houses. The property was held at \$12,000.

MELROSE AV.—Cahn & Cahn sold to Anthony Pinto and Frank Sanson, 732 Melrose av, a 4-sty brick flat with two stores, on a lot 25x92.5. Andrew Melchiano was the broker.

WHITLOCK AV.—The Falkenbach Manufacturing Co. bought from the Suferd Realty Co., the 3-sty factory building, on a plot 65x137, on the west side of Whitlock av, 55.8 feet north of 144th st.

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BROOKLYN SALES

67TH ST.—Realty Associates sold to C. Willberg the vacant plot, 60x100, on the south side of 67th st, 278.6 east of First av. The brokers were Frank A. Seaver & Co.

76TH ST.—Meister Builders, Inc., sold to Nicholas Romane the vacant plot, 220x100, on the northeast side of 76th st, 220 feet southeast of Eleventh av, Dyker Heights.

EAST 22D ST.—J. Lacey sold for G. H. Beall to A. B. Dietrich, plot 40x100, on the east side of East 22d st, 60 feet north of Av K. The new owners will erect a dwelling, to cost \$25,000.

AV J.—A. Mishkin sold for the Adage Realty Corporation to A. S. Beck the southwest corner of Av J and East 10th st, a vacant plot 60x100. The buyer will improve the plot with a dwelling for his occupancy.

BEDFORD AV.—Davenport Real Estate Co., Inc., with Herbert C. Comstock & Son, sold the frame 2-family house 2708 Bedford av for Mrs. Emma S. Levis.

CONEY ISLAND.—Realty Associates sold plots on the west side of Stillwell av, north of Neptune av, Coney Island, as follows: 40x118, to A. Ingoglio; 20x118, to J. F. Garguilo, and 20x118, to P. Ingoglio. The broker in these sales was A. Abate.

BROOKLYN AV.—Ross & Agar sold 51 to 55 Brooklyn av, two 4-sty double apartment houses and one corner store and apartment, on a plot 100x100 for the Spowers estate.

FOURTH AV.—Frank A. Seaver sold the vacant plot, 118.1x120, at the northwest corner of Fourth av and 62d st for the Bay Ridge Land and Improvement Co. to an investor.

FIFTEENTH AV.—Meister Builders, Inc., sold to a client for investment the 16-family apartment house, 40x100, at 3814 Fifteenth av. M. C. Caucci and R. Fontana were the brokers.

NEW YORK AV.—Dr. Francis J. Doyle sold 60-62 New York av, two 4-sty double apartment houses.

NEW UTRECHT AV.—A. Mishkin sold for the Ritz Holding Co. the 3-sty flat with stores, on a lot 24x100, at 5113 New Utrecht av.

SHERIDAN AV.—Levy Bros. sold to the G. & L. Building Corporation, Louis Milchman president, the plot on the west side of Sheridan av, between Atlantic and McKinley avs, 300x100, on which the buyers will erect twelve semi-detached 2-family houses with garages.

WILLOUGHBY AV.—John W. Herbert sold through the Bulkeley & Horton Co., 206 Wiloughby av, a 4-sty double flat, on a lot 20x100.

QUEENS SALES

FAR ROCKAWAY.—Lewis H. May Co. resold for Bessie Joslovitz part of the McKenna property, consisting of the 3-sty dwelling with garage, on the east side of Oak st, Far Rockaway, to Joseph Singer. The property was held at \$30,000.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Bayswater Homestead Corporation (Dr. E. J. Decker, president), the newly completed 2½-sty brick dwelling on the west side of Edgemont Pl, adjoining Mott av, Far Rockaway, to S. Salmonowitz, for occupancy.

LONG ISLAND CITY.—The P. and R. Construction Co., Philip Krulewitch president, builders, has sold the new 5-sty apartment house, 591 to 595 Fifth av, between Grand and Jamaica avs, Astoria, to Ignatz Wohl. The brokers were Murray and O. Brammer. Mr. Krulewitch has completed three buildings and is about to put up two more in the same locality.

RECENT LEASES.

Long West Side Leases

J. P. & L. A. Kissling leased for Richard Cronin, for a term of 21 years, the 4-sty building 252-254 West 55th st, on a plot 33.4x100, at an aggregate rental of more than \$200,000.

Fenimore C. Goode Co. leased the entire building, 232-238 West 29th st, on a plot 100x100, for the DeFoe Realty Co., to a client who will occupy the property for garage purposes after extensive operations have been made. The lease is for 21 years at a rental aggregating approximately \$250,000.

Long Lease Near Fifth Ave.

Price, Birkner & Johnston leased for a client

the entire 5-sty building 18 West 37th st, on plot 19.6x100, for a term of years.

Leases Nassau St. Parcel

The 5-sty building 83 Nassau st, between John and Fulton streets, has been leased by Louis B. Brodsky and Samuel Augenbligh from the New York Life Insurance and Trust Co. through Horace S. Ely & Co. Permission from the Supreme Court was necessary before the deal could be closed. The lease is for 42 years at an aggregate rental of \$600,000. At the expiration of the present leases the lessees intend to modernize the structure.

Builders Lease Broadway Plot

Elizabeth R. Wellington leased to the Rector Holding Co., controlled by Louis Gold & Co., 3654-3656 Broadway, adjoining the southeast corner of 151st st, for a term of 21 years, with renewal privilege. The property comprises a plot 50x100, adjoining the lot recently leased to Louis Gold & Co. for George Ehret. By this acquisition control of a plot of 75 feet passes into active hands. The contemplated operation will involve, with improvements, about \$400,000, including the rentals to be paid under the terms of the lease. By this lease the last vacant plot on Broadway from 135th to 168th st passes into the hands of builders.

Long Lease on Fifth Ave.

Conrad Glaesr, Inc., builders, have taken over 166-168 Fifth av for a term of 21 years, the aggregate rental being \$500,000. Mrs. Harriet N. Richards is the owner. The property has been in her hands for the last 50 years. They are old 5-sty buildings, which are being remodeled by the lessee. Brown & Wheelock were the brokers.

Congressman Hicks Leases Home

Frederick C. Hicks, who has long represented the Long Island district in Congress, has leased, furnished, through Worthington Whitehouse, Inc., his estate on Barker's Point, Port Washington, L. I., to L. Gordon Hammersley.

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REAL ESTATE NOTES.

WILLIAM H. WHELOCK, president of the Brown-Whelock Co., was on May 11 elected a trustee of the Greenwich Savings Bank.

CHARLES R. LEONARD of Cedarhurst is the buyer of the home of former Police Commissioner Arthur Woods at 165 East 74th st, sold recently.

SCHULTE CIGAR STORES CO. is the purchaser of the northwest corner of Seventh av and 23d st, recently purchased from the estate of Hubbard Stone.

R. C. S. HESS, who has been associated with M. & L. Hess, Inc., for 17 years, will cease his work there on June 1. It is understood that Mr. Hess will organize a new real estate firm.

HARRY S. SHAPTER, formerly with the Charles Buek Construction Co., 10 East 43rd st, is now associated with the Everett M. Seixas Co., of 507 5th av.

A. H. LEVY, operator, and Isidore Wittkind,

attorney, have taken offices in the Knickerbocker Building, at Broadway and 42d st. They maintained offices in 299 Broadway for the last 15 years.

SHAW, ROCKWELL & SANFORD were the brokers in the recently reported sale by the estate of General Lloyd S. Bryce to the Fred F. French Co. of the northeast corner of Fifth av and 97th st, a vacant plot, 100.11x200.

BOOKS CLOSED on May 1 for the issue of \$1,000,000 additional stock of the New York Title and Mortgage Co. The amount was fully subscribed, going almost entirely to the present holders of the stock.

W. H. DOLSON, president of Wood, Dolson Co., Inc., has accepted the chairmanship of the real estate group in the industrial organization of the city for the Salvation Army's \$500,000 home service appeal, now in progress. Functioning through the Real Estate Board of New York, of which Charles G. Edwards is president, Mr. Dolson has under way an active program for reaching every representative of the real estate interests in Grater New York directly with the Army's appeal for funds.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 6 to May 15	May 10 to May 16
Total No.....	235	217	240	215	810	776
Assessed Value.....	\$15,472,900	\$16,100,700	.....	.....	.....	.....
No. with consideration	24	27	6	17	26	40
Consideration	\$959,300	\$900,550	\$101,100	\$749,038	\$657,125	\$422,515
Assessed Value.....	\$760,000	\$912,000	.....	.....	.....	.....
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 15	Jan. 1 to May 16
Total No.....	4,614	4,069	4,441	3,070	14,770	12,557
Assessed Value.....	\$313,717,850	\$233,522,799	.....	.....	.....	.....
No. with consideration	434	426	402	207	617	735
Consideration	\$20,438,545	\$22,947,072	\$3,802,146	\$2,478,272	\$9,001,243	\$8,630,906
Assessed Value.....	\$20,259,450	\$19,102,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 6 to May 15	May 10 to May 16
Total No.....	194	178	193	143	850	687
Amount	\$4,619,239	\$4,072,408	\$2,003,729	\$990,059	\$5,806,621	\$3,700,154
To Banks & Ins. Co.	29	27	21	4	201	98
Amount	\$1,778,000	\$1,605,000	\$411,500	\$18,300	\$2,128,200	\$532,350
No. at 6%	163	148	182	99	817	638
Amount	\$3,984,389	\$3,507,596	\$1,910,074	\$588,366	\$5,468,351	\$3,453,202
No. at 5 1/2%	6	9	2	16	21	35
Amount	\$68,000	\$179,837	\$8,000	\$84,920	\$295,000	\$201,010
No. at 5%	1	2	1	5	4	6
Amount	\$20,000	\$81,800	\$4,000	\$9,810	\$18,600	\$12,300
No. at 4 1/2% .....	.....	.....	.....	1	.....	.....
Amount .....	.....	.....	.....	300	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	.....	1	1	6
Amount	\$225,000	.....	.....	\$6,500	\$3,400	\$28,100
Interest not given...	23	19	8	21	7	2
Amount	\$321,850	\$303,175	\$81,655	\$300,163	\$21,270	\$5,542
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 15	Jan. 1 to May 16
Total No.....	3,721	3,056	3,620	1,857	15,238	10,030
Amount	\$127,962,973	\$96,424,943	\$41,004,455	\$14,017,955	\$86,725,437	\$56,058,395
To Banks & Ins. Co.	551	511	297	112	2,976	1,540
Amount	\$38,651,708	\$39,473,812	\$6,308,680	\$2,013,795	\$24,576,883	\$15,701,971

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17
Total No.....	50	43	23	22
Amount	\$3,769,500	\$3,577,375	\$508,000	\$495,500
To Banks & Ins. Companies...	33	28	16	15
Amount	\$3,426,500	\$3,303,125	\$363,000	\$340,000
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	1,118	903	374	290
Amount	\$77,608,873	\$75,351,359	\$10,860,550	\$6,804,621
To Banks & Ins. Companies...	749	556	233	146
Amount	\$59,163,850	\$63,492,007	\$7,275,900	\$3,995,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17
New Buildings...	20	11	53	88	145	133	363	306	110	68
Cost	\$3,959,975	\$3,782,100	\$2,657,150	\$1,531,725	\$1,461,860	\$1,254,310	\$1,913,095	\$1,589,990	\$180,540	\$203,995
Alterations	\$441,550	\$888,315	\$63,050	\$30,000	\$119,690	\$104,830	\$51,005	\$7,395	.....	.....
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17
New Buildings...	351	287	1,943	701	5,330	2,833	8,723	3,455	903	658
Cost	\$54,271,476	\$38,724,355	\$54,857,063	\$18,040,920	\$52,709,270	\$32,179,030	\$53,589,019	\$19,116,383	\$3,026,441	\$2,068,858
Alterations	\$10,073,403	\$9,723,822	\$1,592,900	\$711,169	\$2,463,235	\$3,285,945	\$1,543,502	\$1,140,502	\$152,485	\$135,177

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BUILDING SECTION

New York Society of Architects Holds Annual Meeting

James Riely Gordon Elected President for Seventh Consecutive Year at Gathering
 [Which Indicated Organization's Increasing Sphere of Influence]

NEARLY one hundred members of the New York Society of Architects attended the annual meeting and banquet which was held at the Hotel Astor, Tuesday evening, May 16. Those present were extremely enthusiastic about the excellent progress made by the organization during the past year and the promise of greater constructive efforts to be made during the forthcoming months. This association has outlined an ambitious program of legislative work for the ensuing year and its activities, steadily widening in scope, are a reflection of the growing interest in the development of the organization along constructive lines and the realization that the Society is accomplishing a splendid service in raising the business and ethical standards of the architectural profession.

President James Riely Gordon presided at the business meeting which preceded the dinner. The annual reports of the officers and chairmen of the standing committees all showed the New York Society of Architects to be in a flourishing condition and evidenced a vast amount of unselfish interest and effort on the part of the individuals and committees charged with the conduct of the organization.

The reports of the Membership and Legislative Committees were particularly interesting and encouraging. During the past twelve months the enrollment of this society has grown steadily and consistently and its personnel now includes a large number of the most prominent architects in this city.

The Legislative Committee report dealt almost entirely with the proceedings leading up to the passage of the Architects' Registration Bill passed by the last session of the Legislature, and now law. This committee also outlined its program for legislative work contemplated next year, and impressed upon the society the great need for extreme watchfulness to prevent the passage of laws that will be prejudicial to the best interests of the architectural profession and the building industry as a whole, and furthermore asked for the fullest co-operation of the members in the committee's efforts to foster beneficent legislation.

The Nominating Committee, after reviewing the work of the officers who have served the society during the past year, decided no more zealous or efficient officers could be selected, and renominated James Riely Gordon as president; Adam E. Fisher, vice-president; Edward W. Loth, second vice-president; Arland W. Johnson, secretary; Walter K. Volckening, financial secretary, and Henry Holder, treasurer. These officers were unanimously elected upon the subsequent ballot. The election of Mr. Gordon as president is the seventh consecutive year he has been selected for this honor, and the society was a unit in giving President Gordon credit for untiring labor in developing and expanding the work of the organization.

President Gordon acted as toastmaster at the banquet which followed the annual meeting. Seated with him as guests of the New York Society of Architects were: D. Everett Waid, Treasurer of the American Institute of Architects and President of the New York State Board of Examiners for the Registration of Architects; William P. Bannister, Past President of the Brooklyn Chapter, A. I. A., and Secretary of the State Board of Examiners; Frank Mann, Tenement House Commissioner; W. S. Faddis, President of the Building Trades Employers' Association; Edward W. Loth, Vice-President of

the New York State Association of Architects; James B. Slee, President of the Brooklyn Chapter, A. I. A.; Wm. Wholean, representing Eidlitz & Hulse, attorneys; Hon. James N. Bly, Assemblyman from Brooklyn, and a member of the society, and W. P. Tienken, of THE RECORD AND GUIDE.

After an interesting vaudeville program the toastmaster called upon several of the guests for brief addresses. In practically every instance these talks were informal and dealt largely with the recent passage of the bill requiring architects practicing in this State to register. The New York Society of Architects was in a large measure responsible for the successful passage of this legislation which places this State among the leading commonwealths which have taken definite action toward the curtailment of unqualified practitioners in this profession.

Mr. Waid, who has been identified for several years with the State Board having charge of the registration of architects, briefly told of the benefits accruing to the profession and the building industry through the provisions of this measure and explained some of the qualifications required by the Board of Registration. In closing he highly complimented Assemblyman Bly for his untiring interest and effort in behalf of this bill, and admitted that if it had not been that Mr. Bly was also a qualified architect as well as a statesman, it is doubtful if the bill would have passed the Legislature.

Mr. Bannister told the members of the society something about the machinery of registering the profession according to the provisions of the law. He explained how every section of the law has been passed upon by the State Attorney General, and compared the salient points of the New York State law with similar legislation passed by other states and showed how the profession in New York is better protected against promiscuous practitioners.

Commissioner Mann, of the Tenement House Department, complimented the society on its growth during the year and its achievements along constructive legislative lines, and then told how improved standards of planning and design would better local living conditions and protect our population against poorly constructed and unsanitary dwellings. In passing, he stated that all housing construction records are being broken by the present building boom, that apartments now under construction will provide for approximately 50,000 families, and that the structures for which plans have already been completed and filed but construction not commenced, will furnish homes for another 50,000 families. These apartments are in multi-family dwellings located in the five boroughs of New York City, and do not take into consideration the large number of one and two-family houses either now under construction or for which plans have already been filed.

Assemblyman Bly spoke at length upon the efforts leading up to the passage of the Registration Bill during the closing days of the session, and how it was necessary to combat prejudices of legislators who do not realize the importance of the measure nor the effect its passage would have in stimulating higher professional standards, to say nothing of insuring safer construction throughout the State.

In conclusion Mr. Wholean spoke of the legal aspects of the Registration Bill, and Mr. Loth told of his twenty-five years of experience in working for this measure which only became law about a month ago.

N. Y. Building Congress Inaugurates Luncheon Meetings

Dr. B. M. Anderson, Economist of Chase National Bank, Addresses Members on Subject of "Price Trend in Trade"

MORE than fifty members of the New York Building Congress attended the first of a series of luncheon meetings arranged to keep the membership in touch with the activities and aims of the organization. This luncheon was held at the Engineers' Club, Tuesday, May 9, and the enthusiasm of those present indicated to the officers that the future meetings scheduled will grow steadily in popularity.

The luncheon this week was planned by John Lowry, Jr., chairman of the Committee on Surveys, and was addressed by Dr. Benjamin M. Anderson, Jr., economist of the Chase National Bank. The subject of Dr. Anderson's address was "Price Trend in Trade," and although the speaker did not stress past or current price trends as they apply particularly to the building industry, those present obtained valuable information and data that will be useful in making an analysis of the price tendencies in the construction business.

Dr. Anderson outlined in an interesting manner the history of general commodity prices from 1914, at the time of the outbreak of the war in Europe, to the present. Study of the index numbers for all commodities showed no particular change during the latter part of 1914 as a result of the war, and in the year following there was only an average increase of five per cent, and Mr. Anderson stated that the industrial slack at the outbreak of the war was the reason for the relatively small increase in prices.

The demands for goods, quickened by the requirements of the warring nations, however, caused American industries to expand their facilities and utilize idle plants, and it was not until this happened that a serious advancing trend was noticeable in commodity prices. Toward the end of the first half of 1916 our industries reached the limit of aggregate production, and after that the European demand for clothing, foodstuffs and war equipment rapidly increased prices so that at the end of the year levels were approximately sixteen per cent. above pre-war times. As conditions grew worse on the other side during 1917 prices advanced rapidly and at the close of the year were eighty per cent. above pre-war levels. From this there was a slight decline for a month or so, but it was followed by a further advancing movement which carried commodity prices to 106 per cent. above normal. The armistice brought still higher prices and it was the general opinion of economists that the return of soldiers and sailors would increase production and consequently reduce prices. This did not occur, however, and we did not reach the peak of the price advance until some months after the war had ceased. The peak of war-time prices was passed during the period when the United States was in its most extravagant mood, and according to Bradstreet's and other recognized publications, the post-war high peak of commodity prices went to 227, as compared with 106 for the war period.

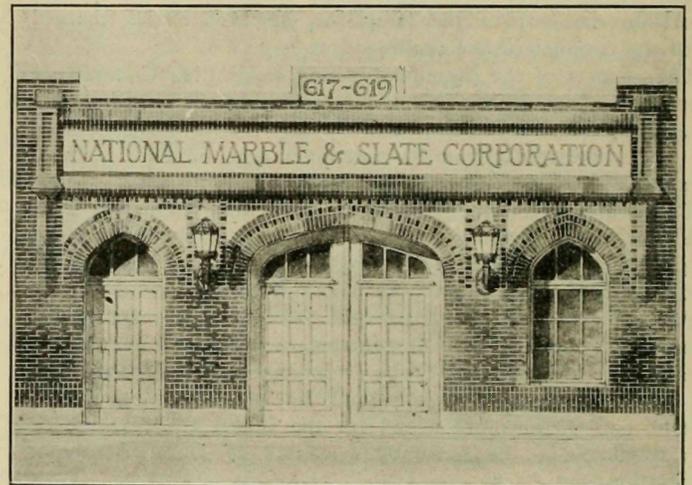
A Small Industrial Project of Considerable Architectural Merit

ARCHITECTURAL distinction in a relatively small industrial project is unfortunately so infrequent as to become worthy of comment when such an operation is discovered. There are many large industrial plants scattered about the country which have become landmarks, noteworthy for architectural treatment which almost seems to remove them from the strictly utilitarian into the realm of the artistic. It is not often, however, that a factory owner, contemplating a small building in a more or less obscure location, has a sufficient aesthetic sensibility to desire and demand a building so designed as to portray his own regard for better things while at the same time elevating the tone of its environment.

John J. Burns, president of the National Marble & Slate Corporation, when this concern decided upon the construction of a modern marble and slate working plant, sought the advice of Hugh Tallant, a well-known architect, who designed a building of modest dimensions but which in architectural treatment will add greatly to the appearance of the neighborhood and materially increase the value of surrounding properties.

The new building for the National Marble & Slate Corporation will be located at 617 to 619 West Forty-eighth street on a plot 50x100 feet, leased from James T. Stanley for a term of twenty-one years, with renewal, and option to purchase. The building will be one story in height with ground dimensions of 50x80 feet. The front will be of face brick and the arched window and door openings will give the structure a decidedly Gothic appearance.

This factory will be the only one of its kind on the west side of Manhattan, and its location and equipment will make it especially adaptable for efficient and rapid service to architects and contractors. The plant will provide work for a force of about twenty skilled marble cutters and polishers.



Hugh Tallant, Architect
PROPOSED FACTORY BUILDING IN 48TH STREET

The equipment will be of the most modern type obtainable, and will consist of cutting, planing and polishing machines, crushers, etc., all electrically operated by direct connected motors. Dock and rail facilities are at hand to insure prompt service to out of town customers.

The National Marble & Slate Corporation will furnish and install fine interior marble, tile, slate, mosaic and terrazzo work in high class building projects and will also manufacture a high grade of cement tile in various colors and designs, for which there is a rapidly growing demand.

Construction of this plant will be started immediately, and it is anticipated will be ready for operation early in September.

Scope of the Lumber Industry

THE lumber and wood-working industries in the United States represent an investment of \$12,000,000,000, and employ approximately 1,000,000 men; their annual railroad freight bill is approximately \$170,000,000, paid for transporting 200,000,000 tons, which is more than 10 per cent. of the total

tonnage of the American railroads, according to Charles Hill, general manager, Southern Pine Sales Corp. of New York, in an address delivered at the annual meeting of the Southern Pine Association held recently in New Orleans. Lumber ranks first among the nation's industries in the number of employees.

Local Building Showing Effect of Serious Brick Situation

Construction Statistics, Compiled by F. W. Dodge Company, Indicates Drop in Both Contemplated New Work and Contract Awards During Past Week

ALTHOUGH the weekly building figures for New York City show slight reductions as compared with previous weeks, a condition largely attributable to the scarcity of brick and the inadequate labor supplies, there is practically no change in the volume of activity throughout the New York territory as a whole. Figures tabulated by the F. W. Dodge Company, covering newly contemplated construction and contracts awarded in New York State and New Jersey, north of Trenton, show that during the nineteenth week of this year 674 new building and engineering operations were reported in the early planning stages. This work will involve an outlay of approximately \$21,800,700. During the same period the contracts awarded in this territory numbered 445 and represented a total expenditure of \$16,448,300.

Reported activity in Greater New York during the week of May 5 to 12 inclusive involved 262 projects, for which plans are being prepared and which will call for a total outlay of \$7,211,200. The contracts actually awarded in the city during the week numbered 112 and will amount to a total of \$8,086,600.

The list of 262 building and engineering operations reported as being planned for locations in Greater New York was composed of the following groups: 40 business projects such as stores, offices, lofts, commercial garages, etc., \$2,294,500; 5 educational buildings of various types, \$295,000; 6 factory and industrial operations, \$109,000; 2 public buildings, \$120,000; 14 public works and public utilities, \$589,000; 4 religious and memorial projects, \$147,000; 185 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$3,374,000, and 6 social and recreational buildings, \$282,500.

Among the 112 operations for which contracts were awarded during the nineteenth week of this year were 28 commercial projects of various types, \$1,992,000; 3 educational buildings, \$225,000; 2 hospitals and institutions, \$410,000; 2 public works and public utilities, \$485,600; 5 religious and memorial projects, \$179,000; 67 residential operations, including multi-family dwellings and one and two-family houses, \$3,449,000, and 5 social and recreational projects, \$1,346,000.

PERSONAL AND TRADE NOTES.

G. G. Holander Floor Company has moved from 70 Willoughby street to larger quarters at 497 Atlantic avenue, Brooklyn.

H. G. Wichman, architect, Lindenhurst, L. I., desires samples and catalogues from manufacturers in building materials and supplies.

W. J. Metcalf, has been appointed assistant to the president of the Yale & Towne Manufacturing Co., Stamford, Conn., hardware manufacturers.

William Ludlum, a well known hardware dealer of Mt. Vernon, has been elected president of the Westchester County Hardware Dealers' Association.

W. M. Westcott, has opened an office at 26 Court street, Brooklyn, as sales agent for the Sharp Rotary Ash Receiver Corporation of Springfield, Mass.

Oscar Vatet and Franklin P. Hammond, architects, have moved their offices from 15 East Fortieth street to 565 Fifth avenue.

Frank Goodwille and Wm. Edgar Moran, architects, have formed a partnership for the general practice of their profession and have established offices at 56 West 45th street.

Schermaster & Latman, architectural, ornamental and structural iron works, announce that they have moved from 203 East 98th street to 1099 Washington avenue, the Bronx. Telephone: Melrose 0909.

Mortimer Steinfelds, builder, announces the removal of his office from 26 Court street to the Temple Bar Building, 44 Court street, Brooklyn.

Enequist Roofing Company, William L. Enequist, president, has moved from 133 Huron street to larger and better equipped quarters at 113-115 Diamond street, Brooklyn.

Marcus Contracting Co., Inc., 305 Broadway, has obtained the contract for excavation at 186 to 192 Joralemon street, Brooklyn, for P. Gluckman, owner. This firm also has the contract for excavation work at the corner of Fulton and Gold streets, Manhattan, for A. Aronson, owner.

Newenhouse Company, Inc., 161st street and Park avenue, the Bronx, has the general contract for the erection of the Chapel of the College of New Rochelle, from plans by R. H. Dana, architect.

Vernam & Clough, architects, have opened an office for the general practice of their profession at 15 East Fortieth street and desire samples and catalogues of building materials and specialties.

Falkenbach Manufacturing Company, lighting fixtures and art novelties, announces the removal of its office from 159 East Fifty-fourth street to 429 Whitlock avenue, the Bronx, where they have purchased a building for use as factory, sales rooms and office.

Architects Approve Organized City Plan.

The Architectural League of New York, in a resolution passed at its recent Executive Committee meeting, expressed approval of the organized plan for the development of New York City and its environs as outlined by the Russell Sage Foundation. This resolution expressed its appreciation for the wide vision of the Russell Sage Foundation Committee and its devotion to an ideal of organized city planning, and promised the moral support of the Architectural League and its members to the proposals for laying out a definite plan for the future growth of the Metropolitan area.

Slate Producers Organize

Organization of slate producers in the United States into the National Slate Association was effected in the Hotel Commodore, April 20. The purpose of the organization is to promote uses of slate products and to disseminate generally information regarding such products. The organization was due largely to the efforts of Oliver Bowles of the U. S. Bureau of Mines.

The following executive committee was appointed to formulate a detailed organization: Wm. H. Keenan, Bangor, Pa., chairman; G. H. Shinville, Fairhaven Vt.; N. M. Male, Pen Argyl, Pa.; Roscoe C. Berlin, Slatington, Pa.; F. C. Sheldon, Granville, N. Y.; E. R. Norton, Granville, N. Y.; G. F. Barnard, Boston, Mass.; A. H. Morrow, Pawlet, Vt., treasurer; and W. S. Hays, Philadelphia, Pa., secretary.

City Planning Conference

The fourteenth National Conference on City Planning is to be held at Springfield, Mass., June 5-7, in conjunction with the annual convention of the Massachusetts Federation of Planning Boards. Among the subjects to be presented are "The Treatment of the River Front," one of the speakers on which will be Edward H. Bennett of Chicago; "City Planning in Relation to Transportation and Street Traffic," E. P. Goodrich of the Technical Advisory Corporation, New York City, and D. L. Turner, chief engineer, New York Transit Commission, and "Methods of Winning Public Support for a City Planning Program," S. C. Kingsley, director, Welfare Federation of Philadelphia, and Dr. Samuel B. Woodward, chairman, City Plan Committee, Worcester.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

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

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

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

American Institute of Architects will hold its fifty-fifth annual convention in Chicago, June 7 to 9 inclusive, at the Chicago Beach Hotel. Details of the program will be announced later.

CURRENT BUILDING OPERATIONS

SCARCITY of common brick has slowed down local construction to some extent, and during the past week the chief topic of conversation among builders and allied interests was the difficulty of securing materials and the bonus demands of certain classes of building trades labor. As far as the supply of common brick is concerned, however, both manufacturers and dealers are assuring the industry that with a little patience all of the requirements will be met. According to current reports the Hudson River common brick plants are now working at all possible speed and brick of this season's make will undoubtedly be on the market within the next two weeks, and possibly less.

Common Brick—Demand for this commodity is intense, and as fast as cargoes arrive they are being taken out of the market by dealers who are rushed with orders and without stocks to fill them. Quite a volume of brick arrived during the week, and the situation is easier than it was a week ago, but the crisis is not over yet, and there will be a shortage for a few weeks to come. The strike of the brickmakers in the Haverstraw yards has been settled and the workers returned to their jobs Wednesday morning. Manufacturers are doing their utmost to speed up production and they are working their machines to full capacity and running as many as they have men to operate. Within the next week or so new brick will likely begin to arrive and after that the producers promise a steady supply adequate to all demands. Common brick prices are exceedingly firm but no advance in the wholesale market has been reported during the week. The level is now \$20 a thousand to dealers in cargo lots.

Summary—Transactions in the North River brick market for the week ending Thursday, May 18, 1922. Conditions of market: Demand heavy; prices very firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 41; sales, 41. Distribution: Manhattan, 16; the Bronx, 2; Brooklyn, 15; New Jersey points, 6; Astoria, 2.

Lumber—Market conditions have changed but slightly during the past week. The demand for lumber is keen and showing marked signs of increasing within the next few weeks. A large volume of new construction is being undertaken and reports from suburban sections indicate extensive activity along residential lines. Lumber prices are firm and likely to hold at their present levels for some time to come as the current or-

ders are in excess of production and as a consequence the market is not overstocked in some items. Report comes from Washington that a comprehensive program of commercial and manufacturing simplification has been proposed by the National Lumber Manufacturers' Association to Secretary Hoover, and as a result he has called a conference of representatives of both the soft and hard wood lumber manufacturing associations, railways, building engineers, architects and the wood consuming industries and retailers of lumber, to meet in Washing-

ton during the week of May 22. The lumber industry proposed to effect a sweeping reorganization of its grades, dimensions and their simplification that would affect millions of makers, handlers and consumers of lumber. The most novel proposal is that of putting the industry as a whole behind the stated quality of the product of each of its members by branding grades on every piece of lumber sold.

Structural Steel—Structural steel bookings have dropped off to some extent during the past week or ten days, but there

BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

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

Face Brick—Delivered on job in New York:

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

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

Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

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

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

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

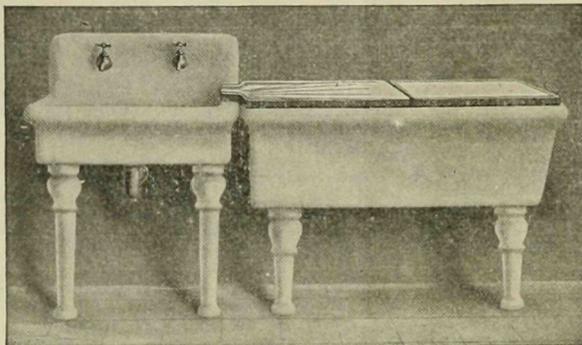
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

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

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

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MATERIALS AND SUPPLIES

is a vast amount of new work in prospect and quite some tonnage is now being figured. The local shortage of common brick has slowed down construction somewhat, and as a result, contractors are going slowly about steel awards. Prices are exhibiting a marked upward tendency with mill quotations very firm and fabricators quoting from \$67 to \$75 per ton, erected.

Roofing and Building Papers—Reports from the outlying sections of New York City and from the suburban districts show a steady and consistent demand for

these materials. The large program of residential building in the semi-rural sections is largely responsible for the activity of this market. Stocks are not heavy but seem sufficient for all demands and prices are very firm.

Cast Iron Pipe—Business in this line is extremely active, and as a result the Eastern plants are busy at nearly 100 per cent of capacity. Although municipal buying has dropped off to some extent during the past few weeks the demand from private sources is very heavy and from all accounts will continue through-

out the next month or so. Considerable new municipal business is in sight, but the chances are that it will not be realized for bids for a month or so. Prices are very firm and rumors persist to the effect that quotations will be advanced at any time, but up to the present no official announcement of higher prices has been made. New York quotations are as follows: 6 in. and larger, \$48.50 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—Increased interest is developing in this line and within the next few weeks it is likely that local demand will reach its season's height. Throughout the city there is a vast amount of apartment house construction now about ready for glass and other projects are coming along steadily which will maintain an active demand for some time to come. Stocks are plentiful and prices are very firm.

Nails—The market is spotty, and in some sections business is excellent, while in others interest is lagging to some extent. Stocks are adequate to meet all current demands and mill deliveries are satisfactory. Prices are variable to a degree and there is considerable difference in quotations according to locality. New York prices range upward from \$3.35 base, per keg on wire nails, and from \$3.90 base, per keg on cut nails.

Builders' Hardware—The recent heavy demand for hardware has depleted stocks to a considerable extent and manufacturers are being pushed to keep abreast of their orders from jobbers. The local building season is now at its height and the demand for all items of hardware is exceptionally keen. There are persistent rumors of higher prices in the near future, but as yet no changes have been announced by either manufacturers or dealers.

Linseed Oil—The local demand has improved greatly during the past week or so, and as a result jobbers are in a more optimistic frame of mind than they have been for many months past. Prices are very firm and slightly higher than they were owing to the advance announced by the crushers. Dealers are in anticipation of a steady increase in demand and as stocks are relatively light prices are expected to remain firm and may possibly advance.

Electrical Supplies—Wiring material sales continue to hold up well, and as a general thing both manufacturers and dealers are satisfied with the prevailing market conditions. Orders are increasing somewhat in both number and size.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....	
27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x⅝ in.....	0.22 each
32x36x½ in.....	0.28 each

Sand—

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

White Sand—

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

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.68
Gray Canyon sandstone, per cu. ft.....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	3.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	1.60c. to —
Beams and channels over 14 in.....	1.60c. to —
Angles, 3x2 to 6x3.....	1.60c. to —
Zees and tees.....	1.60c. to —

Lumber—

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

3x4 to 14x14, 10 to 20 ft....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b. N. Y., base price, per M.....	37.50 to —
Hemlock, W. Va., base price, per M.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).....	28.50 to —
Wide cargoes.....	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime.....	13.00 to —
Quartered Oak.....	to \$166.00
Plain Oak.....	to 126.00

Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	71.00 to —
Yellow pine No. 1 common flat.....	56.50 to —
N. C. pine flooring Norfolk.....	62.50 to —

Window Glass—

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

Linseed Oil—

City brands, oiled, 5 bbls. lot.....	\$0.97 to —
Less than 5 bbls.....	0.99 to —

Turpentine—

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



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BROOKLYN

KENT AVENUE & MORTON STREET

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

49TH ST.—A. C. Bossom, 680 5th av, has plans nearing completion for three 9-sty brick and limestone apartments, 75x100 ft, at 150-2-4 East 49th st for Boston Holding Co., V. Guinzburg, 725 Broadway, owner. Architect will take bids on general contract May 22.

52D ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick and steel apartment house, 150x100 ft, in 52d st, between 3d and Lexington avs, for Bendheim Construction Co., 280 Madison av, owner. Cost, \$1,200,000.

63D ST.—Sugarman-Hess & A. G. Berger, 16 East 43d st, have plans in progress for a 9-sty brick apartment, 86x82 ft, at 125-135 East 63d st, for 125 East 63d Street Corp., Louis Cowan president, 377 Broadway, owner and builder. Cost, \$350,000. Structural engineer, Ball & Snyder, 25 East 24th st. Steel, A. E. Norton Co., 56 West 45th st.

97TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty brick and steel apartment house, 75x100 ft, at 15-17-19 West 97th st for Schroder & Koppel, Inc., Millard, Schroder, 61 West 74th st, owner and builder. Cost, \$190,000.

HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st, has plans in progress for a 10 or 12-sty brick and stone lodge building, 150 ft on 55th st and 100 ft on 56th st, at 131 West 55th st, for A. A. N. M. O. S. Mecca Temple, 105 West 45th st, owner. Cost, \$1,200,000. Structural engineer, Purdy & Henderson, 45 East 17th st.

LENOX AV.—Elwood R. Williams, 288 East

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10th st, has plans in progress for a 2-sty brick and stone lodge building, 80x125 ft, at the southeast corner of Lenox av and 144th st for Knights of Pythias, Lee Crawford, chairman building committee, 110 West 131st st, owner. Cost, \$200,000.

HOSPITALS.

MADISON AV.—Buchman & Kahn, 56 West 45th st, have completed plans for a structural steel and reinforced concrete hospital on the east side of block front Madison av, from 123d to 124th sts, for The Hospital for Joint Diseases. Chas. F. Diehl, superintendent, 1919 Madison av, owner. Cost \$1,000,000.

HOTELS.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for a 14-sty brick, steel and limestone apartment hotel, 100x162 ft, with stores, at the southeast corner of Broadway and 91st st, for Van Rensselaer Estates, Inc., Henry A. Blumenthal president, 233 Broadway, owner and builder. Cost, \$2,500,000. Structural engineer, Ball & Snyder, 25 East 24th st. Steel, Paterson Bridge Co., 314 East 14th st.

STABLES AND GARAGES.

76TH ST.—John E. Collins, 148 Montgomery st, Brooklyn, has completed plans for a 2-sty brick garage, 143x103 ft, at 403-415 East 76th st, for Herman Harjes, 408 East 76th st, owner. Cost, \$55,000. Owner will take bids on general contract about May 22d.

AMSTERDAM AV.—Wm. Shary, 41 Union sq, has completed preliminary plans for a 2-sty brick garage, 74x100 ft, at 2500-4 Amsterdam av, for Max Marx, 128 Broadway, owner. Cost, \$50,000.

THEATRES.

23D ST.—Geo. & Edw. Blum, 505 5th av, have plans nearing completion for alterations to the 4-sty brick theatre, 275x197 ft, with offices, at 23d st and 8th av, through to 24th st, for Morris M. Glaser, 1133 Broadway, owner. Cost, \$500,000. Owner will take bids on general contract May 22.

Bronx

APARTMENTS, FLATS AND TENEMENTS.
KINGSBRIDGE RD.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 113x94 ft, at the southwest corner of Kingsbridge rd and Grand av, for Silmarsh Realty Co., Louis Silvermarsh president, 372 East 149th st, owner and builder. Cost, \$180,000.

SHERIDAN AV.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick tenement, 100x80 ft, at the southwest corner of Sheridan av and 162d st, for Robert J. Moorehead, 311 East 200th st, owner. Cost \$170,000.

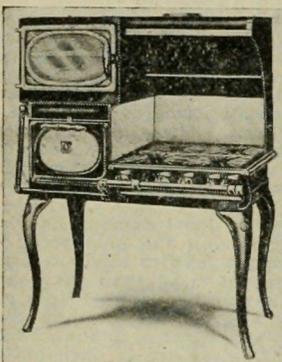
FACTORIES AND WAREHOUSES

137TH ST.—Max Muller, 115 Nassau st, has completed plans for an addition to the 4-sty brick factory, 40x100 ft, in the south side of 137th st, 100 ft east of Brook av, for Samuel Katzen, 512 East 137th st, owner. Cost, \$30,000. Owner will soon take bids on general contract.

STABLES AND GARAGES.

JEROME AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 100x100 ft, on the south side of Jerome av, 150 ft north of 200th st, for Anne Gully, 114 East 198th st, owner. Cost, \$40,000.

SOUTHERN BLVD.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 2-sty brick and stone garage, 66x149 ft, on the west side of Southern Blvd, 195 ft north of 179th st, for Leonard Davis, 368 New York av, Brooklyn. Owner. Cost, \$50,000.



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WHITE PLAINS AV.—Robert Skrivan, 2069 Westchester av, has completed preliminary plans for a side extension to the 3-sty and cellar brick storage building and garage, 50x60 ft, at 4761 White Plains av for John Stahl & Sons, owner, on premises. Cost, \$40,000.

THEATRES.

WALTON AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick moving picture theatre, 100x208 ft, at the northeast corner of Walton and Burnside avs for Jupiter Realty Co., Morris Winck, president, 71 West 23d st, owner. Cost, \$150,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CLINTON AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 6-sty brick and limestone apartment, 75x115 ft, on Clinton av, near Gates av, for Gordon & Berry, 188 Montague st, owner. Cost, \$165,000.

CHURCHES.

CONSELYEA ST.—F. J. Berlenbach, 260 Graham av, has completed plans for a church at the northeast corner of Conselyea and Humboldt sts for St. Francis of Paola, Rev. Doctor Leonard Russo, pastor, 25 Orient av, owner. Architect will take bids on general contract about May 24.

Queens

CHURCHES.

GLENDALE, L. I.—Gustave E. Steinback, 157 West 74th st, has been retained to prepare plans for a brick and stone convent at Glendale for St. Pancras R. C. Church, Rev. Father Francis O. Siegelack, Myrtle av and Deboe pl, Glendale, owner.

DWELLINGS.

CORONA, L. I.—A. Marinelli, 15 West Jackson av, Corona, has plans in progress for a 2-sty frame and shingle dwelling, 21x31 ft, in the east side of 43d st, 155 ft south of Jackson av, for C. Hambasion, 100 43d st, Corona, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Adolph Goldberg, 164 Montague st, Brooklyn, has plans in progress for twelve 1½-sty frame dwellings, 22x40 ft, at the southwest corner of Vesta st and Otis av, Elmhurst, for Jacob Morgenthaler Sons, 663 Sackett st, Brooklyn, owners and builders. Cost, \$72,000.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for four 2-sty brick dwellings, 16x33 ft, at the southeast corner of Maxweber av and Prospect av, Jamaica, for Robert Graham, 288 New York av, Jamaica, owner and builder. Cost, \$5,000 each. Owner will take bids on separate contracts.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2½-sty frame dwelling, 20x32 ft, in the east side of Prospect st, 175 ft south of Pacific st, Jamaica, for Pasquale Coppozza, Pacific and Prospect sts, Jamaica, owner and builder. Cost, \$7,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for a 2-sty frame dwelling, 20x36 ft, on the east side of Woodland av, 160 ft north of Remsen st, Jamaica, for B. Rueling and J. Veleman, 25 Brown pl, Manhattan, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for eight 2-sty frame dwellings, 16x38 ft, in the west side of 116th st, south of Metropolis av, Richmond Hill, for Jos. Miller & Sons, 10415 Church st, Richmond Hill, owner and builder. Cost, \$6,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—W. Kenneth Watkins, 15 East 40th st, Manhattan, has plans nearing completion for a 4-sty reinforced concrete and brick factory building, 80x140 ft, at the northeast corner of Queens Blvd and Moore st, L. I. City, for Riddleys Candy Co., John S. Sutphin, in charge, 345 West 40th st, Manhattan, owner. Architects will soon take bids on general contract.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has plans in progress for a 1-sty brick garage, 50x100 ft, on the east side of Harold av, 115 ft south of Skillman st, L. I. City, for J. McKenna, 496 1st av, L. I. City, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—Gurdon S. Parker, 17 East 42d st, Manhattan, has been retained to prepare plans for a 2-sty brick school at Huntington for Board of Education of Huntington, S. Cheserre, Huntington, owner.

STORES, OFFICES AND LOFTS.

ASTORIA, L. I.—Plans have been prepared privately for eight 1-sty brick and limestone stores, 27x92 ft, at Flushing and 2d avs, Astoria for Five County Realty Corp., A. Sachs, in charge, 435 West 23d st, Manhattan, owner and builder. Cost, \$30,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for nine 2-sty and basement brick and limestone stores, 100x100 ft, on the north side of Grand av, between 5th, 6th and 7th avs, for Five County Realty Corp., A. Sachs,

in charge, 435 West 23d st, Manhattan, owner and builder. Cost, \$100,000.

Nassau

HALLS AND CLUBS.

SEARINGTON, L. I.—Albert Humble, 140 West 34th st, Manhattan, has plans nearing completion for a 2-sty hollow tile and stucco country club, of irregular dimensions, with golf course, at Searington, 4 miles from Great Neck, for Shelter Rock Country Club, T. B. Maloney, chairman building committee, Great Neck, owner. Cost, \$40,000. Architect for golf course, Devieux Emmett, St. James. Architect will take bids on general contract about May 22.

Suffolk.

DWELLINGS.

LINDENHURST, L. I.—Max L. Waeber, 116 West 39th st, Manhattan, has plans in progress for one hundred 1½ and 2-sty frame dwellings, of irregular dimensions, at Lindenhurst for Hebel and Muller, Good Ground, owner.

Westchester

CHURCHES.

RYE, N. Y.—S. Edson Gage, 28 East 49th st, Manhattan, has completed preliminary plans for an addition to the 2-sty local stone church, 125x80 ft, on Purchase av, Rye, for First Presbyterian Church of Rye, Charles G. Sewall, pastor, Rye, owner. Architect will take bids on general contract about May 25.

DWELLINGS.

NEW ROCHELLE, N. Y.—D. A. Summo, Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick veneer dwelling, 30x30 ft, on Albert pl, New Rochelle, for D. Gaiardi,

Mayflower av, New Rochelle, owner. Cost, \$12,000.

SCARSDALE, N. Y.—Plans have been prepared privately for a contemplated 2½-sty brick and hollow tile dwelling on Fenimore rd, in Fox Meadows, Scarsdale, for Geo. M. Laubshire, 35 Waller av, White Plains, owner. Cost, \$15,000.

YONKERS, N. Y.—G. Howard Chamberlain, 1 So. Broadway, Yonkers, has completed plans for a 2½-sty frame dwelling on Palisade av, Yonkers, for M. McKittrick, 227 Palisade av, Yonkers, owner. Cost, \$11,000.

STABLES AND GARAGES.

MT. VERNON, N. Y.—C. J. J. Wolf, 17 South 3d av, Mt. Vernon, has plans in progress for a 1-sty brick and limestone garage, 80x95 ft, with show room, on 3d av, Mt. Vernon, for M. O'Leet, 87 Nassau st, Manhattan, owner. Cost, \$25,000. Architect will take bids on general contract about May 25.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Tentative plans have been prepared privately for a 6-sty brick office building, 62x198 ft, on South Broadway, Yonkers, for Westchester Lighting Co., W. L. Bruce, in charge, 1st av and 1st st, Mt. Vernon, owner. Cost, \$350,000. Owner will take bids on general contract.

MISCELLANEOUS.

PELHAM MANOR, N. Y.—Electus D. Litchfield & Rogers, 477 5th av, Manhattan, have been retained to prepare plans for a contemplated addition to the frame and stucco fire house at Pelham Manor for Village of Pelham Manor, owner. Cost, \$50,000.

Manhattan College

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

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New Jersey CHURCHES.

MONTCLAIR, N. J.—Goodville & Moran, 56 West 45th st, Manhattan, have been retained to prepare plans for an addition to the parish house at South Fullerton av and Union st, Montclair, for St. Luke's Protestant Church, Rev. Luke M. White, pastor, 75 So. Fullerton av, Montclair, owner. Cost, \$25,000.

DWELLINGS.

EAST ORANGE, N. J.—F. J. Meystre, 84 Washington st, Hoboken, has completed plans for a 2½-sty brick dwelling, 32x33 ft, at 15 Woodlawn av, East Orange, for B. Vezetti, 921 Castle Point Terrace, Hoboken, owner and builder. Cost, \$16,000.

MONTCLAIR, N. J.—Plans have been prepared privately for three 2½-sty frame dwellings, 26x38 ft, on Buckingham rd, Montclair, for David H. Tichenor, Inc., 800 Broad st, Newark, owner and builder. Cost, \$7,000 each.

CONTRACTS AWARDED.

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

BANKS.

BROOKLYN.—Thos. Drysdale, Inc., 250 Baltic st, has the general contract for alterations to the factory at the northeast corner of Bedford av and DeKalb av, which is to be converted into a bank, for the Mechanics Bank, Court and Montague sts, H. M. Denott, president, owner, from plans by Shampian & Shampian, 50 Court st, architects. Cost, \$15,000.

BROOKLYN.—Caye Construction Co., Inc., 356 Fulton st, has the general contract for alterations and an addition to the bank at 205 Montague st for American Trust Co., Harry A. Kahler, president, 135 Broadway, Manhattan, owner, from plans by H. S. Luckman, care of owner, architect.

FOREST HILLS, L. I.—Chas. Money, Inc., 241 West 36th st, Manhattan, has the general contract for a 1-sty brick bank building at the corner of Austin and Continental avs, Forest Hills, for Corn Exchange Bank, M. Brown, in charge, 13 William st, Manhattan, owner, from plans by Alfred Felheimer and Stewart Wagner, 7 East 42d st, Manhattan, architects. Cost, \$80,000.

CHURCHES.

BROOKLYN.—Edmund Broderick, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick and limestone church, 65x145 ft, in the south side of 21st st, 159 ft east of 5th st, for St. John the Evangelist R. C. Church, Rev. Thos. S. Dunig, pastor, 21st st, near 5th av, owner, from plans by James Martini, 31 Union sq, Manhattan, architect. Cost, \$75,000.

MASPETH, L. I.—John J. Beatty, 1469 Dean st, Brooklyn, has the general contract for a 3½-sty face brick and stone church, 120x70 ft, with rectory, 38x50 ft, at Maspeth, for St. Stanislaus R. C. Church, Rev. Father Jos. A. Bennett, pastor, Perry av, Maspeth, owner, from plans by Gustave E. Steinback, 157 West 74th st, Manhattan, architect.

NEW ROCHELLE, N. Y.—Niewenhaus Co., Inc., Park to Courtlandt avs and 161st st, Manhattan, has the general contract for a 2-sty brick and limestone chapel, 85x119 ft, at New Rochelle for College of New Rochelle, Mother M. Irene, superior, 29 Castle pl, New Rochelle, owner, from plans by Richard H. Dana, Jr., 350 Madison av, Manhattan, architect.

JAMAICA, L. I.—Moore & Patience, Inc., 103 Park av, Manhattan, have the general contract for a 1-sty brick and stone church, 100x100 ft, at the southwest corner of De Gray av and Victoria st, Jamaica, for Congregation of Victoria Congregational Church, Rev. Egbert C. Macklin, pastor, 4 Pette av, Jamaica, owner, from plans by F. J. Kuchler, 27 Parkview av, Jamaica, architect. Cost, \$25,000.

DWELLINGS.

MANHATTAN.—Chas. Money, 241 West 36th st, has the general contract for alterations to the dwelling at 40 East 76th st for Mrs. Langdon Marvin, 48 East 76th st, owner, from plans by Mott B. Schmidt, 14 East 76th st, architect.

BRONX.—H. H. Vought & Co., Grand Central Terminal, have the general contract for a 2-sty terra cotta dwelling, 30x27 ft, with garage, at the northwest corner of Davidson av and 190th st for Rev. Dr. J. M. Hudson, owner, on premises, from plans by Jos. W. Billinger, Grand Central Terminal, architect. Cost, \$9,000.

GREAT NECK, L. I.—C. Curtis Woodruff & Co., 213 10th av, Brooklyn, have the general contract for a 2½-sty brick dwelling, 30x48 ft, at Great Neck for Mrs. M. T. Kelly, Great Neck, owner, from plans by Rosseter & Muller, 15 West 38th st, Manhattan, architects. Heating, M. J. Casey, Manhattan av, Brooklyn.

WHITE PLAINS, N. J.—Ward Carpenter Co., Inc., Grand st, White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 23x56 ft, on Seymour pl, Gednay Farms, White Plains, for Robt. E. Failey, Greenwich av, White Plains, owner, from plans by Randall Henderson, Depot sq, White Plains, architect. Cost, \$14,000.

BLOOMFIELD, N. J.—Chas. Lucas, Broad st, Bloomfield, has the general contract for a 2½-sty frame dwelling, 24x26 ft, on Baldwin pl, Bloomfield, for P. J. Clark, Baldwin pl, Bloomfield, owner, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$6,000.

WOODCLIFF, N. J.—Rudolph J. Varana, Hudson Heights, has the general contract for a 2½-sty hollow tile, kallastone, stucco and frame dwelling, with garage, at Park av and 31st st, Woodcliff, for Dr. Fred Spindar, 767 Bergenline av, West New York, owner, from plans by C. E. Schermerhorn and Watson K. Phillips, 430 Walnut st, Philadelphia, architect. Cost, \$16,000.

GLEN RIDGE, N. J.—J. S. & L. Carlson Co., Walnut st, Montclair, have the general contract for a 2½-sty frame or hollow tile and stucco dwelling, 28x40 ft, on Summit av, Glen Ridge, for W. B. Day, 899 Broad st, Newark, owner, from plans by Frank Goodwillie, 56 West 45th st, Manhattan, architect. Cost, \$25,000-\$30,000. Heating, Kelsey Heating Co., 565 5th av, Manhattan.

FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—Wm. Plummer, 246 So. Lexington av, White Plains, has the general contract for a 1-sty brick factory, 32x74 ft, on Westchester av, near Kensico av, White Plains, for Carpenter Ice Cream Co., Realty Bldg., Main st, White Plains, owner, from plans by Frank B. Brown, 6 Grand st, White Plains, architect. Cost, \$15,000.

NEWARK, N. J.—American Concrete Steel Co., Essex Bldg., Newark, has the general contract for a 3-sty and basement brick and reinforced concrete factory, 50x92 ft, at 63-73 Warren st, Newark, for Central Electrotype Foundry Co., Walter C. Jacobus, president, 9 Campbell st, Newark, owner, from plans by Walter Snyder, 790 Broad st, Newark, engineer. Cost, \$100,000.

HALLS AND CLUBS.

MANHATTAN.—M. Reid & Co., 116 West 39th st, has the general contract for alterations to the 5-sty fireproof club house, 90x167 ft, at 1 too 11 East 60th st for the Metropolitan Club, Frank K. Sturgis, president, 1 East 60th st, owner, from plans by McKim, Mead & White, 101 Park av, architects. Cost, \$26,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—P. J. Carlin Construction Co., room 1951, Grand Central Terminal, Manhattan, has the general contract for a 4-sty brick and stone parochial school, 51x6 ft, at Classon av and Sterling pl for St. Teresa's R. C. Church, Rev. Father Jos. McNamee, pastor, owner, on premises, from plans by Robt. J. Reiley, 477 5th av, Manhattan, architect.

BROOKLYN.—Edmund D. Broderick, 110 West 40th st, Manhattan, has the general contract for an addition to the brick school at the southeast corner of Classon av and Madison st for R. C. Church of the Nativity, Rev. Father John L. Belford, pastor, 495 Classon av, owner, from plans prepared privately. Cost, \$30,000.

PORTCHESTER, N. Y.—Triangle Construction Co., 57 So. Broadway, Yonkers, has the general contract for an addition to the 2-sty and basement brick junior high school at Washington Irving Central School, Irving av, Port-

chester, for Board of Education of Union School District No. 4, De Witt H. Lyon, president, Rye, owner, from plans by Karl C. Mertz, Portchester, architect. Cost, \$120,000. Ventilating, heating and plumbing, Hauwell & Smith, 46 Broad st, Portchester.

POINT PLEASANT, N. J.—De Riso Bros., 17 Bergenline av, Union Hill, have the general contract for a 2-sty hollow tile and stucco public high school, 102x108 ft, at the corner of Trenton and Forman avs, Point Pleasant, for Board of Education of Point Pleasant Beach, Chester W. Clayton, president board of trustees, Point Pleasant Beach, owner, from plans by Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, architect. Cost, \$145,000.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for a 2-sty brick parochial school at 74th st and 4th av adjoining Church of Our Lady of Angels, for Our Lady of Angels Church, Rev. Father M. J. Flynn, pastor, 74th st and 4th av, owner, from plans by Robt. J. Reiley, 2 East 41st st, Manhattan, architect.

CLOSTER, N. J.—Equity Construction Co., Commonwealth Bldg., Trenton, has the general contract for an addition to a grade school at Closter for Board of Education of Closter, Clarence A. Clough, president, School Bldg., Closter, owner, from plans by P. J. Lauritzen, 158 West 35th st, Manhattan, and Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, architects. Cost, \$75,000.

STABLES AND GARAGES.

MANHATTAN.—Jacob Gescheidt, 142 East 43d st, has the general contract for alterations to the 2-sty brick garage at 765 1st av for Jacob Levy & Co., Tom Tomich, president, owner, on premises, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$10,000.

MANHATTAN.—Paul Lang, 1664 Park av, has the general contract for alterations to the 1-sty brick garage, 54x92 ft, at 36-38-40 Beach st for estate of Thos. Lenane, Thos. Lenane, Jr., 307 West st, owner, from plans by Margon & Glaser, 2804 3d av, architects. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—E. E. Paul, 101 Park av, has the general contract for a 12-sty and basement brick, steel and concrete store and loft building, 100x100 ft, at 56-62 Cooper sq for Carl Fischer Co., 48 Cooper sq, owner, from plans by Inglee, Huston & Inglee, 126 East 59th st, architects. Cost, \$600,000. Associate architect, Wm. R. Benedict, 70 East 45th st. Consulting engineer, Clyde Place, 70 East 45th st.

MANHATTAN.—Lyons Construction Co., 2010 Broadway, has the general contract for a 7-sty reinforced concrete loft building, 50x9 ft, at 260-262 West 41st st for P. M. Maresi, 37 Wall st, owner, from plans by Arthur Barzaghi, 17 East 48th st, architect and engineer.

NEWARK, N. J.—Enstice Bros., 40 Clinton st, Newark, have the general contract for a 2-sty brick and steel storage and office building, 40x100 ft, in Johnson st, Newark, for National Lock Washer Co., 65 Johnson st, Newark, from plans by Monks & Johnson, 50 East 42d st, Manhattan and Boston, architect and engineer.

THEATRES.

LYNBROOK, L. I.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 1-sty brick vaudeville and moving picture theatre, 24x100 ft, with stores, at Five Corners, Lynbrook, for Lynbrook Theatre Corp., W. C. Ryder, Lynbrook, owner, from plans by Harrison G. Wiseman, 25 West 43d st, Manhattan, architect.

MISCELLANEOUS.

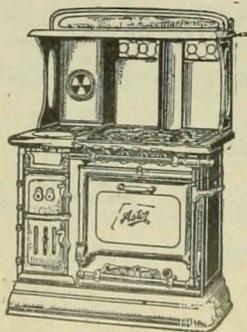
MASPETH, L. I.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 1-sty brick and concrete sub-station, 100x120 ft, adjoining the railroad station, Maspeth, for New York, Queens Electric Light & Power Co., Electric Bldg., L. I. City, owner, from plans by W. W. Knowles, Bridge Plaza, L. I. City, architect. Cost, \$50,000.

BROOKLYN.—Gretsch Construction Co., room 1006, 50 East 42d st, Manhattan, has the general contract for a 3-sty and basement concrete laundry shed, 100x100 ft, with garage, 45x200 ft, in 25th st, between 4th and 5th avs, for Holland Laundry Co., 373 President st, owner, from plans prepared privately.

LONG ISLAND CITY, L. I.—Norman A. Deiser, 601 Eastern parkway, Brooklyn, has the general contract for a 2-sty and basement brick and steel bakery, 70x80 ft, at the northwest corner of Rawson st and Queens Blvd, L. I. City, for S. B. Thomas, 335 West 20th st, Manhattan, owner, from plans by G. C. Buchtenkirch, 280 Madison av, Manhattan, architect. Cost, \$30,000.

SUMMIT, N. J.—A. A. Stryker, 24 Franklin pl, Summit, has the general contract for a 3-sty and basement hollow tile and stucco home for children, 66x60 ft, near Kent pl Blvd, Summit, for Summit Home for Children, B. V. Muchman, member of board, 155 Park av, Summit, owner, from plans by B. V. White, 29 West 34th st, Manhattan, architect. Plumbing, M. Chrystal, 387 Springfield av, Summit.

GARWOOD, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for three 1-sty brick foundry buildings at Garwood for National Boiler Co., Garwood, owner, from plans by Hooper & Co., 116 Market st, Newark, architect.



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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

89TH ST. 602-4-6 W, 9-sty bk apt, 60x85, slag rf; \$280,000; (o) Nolavia Const. Co., 2050 Amsterdam av; (a) Rosario Candela, 200 W 72d (282).

97TH ST. 13-15-17 W, 6-sty bk tnt, 74x87, slag rf; \$190,000; (o) Millard Shroder, 61 W 74th; (a) Schwartz & Gross, 347 5 av (289).

CLUBS.

39TH ST. 39 E, 10-sty bk club house, 25x90, slag rf; \$150,000; (o) The Princeton Club, Vanderbilt av & 44th; (a) Aymar Embury II, 132 Madison av (287).

LEXINGTON AV. 519 to 523 to 535; also 49TH ST E, 134 to 140; also 48TH ST E, 137 to 141, 31-sty bk club house, 140x145, tile rf; \$3,000,000; (o) Shelton Holding Co., 25 W 43; (a) Arthur L. Harrison, 27 E 40 (291).

FACTORIES AND WAREHOUSES.

48TH ST. 617-619 W, 1-sty bk factory, 33x73, Barrett Spec rf; \$15,000; (o) Nat'l. Marble & Slate Corp., 236 W 55; (a) Hugh Tallant, 469 5 av (295).

LEXINGTON AV. 638, 1-sty bk storage, 20x12, rubberoid rf; \$600; (o) May I. Eisfeldt, 636 Lexington av; (a) Sidney Daub, 5 Beekman (280).

STABLES AND GARAGES.

22D ST. 427 E, 1-sty metal garage, 22x28, metal rf; \$700; (o) Aimeone Mfg. Co., 430 E 23d; (a) Kolb Bldg. Co., 250 W 57th (285).

55TH ST. 412 E, 2-sty bk garage, 100x100, rubberoid rf; \$45,000; (o) Harry Weprin, 116 W 39th; (a) Victor Mayper, 15 E 40th (283).

129TH ST. 217-23 E, 1-sty bk garage, 46x160, plastic slate rf; \$15,000; (o) Est. Leicester Payne, 165 Bway; (a) Saml. Cohen, 32 Union sq (294).

154TH ST. 234-246 W; 153D ST. 251 to 257 W, 1-sty bk garage, 22x85x195, tin rf; \$50,000; (o) Otto Sinauer, 527 5 av; (a) Nathan Langer, 81 E 125 (293).

BROADWAY. 4816, 5-1-sty metal garages, 10x18, metal rf; \$1,125; (o) Paul E. Potters, Richard H. Potters, 209 Dyckman; (a) Hoboken Garage Mfg. Co., 1416 Bway (281).

5TH AV. 883, 2½-sty bk garage & apt, 35x34, slate rf; \$10,000; (o) Mrs. Evelyn S. Griswold, 883 5 av; (a) Cross & Cross, 681 5 av (286).

STORES, OFFICES AND LOFTS.

26TH ST. 233-35 W, 7-sty bk str, show rooms & lofts, 49x98, plastic slate rf; \$100,000; (o) Hugh Gordon Miller, 220 Bway; (a) Alfred M. Korff, 47 W 42d (288).

5TH AV. 228-87, 1-sty metal office, 16x18, metal rf; \$550; (o) Max Bernheimer, 116 W 72d; (a) Maurice Silverstein, 145 W 41st (284).

7TH AV. 2351-57, 2-sty bk str & dance hall, 100x88, rubberoid rf; \$100,000; (o) land, Caroline Bird, 205 W 89; (o), bldg, R. Holding Co., Inc., 2343 7 av; (a) Harry C. Ingalls, 347 Madison av (292).

MISCELLANEOUS.

56TH ST. 533 W, 1-sty bk blacksmith shop, 18x35, tar & slag rf; \$2,000; (o) Sheffield Farms Co., 524 W 57th; (a) Frank A. Rooke, 15 E 40th (290).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CLIFFORD PL. n s, from Grand Concourse to Walton av, 13-sty bk tnt, 204.5x200, tin rf; \$1,500,000; (o) Cliff-Walt Realities, Inc., Albert J. Schwarzler, 369 E 167, pres.; (a) Edw. Raldiris, 369 E 167 (1589).

CHURCHES.

BRYANT AV. e s, 500 s Jennings, 2½-sty synagogue, 50x100, tar & gravel rf; \$50,000; (o) Cong. Khal Adath Yeshurn, Abraham Kabick, 1488 Vyse av, Pres; (a) John H. Knubel, 305 W 43d (1570).

VALENTINE AV. e s, 106.10 n Fordham rd, 3-sty bk synagogue, 123x117.49, felt & asphaltum rf; \$250,000; (o) Cong. Tiferith Isreal, Samuel Berger, 2481 Valentine av, Pres; (a) Emery Roth, 199 W 40th (1575).

DWELLINGS.

CROTONA PARK E, s e c Crotona Park E, 5-sty bk tnt, 100.2x100, slag rf; \$200,000; (o) Epystrom Holding Co., Inc., N. Strom, 1738 Crotona Park E, Pres; (a) Goldner & Goldner, 47 W 42d (1565).

CANNON PL. e s, 219 n 238th, 2-sty fr dwg, 30.6x23, asphalt shingle rf; \$7,500; (o) Eleanor Conselman, 1042 St. Nicholas av; (a) Moore & Landsiedel, 3 av & 148th (1577).

RIED MILL LA. w s, 1250 s Boston rd, 1-sty fr dwg, 28.8x27, slate rf; \$750; (o) Howard V. Foster, Ried Mill la; (a) Blair Lumber Co., Grand Central Terminal (1561).

SCHOFIELD ST. n s, 506 e City Island av, 1-sty fr dwg, 18x35, slate rf; \$1,200; (o) Mr. Jos. Connor, 193 E Schofield; (a) Vincent, Connor, 193 E Schofield (1559).

SULLIVAN PL. n s, 137.78 e Tremont av, 1-sty fr dwg, 21x38, asphalt shingle rf; \$4,500; (o) Edw. C. McNulty, 4178 Bronxwood av; (a) Anton Pirner, 2069 Westchester av (1578).

217TH ST. n s, 297.74 e White Plains av, 2-sty fr dwg, 22x50, shingle rf; \$12,000; (o) Wm. & Annie Thofel, 3771 White Plains av; (a) H. Nordheim, 726 E 234th (1560).

BARNES AV. s w c Bruner av, 1-sty stn dwg, 28x40, comp rf; \$2,500; (o) Matteo Pugliesi, 415 E 115; (a) Cannava & Viviani, 145 W 41 (1591).

BOSTON RD. w s, 148.7 n 167th, 4-2-sty bk str & dwgs, 16x70, tar & gravel rf; \$60,000; (o) Sefin Holding Corp., Irving Seelig, 44 Court, Bklyn, Pres; (a) Seelig & Finkelstein, 44 Court, Bklyn (1585).

BRONXWOOD AV. w s, 62.6 s Bartholdi, 2-sty fr dwg, 22x42, tar & gravel rf; \$4,500; (o) Jas. Mallardi, 3305 Bronxwood av; (a) Jos. Ziccardi, 912 Burke av (1594).

CLAPFLIN AV. e s, 75 s 197th, 2-sty fr dwg, 20x52, shingle rf; \$10,000; (o) Maria Baasch, 2800 Clafin av; (a) Robt. Glenn, 358 E 151st (1584).

COLLEGE AV. s w c 169th, 1-sty bk str & garage, 28x25, plastic slate rf; \$3,000; (o) Rosa Flicker, 286 E 169th; (a) M. A. Cardo, 61 Bible House (1558).

DELAFIELD AV. e s, 200 n 256th, 2-sty & attic fr dwg, 26x48, shingle rf; \$9,000; (o) Louis J. Eyring, 1310 Clay av (1563).

EASTERN BLVD. w s, 100 s Roberts av, 2½-sty fr dwg, 21x40, asbestos shingle rf; \$5,000; (o) Michal Mittenzwey, 1532 Rosedale av; (a) B. Ebeling, 1372 Zerega av (1572).

HILL AV. e s, 100 s Edenwald av, 2-sty fr dwg, 27x34, asbestos rf; \$4,800; (o) Jos. V. Rosa, 501 S 7 av, Mt. Vernon; (a) Fred De Filippo, 431 S 7 av, Mt. Vernon (1586).

HUGHES AV. s w c 180th, three 1-sty bk str & dwgs, 21.4x85.8, 53.6x71.6, slag rf; \$30,000; (o) Leveland Realty Co., Inc., S. Landsman, 24 Lenox av, pres.; (a) M. W. Del Gaudio, 145 W 41 (1587).

JESSUP AV. w s, 101.6 s 172d, 4-3-sty bk dwgs & garages, 22x55, tin rf; \$40,000; (o) John W. Farrell, 2407 Valentine av; (a) Colin Cobban, 4282 Park av (1571).

LOGAN AV. s w c Dewey av, 2½-sty bk dwg, 24x36, asbestos shingle rf; \$12,000; (o) John Gaimari, 142 Cherry; (a) Chas. S. Clark, 441 Tremont av (1568).

LOGAN AV. w s, 120 n Barkley av, 1-sty bk dwg, 21x42, shingle rf; \$5,900; (o) Fred Helbeck, 67 Glover, Yonkers; (a) Thos. C. Petersen, 1628 McCombs rd (1581).

OTIS AV. s s, 250 e Tremont av, 2-sty fr dwg, 17x52, shingle rf; \$6,000; (o) Louis E. Ringelstein, 2911 Green pl; (a) John J. Dunnigan, 394 E 150th (1556).

PARK AV. n e c 160th, 2-sty bk garage, 58.29x194.94, rubberoid rf; \$40,000; (o) Niewenhouse Co., Inc., 316 E 161st; (a) P. R. Henkel, Inc., 316 E 161st (1564).

PATTERSON AV. n s, from Sound View to Bolton av, 2-sty bk str & dwg, 25x68.5, tin rf; \$16,000; (o) Murray Homes Const. Co., 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (1574).

PLAZA, n e c Indian Trail, 2½-sty bk dwg, 22x40, shingle rf; \$5,000; (o) John Seletto, 1044 E Tremont av (1573).

RESERVOIR AV. s s, 267.11 e Van Cortlandt av, 2½-sty fr dwg, 21x53, shingle rf; \$12,000; (o) J. M. Quinn, 2815 Creston av; (a) M. Whinston, 116 W 39 (1590).

VAN NEST AV. n s, 50 e Bogart av, 2-2-sty fr dwgs, 20x55, tar & gravel rf; \$16,000; (o) Wax Realty Co., Inc., Nathan Wax, 1969 Bergen, Bklyn, Pres; (a) Chas. Goodman, 375 Fulton, Bklyn (1562).

VAN NEST AV. n e c Radcliffe av, 4-2-sty bk dwgs, 20x66.8, asbestos rf; \$40,000 (o) Jos. Pantaleo, 553 S 6 av, Mt. Vernon; (a) J. G. Beman, 519 S 7 av, Mt. Vernon (1579).

VINCENT AV. s e c Schley av, 2-2-sty bk str & dwgs, 25x66, gravel rf; \$16,000; (o) Emma

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WILCOX AV, e s, 170 n Layton av, 1-sty fr dwg, 37.4x22.4, rubberoid rf; \$1,400; (o) V. J. Merritt, 1112 Wilcox av; (a) Thos. C. Petersen, 1628 McCombs rd (1580).

LIBRARY.

MARION AV, w s, 199.5 n Fordham rd, 2-sty bk library, 60x120, plastic slate rf; \$200,000; (o) City of New York; (a) McKim, Mead & White, 101 Park av (1583).

STABLES AND GARAGES.

ROCHELLE ST, s s, 420 w City Island av, 1-sty fr garage, 40x18, asbestos shingle rf; \$2,000; (o) H. S. Sayers, prem; (a) J. McAgan, 447 E 43 (1596).

233D ST, n w c Webster av, 1-sty metal garage, 44x28; \$1,800; (o) Chas. A. Tier, 211 Primrose av, Mt. Vernon; (a) Presbrey Leland Co., 681 5 av (1595).

OAK POINT AV, s e c Cabot, 1-sty stn garage, 20x36, rubberoid rf; \$1,200; (o) Church E. Gates & Co., 152d st & East River; (a) Thos. Cotter, 2364 Tiebout av (1588).

STORES, OFFICES AND LOFTS.

DECATUR AV, s w c 197th, 1-sty bk str, 50x40, slag rf; \$8,000; (o) Tremont Monterey Corp., C. H. Smith, 464 E Tremont av, pres.; (a) Wm. H. Meyer, 1861 Carter av (1592).

ELTON AV, s w c 161st, 1-sty bk str, 150x64, rubberoid rf; \$18,000; (o) Wm. Greenberg, 501 E 161; (a) De Rose & Cavallieri, 370 E 149 (1593).

UNIVERSITY AV, w s, 366.05 n 176th, 1-sty bk str, 75x65, slag rf; \$7,000; (o) Unitree Realty Co., Annie E. Delaney, 2062 Ryer av, Pres; (a) Chas. S. Clark, 441 Tremont av (1567).

WESTCHESTER AV, n w c Cauldwell av, 1-sty bk str, 57.74x74.77, plastic slate rf; \$20,000; (o) Murad Bldg. Corp., Isaac D. Cohn, 261 Bway, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (1582).

MISCELLANEOUS.

UNION AV, w s, 50 n 158th, 1-sty bk market, 50x112.94, slag rf; \$18,000; (o) Chas. P. Deshler, 565 5 av; (a) Moore & Landsidel, 3 av & 148th (1576).

WEBSTER AV, e s, 175 n 179th, 1-sty bk market, 25x116.6, plastic slate rf; \$17,000; (o) K. W. Corp., Isaac Wilson, 439 E 23d, Pres; (a) Carl B. Cali, 81 E 125th (1569).

Brooklyn

DWELLINGS.

MILL LA, n s, 8.11 e E 55th, 2-sty bk 2 fam dwg, 32x33; \$6,000; (o) Angelo & Tony Governale, 1527-9 E 54th; (a) John V. Campisi, 33 Cheever pl (8022).

E 4TH ST, 1060-14, w s, 100 s Av O, 3-2½-sty fr 1 fam dwgs, 16x38; \$21,000; (o) Ivan Nurmi, 705 41st; (a) Irving Brooks, 26 Court (8242).

E 7TH ST, 1037-9, e s, 340 s Av J, 2-sty fr 1 fam dwg, 21.6x51; \$14,000; (o) Benj. Levine, 544 Sheffield av; (a) Wm. A. Lacerenza, 36 Court (8274).

E 9TH ST, 1589-91, e s, 80 n Av P, 2-sty fr 2 fam dwg, 22x60; \$9,000; (o) Anton Taft, 195 E 7th; (a) Jas. A. Boyle, 367 Fulton (8045).

E 14TH ST, 1384, w s, 100 n Av N, 2-sty bk 1 fam dwg, 17x36.6; \$5,000; (o) Mrs. Sadie Henry, 165 E 105th, Manhattan; (a) Ralph Henry, 165 E 105th, Manhattan (8205).

E 14TH ST, 1469-73, e s, 230 n Av O, 2-2-sty fr 2 fam dwg, 22.4x51; \$20,000; (o) Gustave Petersen, 260 Midwood; (a) Chas. G. Wessel, 1399 E 4th (8016).

E 16TH ST, 200-10, w s, 300 n Beverly rd, 2-sty fr 4 fam dwg, 46.6x24; \$6,500; (o) Walter F. Clayton, 212 E 17th; (a) Eric O. Holmgren, 371 Fulton (8041).

E 29TH ST, 542-4, w s, 400 n Farragut rd, 2-2-sty fr 2 fam dwg, 16x61; \$16,000; (o) John Hellebrand, 1650 Coleman; (a) same (8032).

E 31ST ST, 1138-40, w s, 300 s Av J, 2½-sty fr 1 fam dwg, 19.10x41.2; \$6,000; (o) Ralph Joyce, 1126 E 16th; (a) Geo. W. Brush, 193 Court (8002).

BAY 37TH ST, 110-30, w s, 190 s Benson av, 8-2-sty fr 1 fam dwg, 17x17; \$48,000; (o) Chas. Rosiello, 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (8015).

E 48TH ST, 1567-71, e s, 340 s Av L, 3-2-sty fr 1 fam dwgs, 16x48; \$16,500; (o) Timothy O'Leary, 436 E 136th, Bronx; (a) Edw. Jackson, 8 Herriman av, Jamaica (8079).

68TH ST, 718-40, s s, 80 w 8 av, 10-2-sty bk 2 fam dwgs, 20x55; \$80,000; (o) Larsen & Jasper, 6823 5 av; (a) W. H. Harrington, 511 Madison av, Manhattan (8272).

69TH ST, 1725-7, n s, 502.10 w 18 av, 2-sty fr 2 fam dwg, 21x62.6; \$10,000; (o) Jos. Giamboni, 1401 66th; (a) Isaac Kallich, 2105 86th (8039).

AV O, 422-4, s w c E 5th, 2½-sty fr 1 fam dwg, 25x55; \$12,000; (o) Jacob Connor, 235 Rivington, Manhattan; (a) Irving M. Fenichel, 583 Bedford av (8059).

BEDFORD AV, 2820, w s, 140 n Av G, 2½-sty fr 1 fam dwg, 22x40; \$10,000; (o) Magnus Eriksen, 736 Wythe av; (a) Holmes V. B. Dumas, 2601 Av G (8233).

CENTRAL AV, 128, w s, 150 s Troutman, 3-sty bk str & 2 fam dwg, 25x54; \$16,000; (o)

Vincenzo Grifo, 88 Central av; (a) J. H. Lauzanne, 60 Jefferson (8231).

FARRAGUT RD, 3306, 25 w New York av, 2-2-sty fr 1 fam dwg, 16x40; \$5,500; (o) Geo. J. Lobenstein, 859 Flatbush av (8261).

FARRAGUT RD, 3302, s e c New York av, 2½-sty fr 1 fam dwg, 16x40; \$5,500; (o) same (8262).

LINCOLN AV, 75-81, e s, 705 e Jamaica av, 2-2-sty fr 2 fam dwgs, 18.6x53; \$10,000; (o) Wm. Sim, 8615 75th, Woodhaven; (a) John Ross, 2 Shaw av, Woodhaven (8011).

LIVONIA AV, 781, n s, 100 e Van Sien av, 2-sty bk str & 2 fam dwg, 20x67; \$8,000; (o) Joseph Frascella, 803 Livonia av; (a) Glucroft & Glucroft, 729 Flushing av (8269).

OCEAN AV, 416-34, n w c Caton av, 9-sty bk 89 fam dwg, 105x174.11; \$550,000; (o) Zel Cla Const. Co., Inc., 50 Court; (a) Chas. B. Meyers, 31 Union sq, Manhattan (8006).

OCEAN AV, 2228-30, w s, 3005 n Av R, 2-2-sty fr 1 fam dwg, 22x53; \$16,000; (o) M. Wiensein & I. Biegel, 2818 W 2d; (a) R. T. Schaefer, 1543 Flatbush av (8037).

OLD SOUTH RD, s s, 161.11 w Crescent, 2-sty fr str & 2 fam dwg, 20x42; \$5,000; (o) Isaac Levy, 137 Orchard, Manhattan; (a) Gibson & Kay, 2522 Pitkin av (8053).

VOORHIES AV, 1253-5, n w c E 13th, 1-sty fr 1 fam dwg, 15.6x40.6; \$4,000; (o) Harry Wittes, 387 Grand, Manhattan; (a) Seelig & Finkelstein, 44 Court (8010).

20TH AV, 6603-11, e s, 20 s 66th, 4-2-sty bk str & 2 fam dwgs, 20x70; \$54,000; (o) Newest Bldg. Corp., 217 Pennsylvania av; (a) S. Millman & Son, 1780 Pitkin av (8055).

FACTORIES AND WAREHOUSES.

25TH ST, 225-35, n s, 325 e 4 av, 3-sty bk factory, 95x100; \$130,000; (o) Harry Miller, 726 Ocean av; (a) Wilcox A. Creamer, 1280 Ocean av (8027).

MISCELLANEOUS.

CONY ISLAND AV, 1675-95, s e c Elm av, 1-sty bk toilets for school, 34.8x19.4; \$11,000; (o) City of N. Y., City Hall, Manhattan; (a) A. W. Ross, 131 Livingston (8007).

Queens

CORONA.—Gunther st n s, 200 E 51st st, four 2-sty fr dwgs, 20x51, slag roof, 2 family, gas, steam heat; \$63,000; (7 bldgs.); (o) Thomas Daly, Junction av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (7322-23-24-25).

CORONA.—Nicholls st, n s, 263 W Alburts av, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas, steam heat; \$4,900; (o) Jos. Tuohy, Vine st, Corona; (a) C. L. Varrone, 166 Corona av, Corona (7310).

2 fr garages, \$800; (7311-12).

CORONA.—Roosevelt av, s s, 250 E 51st st, three 2-sty fr dwgs, 20x51, slag roof, 2 family, gas, steam heat; \$45,000; (5 bldgs.); (o) Thomas Daly, Junction av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (7326-27-28).

CORONA.—Roosevelt av, s s, 300 E Tieman av, 2-sty fr dwg, 20x36, shingle roof, 2 family, gas, elec; \$6,500; (o) Hilma McIntyre, 187 Roosevelt av, Corona; (a) Wm. McIntyre, same address (7316).

2 fr garages, \$1,150; (7317-18).

EAST ELMHURST.—Ditmars av s s, 260 e Grand av, 2½-sty frame dwelling, 24x48, shingle roof, 2 family, gas, steam heat; \$9,000; (o) A. and F. Blecker, 542 Dean st, Brooklyn; (a) E. A. Acker, Lyon av, East Elmhurst (7338).

ELMHURST.—Vesta st, s w c, Otis av, twelve 1½-sty fr dwgs, 22x40, shingle roof, 1 family, gas, steam heat; \$72,000; (o) Jacob Morganthaler Sons, 663 Sackett st, Bklyn; (a) Adolph Goldberg, 164 Montague st, Bklyn, (7339 to 7350).

Fr shed, \$100; (7351).

FLORAL PARK.—260th st, s e c, Hillside av, 1-sty fr dwg, 22x34, shingle roof, 1 family, gas, hot air heat; \$2,000; (o) and a) Pease Const. Co., 243 W 34th st, N. Y., (7357).

FLUSHING.—Fencliff st s s, 420 E Lawrence av, 2-sty fr dwg, 18x35, shingle roof, 1 family, gas, steam heat, elec; \$4,900; (o) Saimi Hill, Queensboro Hill, Flushing; (a) C. L. Varrone, 166 Corona av, Corona (7309).

FLUSHING.—Queens av s s, 70 E Parsons av, 2½-sty fr dwg, 21x32, shingle roof, elec, steam heat; \$10,000; (o) J. A. Miller, Flushing; (a) J. Kraus, 200 5th av, N. Y. C. (7248).

HOWARD BEACH.—Thadford av, e s, 100 N Grimm av, 1-sty fr dwg, 20x40, shingle roof, 1 family, gas; \$3,500; (o) John Rudd, 700 Dean st, Bklyn; (a) Gibson & Kay, 2522 Pitkin av, Bklyn (7335).

JAMAICA.—129th st e s, 100 S Chichester av, nine 2-sty fr dwgs, 16x37, shingle roof, 1 family, gas, steam heat; \$45,000; (o) Tesco Con. Co., Inc., 6 Shipley st, Woodhaven; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (7358 to 7364).

JAMAICA.—Judd av, s w c, Willet st, two 2-sty fr dwgs, 23x44, slag roof, 2 family, gas; \$20,000; (o) Keane M. Ambrose, 37 N Washington st, Jamaica; (a) D. J. Levinson, 386 Fulton st, Jamaica (7376-77).

JAMAICA.—180th st n e c, 90th av, seventeen 2-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat; \$76,500; (o) Geo. M. Gross, Ja-

maica av & 181st st, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (7277 to 7293).

JAMAICA.—181st st w s, w s, 29 S 90th av, ten 2-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat; \$45,000; (o) Geo. M. Gross, Jamaica av and 181st st, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (7294 to 7303).

Two metal garages, \$500; (7320-21).

LOCUST MANOR.—Whitlock av w s, 140 N Russel st, 2-sty fr dwgs, 20x29, shingle roof, 1 family, gas, steam heat; \$4,500; (o) Henry P. Wilson, 408 W 146th st, N. Y.; (a) Louis Dannacher, 328 Fulton st, Jamaica (7276).

QUEENS.—N Wertland av e s, 326 S Wood av, three 2½-sty fr dwgs, 21x27, shingle roof, 1 family, gas, steam heat; \$19,500; (o) Loehbold & Byrnes Co., Inc., 512 5th av, N. Y. City; (a) H. T. Jeffrey Jr, Fulton st, Jamaica (7268-69-70).

QUEENS.—Sherwood av e s, 110 S Hugo st, 2-sty fr dwg, 16x34, shingle roof, 1 family, gas; \$5,000; (o) & a) G. M. Schneider, 84 Zeiler av, Maspeth (7259).

RIDGEWOOD.—Charlotte pl, w s, 39 n St. Felix av, five 2-sty br dwgs, 20x55, tar and slag roof, 2 family, gas, steam heat, elec; \$45,000; (o) Jos. Ruppel, Grove st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (7255-6-7).

RIDGEWOOD.—Glaser st n s, 94 W Old Fresh Pond rd, 2-sty br dwg, 20x88, tar and slag roof, 2 family, gas, elec, steam heat; \$9,000; (o) Chas. Augustin, 283 St. Nicholas av, Ridgewood; (a) H. Brucker, 2549 Myrtle av, Ridgewood (7254).

SPRINGFIELD.—Springfield av, w s, 170 N L. I. R. R., 2-sty fr office and dwg, 30x24, slag roof, 1 family, gas; \$5,000; (o) and a) Springfield Coal Co., Springfield (7369).

Three fr garages, \$1,500; (7365-66-67).

Brk garage, \$800; (7368).

Fr shed, \$150; (7370).

ST. ALBANS.—Kenmore av n e cor, and Layville st, two 2-sty fr dwgs, 24x24, shingle roof, 1 family, gas, steam heat, elec; \$12,000; (o) Chas. Neibling, 22 170th st, Jamaica; (a) H. T. Jeffrey, Jamaica (7266-7).

WOODHAVEN.—190th st, w s, 256 N Sutter av, 2-sty fr dwg, 18x48, shingle roof, 2 family, gas, steam heat; \$5,200; (o) John Killoran, 1242 Herkimer st, Bklyn; (a) Jos. Monda, Woodhaven (7336).

Fr. garage, \$160; (7337).

WOODSIDE.—20th st e s, 74 S Jackson av, 2-sty fr dwg, 18x25, shingle roof, 1 family, gas; \$2,500; (o) Joseph DeVito, 308 17th av, L. I. City; (a) V. Schiller, 335 11th av, L. I. City (7352).

Three fr garages, \$800; (7354-5-6).

STABLES AND GARAGES.

FLUSHING.—Queens av s s, 70 E Parsons av, fr garage, \$400; (o) J. A. Miller, Jasmine st, Flushing (7249).

JAMAICA.—Sayer st s s, 200 E Merrick rd, con blk garage; \$500; (o) F. L. Wood, premises (7258).

L. I. CITY.—Vandam st e s, 100 S Nelson av, fr shed; \$600; (o) Julius Adelson, premises (7260).

WOODHAVEN.—Woodhaven s w cor, St. Charles Court, fr garage; \$450; (o) Wm. Dahman, premises (7241).

STORES, OFFICES AND LOFTS.

ELMHURST.—Polk av, m s, 60 W 25th st, 1-sty brk store, 40x60, slag roof, steam heat 414c; \$12,000; (o) Queensborough Investing Co., 50 E 42nd st, N. Y.; (a) Geo. H. Wells, 21 E 40th st, N. Y. (7373).

Two brk garages, \$1,500; (7374-75).

ELMHURST.—Roosevelt av, n w c, 26th st, ten 2-sty brk stores and dwgs, 20x53, slag roof, 1 family, gas, steam heat; \$100,000; (o) Stores Const. Corp., 44 Court st, Bklyn.; (a) M. A. Canter, 373 Fulton st, Bklyn (7330-31-32).

WOODHAVEN.—Jerome av, n w c, Greenwood av, five 2-sty brk stores and dwgs, 20x74, slag roof, 2 family, gas; \$52,000; (o) A. & S. Brooklyn Building Corp., 44 Court st, Bklyn.; (a) M. A. Canter, 373 Fulton st, Bklyn. (7333-34).

PLANS FILED FOR ALTERATIONS

Manhattan

CANAL ST, 400-4, remove store front, partitions, stairs, new fire escape, store front, stairs, entrance on 2-3-sty bk factory & dwg; \$4,000; (o) Elmer H. Scheuber, 200 Hudson; (a) Samuel Carney, 118 E 28 (1072).

CHAMBERS ST, 34-36, new fire-escapes on 4½-sty bk court house; \$5,000; (o) City of N. Y., Dept. Public Bldgs & Offices, Municipal Bldg; (a) P. P. (1047).

COLUMBIA ST, 190, new partitions, stairs in 3-sty bk str, synagogue & apts; \$1,000; (o) Cheyva Hamedrosh Sharif Israel, 120 Columbia; (a) Jacob Fisher, 25 Av A (1043).

GRAND ST, 356, remove piers, girders, partitions, new girders, elevators, bk piers in 4-

sty bk str, office & apts; \$8,000; (o) Liberty Piano Co., 350 Grand; (a) Fredk. A. Oekert, 51 E 42d (1033).

WALL ST, 40-42, new f. p. passage, f. p. doors in 12-sty bk bank & offices; \$2,500; (o) Bank of the Manhattan Co., 40-42 Wall; (a) Bertram Cunningham, Inc., 565 5 av (1039).

4TH ST, 338 W, remove stairs, toilets, new stairs, fire escapes, toilets in 6-sty bk str & storage; \$3,000; (o) Cammann Est., care Shearman & Sterling (atty), 55 Wall; (a) P. P. (1065).

9TH ST, 827 E, new ext, on 1 & 2-sty bk machine shop & office bldg; \$1,000; (o) John W. Sullivan, 210 Willoughby av, Bklyn; (a) Ole T. Kveuvik, 177 Harrison pl, West Brighton, S. I. (1034).

11TH ST, 225 W, remove stoop, new english basement in 3-sty bk dwg; \$1,000; (o) Jos. F. Jenney, 225 W 11; (a) N. Jos. Podesta, 129 W 11 (1059).

21ST ST, 116 W, new stairs, str fronts, partitions in 3-sty bk str & lofts; \$1,500; (o) Max Glassberg, 116 W 21st; (a) Jacob Fisher, 25 Av A (1044).

24TH ST, 25 W, new fire escape on 5-sty bk str & factory & apts; \$1,000; (o) Anna Lacord, Paris, France; (a) Geo. E. Sweet, 36 W 34 (1050).

30TH ST, 15-19 E; 31ST ST, 20 E, 2 new tanks & supports on 5-sty bk str & factory; \$3,100; (o) Beno Realty Co., 15-19 E 30; (a) The Rusling Co., 26 Courtlandt (1064).

44TH ST, 410-16 E, remove mezzanine, elevator, new rein conc floor, reconstr mezzanine, raise roof level on 3-sty bk refrig storage; (o) Dennis A. Harrington, 770 1 av; (a) Jacob Gescheidt, 142 E 43 (1014).

53D ST, 20 E, 2 new add stys, partitions, offices, toilets, change stairs, elevator in 5-sty bk dwg; \$4,000; (o) 20 E 53d St. Corp., 505 5 av; (a) Geo. & Edw. Blum, 505 5 av (1051).

55TH ST, 13 E, new mezzanine, plumbing fixtures, dumbwaiter shaft, redecorate, relocate vent ducts, elect outlets, plumbing fixtures in 4-sty bk restaurant & apts; \$30,000; (o) David Mahony, 540 Park av; (a) Chas. H. Puls, 6 E 56th (—).

57TH ST, 3 W, general renovations, new elevator, entrance, remove stoop, steps in 5½-sty bk dwg; \$75,000; (o) Lesley J. Pearson, 3 W 57; (a) W. C. Appleton, 53 State st, Boston, Mass. (1053).

57TH ST, 5 W, remove stoop, steps, new entrance, floors, window in 5-sty bk dwg; \$12,000; (o) Fredk. F. Ayer, 5 W 57; (a) W. C. Appleton, 53 State, Boston, Mass. (1054).

57TH ST, 7 W, remove stoop, partitions, bk pier, new beams, front, partitions, stairs, lintel in 4-sty bk dwg; \$22,000; (o) Mrs Warner Van Norden, 7 W 57; (a) W. E. Anthony, 2 W 47 (1060).

57TH ST, 121 W, remove stoop, new entrance on 5-sty bk dwg; \$2,000; (o) Katie Langmann, 121 W 57th; (a) Otto F. Langmann, G. C. Term. (881).

58TH ST, 41-43-45 W, new f. p. doors, rearrange plbg, partitions in 3-5-sty bk boarding house; \$1,000; (o) Barbara F. Schurman, Ithaca, N. Y.; (a) Jos. C. McGuire & Co., 50 Church (932).

60TH ST, 19 E, remove steps, stoops, sidewalk encroachments, new steps, stoops on 4-sty bk dwg; \$1,500; (o) Emma C. Cammeron, 19 E 60; (a) Chas. I. Fraser, 372 Lexington av (1005).

61ST ST, 205 E, new ext on 3-sty bk dwg; \$3,000; (o) Harriet L. Lynch, 205 E 61st; (a) Albert Ross, 50 E 61st (870).

63D ST, 159 E, new ext on 3-sty bk dwg; \$5,000; (o) M. Clough C. Overton, 535 Park av; (a) A. W. McCrea, 127 E 40 (924).

65TH ST, 136 E, rearrange stairs, remove stoop, partitions, new partitions, entrance, wall on 3-sty bk dwg; \$6,000; (o) Dr. Jas. A. Miller, 136 E 65th; (a) Jas. G. Rogers, 367 Lexington av (1045).

71ST ST, 501-9 E; 72D ST, 500-8 E; AV A, 1339-52, 2 new add stys on 4-sty bk factory; \$150,000; (o) P. Lorillard, 19 W 40; (e) Edw. G. Tremine, 119 W 40 (1052).

72D ST, 153-55 W, raise beams, remove front, new front, partitions in 2-5-sty bk res; \$30,000; (o) 153-55 W 72d St., 2272 Bway; (a) Tachau & Vought, 109 Lexington av (857).

72D ST, 161 W, remove & rebuild 1 & 2-sty wall, alter stairs, partition, new bath rooms, vent shaft in 5-sty bk dwg; \$20,000; (o) Mrs. Parker R. Whitcomb, 161 W 72d; (a) Robt. T. Lyons, 342 Madison av (1040).

75TH ST, 30 E, remove wall, change partitions, new windows, lintels, partitions in 4-sty bk res; \$10,000; (o) Mrs. August Belmont, Jr., 640 Madison av; (a) Peabody, Wilson & Brown, 140 E 39th (826).

76TH ST, 40 E, remove stoop, alter front, partitions, stairs in 4-sty bk dwg; \$5,000; (o) Mrs. Langdon Marvin, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1036).

79TH ST, 169 E, remove stoop, stairs, partitions, new bath rooms, stairs, girder, cornice, extend, add sty on 3-sty bk dwg; \$10,000; (o) Pincus Joffe, 1157 Lexington av; (a) Lowinsers & Schubert, 366 5th av (785).

82D ST, 331 W, new flower conservatory door in 3-sty bk dwg; \$4,000; (o) Oscar Unz, 331 W 82d; (a) Thos. A. McMahon, 80 W 8th (1026).

83D ST, 61 W, extend air shaft, new partitions, plumbing fixtures, steam heating, elect work in 4-sty bk dwg; \$3,000; (o) Mrs. Pauline Lewkowitz, 60 W 101st; (a) Saml. Lewkowitz, 138 W 97th (864).

86TH ST, 340 W, remove partitions, new partitions in 12-sty bk tnt; \$1,000; (o) Netherland Holding Corp., 340 W 86; (a) Chas. B. Meyers, 31 Union sq (928).

86TH ST, 158-60 E, remove stairs, column, new stairs, flooring, lintel, rearrange partitions in 3-sty bk meeting rooms & str; \$8,000; (o) Geller Co., Inc., 158-60 E 86th; (a) Jos. L. Arkin, 810 Fox (1020).

86TH ST, 137 W, new ext, partitions, plumbing, heating, skylight, roofing, elec work in 4-sty bk dwg; \$8,000; (o) Jago Rlty. & Const. Corp., 253 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1018).

92D ST, 6 E, remove stoop, stairs, alter front, stairs, doors, bath rooms, screen & sash on 4-sty bk dwg; \$15,000; (o) Edw. Koch, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1004).

92D ST, 61 E, remove partitions, new partitions, toilets in 4-sty bk dwg; \$3,000; (o) Francis K. Stevans, 61 E 92d; (a) Adolph E. Nast, 56 W 45th (802).

93D ST, 415 E, new walls, girders in 1-sty bk shop; \$1,500; (o) Michael J. Horgan, 178 E 93; (a) Max Muller 115 Nassau (962).

108TH ST, 430-2, remove inclines, ned stairs in 2-sty bk auto repair shop; \$1,000; (o) Jas. Rudden, 175 E 108; (a) Thos. Christiano, 294 Pleasant av (1070).

109TH ST, 65 E, remove peak roof, new flat roof, balcony, fire escapes, stairs, partitions, in 2-sty bk synagogue; \$20,000; (o) Cong. Mach-lath Zyge, 65 E 109; (a) M. Jos. Harrison, 110 E 31 (945).

116TH ST, 141 & 143 W, remove stairs, stoop, wall, new columns, beams, posts, conc. floor, passage, ladder, stairs, store front on 5-sty bk apt house; \$15,000; (o) of 141, Miriam G. Hirsch, 226 W 78; of 143, Saml. L. Hymann, 233 W 83; (a) Maurice Courland, 47 W 34 (929).

116TH ST, 109-11 E, remove partitions in 4-sty bk dance hall and meeting rooms; \$3,000; (o) Herman Grossman, 113 E 116th st; (a) Philip Lieberman, 233 Bway (792).

122D ST, 242-52, fire retard stairways in 4-sty bk factory; \$2,000; (o) Bernhard Voss, 242-52 E 122d st; (a) Dietrich Wortmann, 116 Lexington av (791).

124TH ST, 120-22 E, new runway, conc flr, drains, partitions, stable fixtures in 5-sty bk stable, storage, shops; \$4,500; (o) Harry C. Horton, 143 W 125th st; (a) Jos. Reydel, Jr., 205 E 24th st (739).

125TH ST, 299 W, new ext, walls, roof beams, partitions, tile floor in 2 4-1-sty bk stores & offices; \$10,000; (o) 8th Av. & 125th St. Investing Co., 1333 Bway; (a) Morris Whinston, 116 W 49 (986).

125TH ST, 523 W, remove 4th sty, walls, beams, 2 new add stys on 1-sty ext, front beams in 4-sty bk factory; \$10,000; (o) 523 W 12th St. Corp., 128 William; (a) Otto L. Spannhake, 116 Nassau (1062).

AMSTERDAM AV, 600-18, remove front, wall, girders, new show window, beams, in 2-1-sty bk str; \$1,000; (o) Wm. Astor Est, 23 W 26th; (a) John B. MacNeill, 70 Cliff (897).

AMSTERDAM AV, 461, remove windows, window, new girders, columns, str front in 4-sty bk str & tnt; \$1,500; (o) H. H. Cammann, Merrick, L. I.; Dr. D. M. Cammann, Merrick, L. I.; E. C. Camman, 84 William; H. S. Cammann, 84 William; (a) A. T. Sutcliffe, 111 E 49th (877).

AMSTERDAM AV, 1560, new stairs, partitions in 4-sty bk hospital; \$3,000; (o) The Hebrew Orphan Asylum, 1560 Amsterdam av; (a) Ne-carsumer & Lehlbach, 507 5 av (863).

AMSTERDAM AV, 1820-38, new plumbing, elec work, painting, fire walls, partitions, stairs, exits in 3-sty bk str & school; \$20,000; (o) Est Bernard Loth, 1160 Bway; (a) Chas. H. Gillespie, 1123 Bway (838).

AMSTERDAM AV, 2042-48, remove wall, columns, new ext, show windows, girders, columns in 1 & 2-sty bk str & offices; \$25,000; (o) The Jumel Bldg, Inc., care arch; Pres., Harry Pasternak, 564 W 160th; Sec. & Treas., Wm. Solomon, Hotel Alexandria, 250 W 103d; (a) Chas. M. Straub, 147 4 av (1006).

AMSTERDAM AV, 1988, remove str frt, new str frt, partitions, door in 2-3-sty bk str & apts; \$4,000; (o) Gustave Beck, 1988 Amsterdam av; (a) Otto Reissmann, 147 4 av (989).

BOWERY, 248, remove ext, new partitions, ext, beams in 2-sty bk slaughter house; \$8,000; (o) John Posteraro, 255 Mulberry; (a) Max Muller, 115 Nassau (990).

BOWERY, 70-72, new columns, beams, windows in 5-sty bk str & apts; \$5,000; (o) Peter P. Cappell, 333 W 23d; (a) Jos. Mitchell, 332 W 24th (866).

BROADWAY, 206, remove stairs, new elevator in 10-sty bk str & offices; \$1,500; (o) 206

Bway, Corp., 206 Bway; (a) Saml. N. Polis, 115 Broad (937).

BROADWAY, 1145, remove piers, new partitions, stairs, show windows in 5-sty bk str & factory; \$2,500; (o) Hopton D. A. Quade, 80 Maiden la; (a) Walter T. Williams, 41 E 42d (1007).

BROADWAY, 347 W, new tanks & supporting structure on 7-sty bk factory; \$2,600; (o) Isidor Kahn, 94 Fulton; (a) The Rusling Co., 26 Cortland (978).

COLUMBUS AV, 398-408, remove columns, girders, new girders, columns in 2-sty bk str & offices; \$5,000; (o) Louis J. Romain, 15 Broad; (a) Morris Whinston, 116 W 39th (840).

COLUMBUS AV, 774, new str frts, partitions, toilets, beams, columns, in 5-sty bk str & apts; \$2,500; (o) Max Nadler, 80 Edgecombe av; David Lewis, 346 W 146; (a) Fredk. W. Ockert, 254 W 104 (914).

CONVENT AV, 322, remove partitions, new bath rooms, stairs, kitchen, heating system, partitions in 4-sty bk dwg; \$5,000; (o) G. W. Siegman, 264 W 11th; (a) Eli Benedict, 355 E 149th (837).

LEXINGTON AV, 103, new fire-escape, exits, windows in 5-sty bk str & apts; \$1,500; (o) Isaac B. Miller, 411 W 38th; (a) Geo. H. Van Auker, 430 W 44th (869).

MADISON AV, 805, remove stoop, fixtures, new stairs, plaster, ceiling fixtures, partitions, ext in 5-sty bk dwg; \$10,000; (o) Moses & Marx Ottinger, 31 Nassau; (a) Schwartz & Gross, 347 5 av (1002).

PARK AV, 608, remove cornice, new doorway, water table on 4-sty bk dwg; \$1,000; (o) Clara A. Bowron, 608 Park av; (a) Joel L. Barber, 70 E 45th (1042).

RIVERSIDE DR, 73, new plumbing fixtures, partitions in 5-sty bk dwg; \$1,000; (o) Emma M. Phillips, 73 Riverside dr; (a) C. B. Brun, 47 W 34th (1024).

ST. NICHOLAS AV, 635-7, new door, girder, frames in 1-sty bk repair shop; \$1,000; (o) J. Romaine Brown, 10 E 43d st; (a) Jas. J. F. Gavigan, G C Terminal (809).

1ST AV, 1494, remove wall, new columns, beams, stairs, balcony, str front on 5-sty bk str & tnt; \$5,000; (o) Lena Davis, 1504 1 av; (a) Jacob Fisher, 25 Av A (890).

1ST AV, 225, new ext, str front, toilets in 4-sty bk str & tnt; \$3,500; (o) Mary Denner, 102 Hester (a) Harry Hurwitz, 1170 Bway (1013).

1ST AV, 1310, new ext, stairs, str frt, toilets, rearrange partitions in 3-sty bk stores & lodging rooms; \$8,000; (o) Morris Blum, 1308 1 av; (a) Henry J. Nurick, 44 Court, Bklyn (994).

1ST AV, 131, remove walls, new beams, columns, str frts, walls, tier beams in 5-sty bk str & tnts; \$7,000; (o) Ray Frankel, 129 1 av; (a) Jacob Fisher, 25 Av A (982).

2D AV, 1528, remove partitions, walls, new ext, stairs in 4-sty bk tnt; \$15,000; (o) Settie Stomfels, 312 E 79; (a) Esperidias Zlococowick, 1 Columbus av (959).

2D AV, 1615-17, remove walls, new str, partitions, lower 1st floor in 5-sty bk str & factory; \$6,000; (o) A. Siegel & Sons, 244 E 84th; (a) Geo. & Edw. Blum, 505 5 av (885).

2D AV, 1143-45, new exten, walls, beams in 4-sty bk stores and tnt; \$4,500; (o) Est Maud F. Hughes, 1 Madison av; (a) John A. Friend, 148 Alexander av (801).

2D AV, 2204, new partition, fire retard ceilings, new window, toilet in 4-sty bk str & tnt; \$2,500; (o) Vincenzo Spadea, 2204 2 av; (a) John T. Rieger, 154 Nassau (835).

3D AV, 1501, remove columns, piers, new columns, girder, store frt on 4-sty bk str & stock room; \$2,000; (o) Chas. F. Eberhard, 1341 Marmon av; (a) Anatsios Catsanos, 101 Park av (972).

3D AV, 985, remove walls, partitions, column, new partitions, girders, tile & conc floor in 4-sty bk restaurant & apts; \$12,000; (o) Max Schwarz 954 3 av; (a) Morris Whinston, 116 W 39 (958).

5TH AV, 160, remove stairs, remove & replace vault lights, new stairs, show window, toilets, doors in 11-sty bk loft; \$5,000; (o) 21st St. & 5th Ave. Corp., 80 5 av; (a) Buchanan & Kahn, 56 W 45 (1069).

6TH AV, 928 to 930, new boiler room, elev & shaft, partitions, htg system in 5-4-sty bk str & tnt; \$3,500; (o) K. Frances Coleman, 50 W 51; (a) Schwarz & Gross, 347 5 av (965).

6TH AV, 709-17, new smoke stack on 12-sty bk store and offices; \$1,400; (o) Elbridge T. Gerry, Newport, R. I.; (a) Jno. B. Snook Sons, 261 Bway (806).

6TH AV, 861, remove wall, tubs, sinks, new exten, beams, toilets in 4-sty bk store and apart; \$7,500; (o) Jos. G. Minot, 34 W 58th st, Chas. M. Amory, Vanderbilt Hotel; Mary J. Cutting, Manhasset, L. I.; Francis I. Amory, 110 Devonshire st, Boston, Mass.; (a) W. Hugh Koehler, 122 E 25th st (807).

8TH AV, 72-78, 14TH ST, 254-56 W, remove walls, new columns, ext, str front on 4-3-sty bk str & apts; \$3,000; (o) Paul Morfagon & Cristas Pappas, 254 W 14th; (a) Anastasios Cutsanos, 101 Park av (999).

Bronx

140TH ST, 805, 1-sty bk ext, 32x32, to 1-sty bk shop; \$1,000; (o) 804 E. 141st St. Holding Co., Jos. H. Symmers, 804 E 141st, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (259).

142D ST, 342-44, 1-sty bk ext, 50x58, to 2-sty bk garage; \$10,000; (o) Bronx Prov. Corp., Bernard Levy, 2692 3 av, Pres; (a) John J. Dunnigan, 394 E 150th (256).

152D ST, 289-91, 2-1-sty bk extns, 25x14.2, new str fronts, new partitions to 2-3-sty fr str & dwgs; \$2,700; (o) Saverio Sarus, 555 Morris av; (a) Della, Penn & Erickson, 289 E 149th (255).

167TH ST, 362, new str front to 1-sty bk

strs; \$500; (o) Behr Realty Co., 1777 Clay av; (a) Herman Goldberg, 2686 Valentine av (257).

Brooklyn

RODNEY ST, 439-45, n e c Ainslie, int alts to 2-sty bk sub-station; \$50,000; (o) Brooklyn Edison Co., 360 Pearl (6891).

WYCKOFF ST, 82-8, s s, 75 e Smith, gravity tank on 6-sty bk lofts; \$3,500; (o) Jacob Kurtz Co., 169 Smith; (a) Reliance Tower & Steel Co., 94 Mangin, Manhattan (7361).

40TH ST, 302-12, s e c 3 av, ext, str fixtures & int alts on 2-sty fr str & 2 fam dwg; \$2,000; (o) M. Klinger, 4011 3 av; (a) Abraham Farber, 1746 Pitkin av, (7390).

59TH ST, 502-84, s s, 275 e 5 av, ext on 4-sty

bk rectory; \$40,000; (o) John O'Leary, 526 59th; (a) F. Jos. Umtersee, 247 W 13th, Manhattan (7378).

70TH ST, 1013, n s, 90 e 10 av, ext on 3-sty fr 1 fam dwg; \$6,000; (o) John Bocci, 1015 70th; (a) Ferd Savignano, 6005 14 av (7350).

Queens

FLUSHING—Main st, 43, new str fronts; \$1,800; (o) C. Dondero, 74 Washington, Flushing (1293).

L. I. CITY.—Steinway av, e s, 250 s Vander-venter av, 2-sty bk ext, 25x10, front, tar & slag rf, to provide for str, int alts & new str front; \$3,500; (o) Frank Kass, 167 Cypress av, Flushing; (a) A. Dorsch, 440 12 av, L. I. City (972).

**MECHANICS' AND SATISFIED LIENS
RECORDED IN MANHATTAN AND BRONX**

MECHANICS' LIENS.

Manhattan.

MAY 11.

BEEKMAN ST, nwc William, 37.2x 117.1; General Kompolite Co, Inc—Jessie Ridley & Louis Brooks, Inc (32) 875.00

VAN NEST PL, 6; Benj Lazaroff—Persephoni Realty Corp & Helen Helmar (36) 115.00

45TH ST, 108 W; Louis Fein—Italian Sporting Union, Inc, & Mary A Mahon & Frank Barba (31) 354.90

113TH ST, 55 W; Saml Kramer—Saml I Schiller & Salke Kanarek (33) 1,984.00

LEXINGTON AV, 866; Kalt Lumber Co—Fredk J Sterner, Woodward Constn Co, Inc, & Levin Constn Co (34) 489.87

SAME PROP; Anderson Brick & Supply Co—Fredk J Sterner, Woodward Constn Co, Inc (35) 1,102.71

MAY 12.

CANAL ST, 195-7; Arthur Apfelbaum—Israel Stone et al, Daarf Contracting Co & J Gottlieb (40) 95.00

FT WASHINGTON AV, sec 183d, 100x 100; Bronx Derrick & Tool Co—W H B Realty Corpn & Allegro Constn Co (39) 390.83

WEST END AV, 266; Perfect Cornice-Roofing Co, Inc—Cora B Timkins & Karpas Constn Co (renewal) (38) 425.00

8TH AV, 845; Gabriel A Glantz—Columbia Trust Co et al & Mack Schenck (37) 4,300.00

MAY 13.

92D ST, 306 W; Otis Elevator Co—306 Realty Corpn (41) 107.40

MAY 15.

12TH ST, 623-5 E; Reva Rubin—Jno Einschlag et al; Einschlag Bros (42) 700.00

181ST ST W, ss, 145 e Audubon av, 75 x119.6; William Masterson Co—Abr Ruth (43) 4,798.60

11TH ST, 274 W; John W Grewe—Ethel S Darrance (44) 713.94

42D ST, 247 W; Anderson Brick & Supply Co—Samuel McMillan et al; Woodward Construction Co (45) 1,121.50

55TH ST, 26 E; Anderson Brick & Supply Co—Lillian W Newlin; Woodward Construction Co (46) 105.30

42D ST, 233-239 W; Anderson Brick & Supply Co—233-239 West 42d St Corp; Woodward Construction Co (47) 1,436.75

MAY 16.

5TH AV, 125-127; Manhattan Sand Co—Shapanka Realty Co; Edw De F and Goodhue Livingston (48) 137.00

MAY 17.

42D ST, 128 W; Ideal Store Fronts Co—Pease Piano Co; Emanuel S Kiger (49) 410.00

113TH ST, 26 E; Louis Steinberg et al—Samuel Singer Realty Corpn (50) 1,954.00

CONGRESS ST, 3 & 5; American Elevator & Machine Corp—Shuttleworth Kiehl Co; N Y City Quarantine Warehouse Co; renewal (51) 106.45

RIVERSIDE DR, 900; Bronx Derrick & Tool Co—900 Riverside Drive Corp Allegro Construction Co (52) 101.25

113TH ST, 103 E; East New York Woodwork Mfg Co—Nathan & Tillie Weinberg (53) 247.00

Bronx

MAY 10.

163D ST, 967-9; Adolph Eckstein—Enzer & Karlin, Inc 260.00

BEAUMONT AV, sec 187th, 50x75; M Bregman—Filomena Realty Co & R Scialli 80.00

BRUNER AV, ws, 200 s Cornell av, 50 x100; Church E Gates & Co—Francis S Marion 431.95

MAY 11.

BENEDICT AV, nwc Olmstead av, 20 x109.1; Michael A Cardo—Eustachia Martucci 100.00

INTERVALE AV, 1129; Reuben Isaacson—Nicola M Bollela & John Bollela 49.50

LAFAYETTE AV, 1262; Morris Spitz—Morris Brooks, Morris Brooks & Sons 229.00

PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen 522.00

RESERVOIR AV, ws, 100 s 195th, 25x 100; David Wolkeiser—Frank Threadwell, Italo Paparello & Costanzo Celli 1,850.00

WEBSTER AV, 2239; Fells, Lent & Canter, Inc—Bregman Weipraub Realty Co, Inc, & G Katz 200.00

YATES AV, sws, 232.2 s Van Nest av, 50x100; Michael A Cardo—Margaret Greco & Margt & Felix Greco 125.00

MAY 12.

MOSHOLU PKWAY N, es, 75.4 n 206th, 25x97.6; Jos D'Alessio—Margaret & Nicholas Oliver 1,189.88

SAME PROP; Lucas Provenzano—same 1,500.00

BARNES AV, 4039; Michael Reggie—Mrs J G Mancki & Vincent Milano 160.00

MAY 13.

178TH ST, swe Bryant av, 75x100; Louis Frustine—Jos Diamond & Toni Guiri et al 153.46

243D ST, 717-19 E; Emanuel Gisoudi—Morris Wetzlee & Brokan Constn Co 1,210.00

ROEBLING AV, ss, 145 e Mayflower av, 25x100; M Cappiello & Son—Gaetano Palumbo 5,500.00

MAY 15.

WESTCHESTER AV, 1037; Fells, Lent & Canter, Inc—N Y Investors Corp; B Grossman; Wm D Stein 46.80

TREMONT AV, 703 E; W Weinraub—J Alkoff 50.00

KINGSBRIDGE RD E, es, 18.5 n Briggs av, 27.6x43.2; John Nolan—Mary L McLeod; William McLeod 642.25

SAME PROP; same—same; same 2,275.00

UNIVERSITY AV, 1588; Weber Bros—Max Nowak 1,000.00

MATHILDA AV, 4745; Adolph A Cohen—Tillie Meadow 20.00

MAY 16.

FORDHAM ST, nec City Island av, 33 x94; Ernest Schmitz—Adolph Klein 10,000.00

LAFAYETTE AV, nec Manida, 50x92; Frank Scelaro Marble Co—M Brooks & Son, Inc 500.00

VALENTINE AV, ws, 200 n Fordham rd, 152x100; Resnik Bros—Claire Bldg Corpn 1,500.00

SATISFIED MECHANICS LIENS

Manhattan.

MAY 11.

WATER ST, 7-11; MOORE ST, 11-19, & FRONT ST, 8-12; Johns Manville, Inc—National Park Real Estate Corpn et al; Aug4'21 1,832.00

SAME PROP; Daniel M Rader—same; July9'21 4,609.98

SAME PROP; Chas Levy—same; July 7'91 5,676.03

SAME PROP; Standard Arch Co—same; July12'21 35,586.00

SAME PROP; L K Comstock & Co—same; July12'21 4,916.06

SAME PROP; Kawneer Co—same; July28'21 1,550.00

SAME PROP; Geo Colon & Co—same; Sept24'21 43,640.00

SAME PROP; Betz Bros, Inc—same; July16'21 1,600.00

SAME PROP; G Goldberg & Sons, Inc—same; Aug105'21 2,708.04

SAME PROP; Gurney Elevator Co—same; July1'21 21,684.06

SAME PROP; Rudolph Levin—same; July2'21 3,602.80

SAME PROP; John E Weil, Inc—same; July5'21 8,681.26

SAME PROP; M F Westergren, Inc—same; July1'21 23,508.20

20TH ST, 48 W; Visoll General Contracting Corpn—Louis Diamond et al; Aug9'21 296.85

4TH AV, 429-31; Federal Parquetry Mfg Co—Harry C Hallenbeck et al; Dec5'17 1,457.54

MAY 12.

SOUTH ST, 9; Eastern Glass Works—Menahen Caley et al; July19'20 538.00

55TH ST, 217-27 E; Severin Ciancia et al—Jacob Hoffman Brewing Co et al; Jan22'22 (by bond) 1,543.55

100TH ST, 9-11 W; Peter Fusco—Arthur R Martin; May27'21 1,025.00

207TH ST W, ns, 110 w Post av; Guilio De Russo—Michael Kaufman et al; Oct21'21 (by bond) 174.65

MAY 13.

27TH ST W, ss, 916 w 8 av; Robert E La Velle—Patk Tully et al; May4 '22 (by bond) 998.12

MAY 15.

34TH ST, 315-21 W; Angelo Gazette—Emma Swift Hammerstein et al; Feb23'21 1,150.00

2D ST, 193 W; Harry Rappaport—Congregation Anshe Obertyn et al; Jan17'22 4,550.00

CATHEDRAL PARKWAY, 527; Mariani Bros—Aemar Realty Corp; Apr 14'22 450.40

LENOX AV, nec 142d; J Dromerhauser & Co—Finnell Amusement & Bldg Corp et al; Mar8'22; by bond 5,530.51

SAME PROP; Henry E Baker—same; Mar14'22; by bond 340.50

MAIDEN LA, 96-100; Conroy Bros—Union Indemnity Co et al; Sept1 '21 1,119.67

MAY 16.

75TH ST, 331 E; Charles Spaet—James Giella et al; Apr20'22 50.00

3D AV, 1389; Raphael Lemkin—James Connolly et al; Jan16'22 1,105.00

CORTLANDT ST, 33; Davis & Ende, Inc—Andrew Kennedy et al; Mar23 '22 1,450.00

FULTON ST, 121; William Blum et al—119 Fulton St Corp et al; Jan4'22 466.50

MAY 17.

No Satisfied Mechanics Liens filed this day.

Bronx

MAY 10.

JACKSON AV, 765; Dominick Altieri—Pasquale Trotta et al; Nov1'21 100.00

MORRIS AV, 2001; Wm Martin—Merit Holding Co et al; Aug13'21 270.00

MAY 12.

187TH ST, 691-3 E; Luenge Realty & Constn Co, Inc—Pasquale Ferrante et al; Febl'22 4,399.95

PARK AV, 4590; also 185TH ST, 499 E; W Weinraub—J Zimmler et al; Jan17 '22 1,050.00

MAY 16.

UNIVERSITY AV, 1588; Kaplan & Garber—John Nowack et al; April '22 151.00

TREMONT AV, 541 E; Kaplan & Garber—M Bleinstein et al; April1'22 52.00

138TH ST E, sec Brown pl, 25x90; Mandrino & Rizzetta Const Co—Brown Place Theatre, Inc, et al; Nov22'21 6,512.99

SAME PROP; Di Pace & Cammaro—same; Nov22'21 11,473.93

SAME PROP; Colonial Sand & Stone Co—same; Dec2'21 635.65

SAME PROP; Krider Bldg Material Co—same; Jan14'21 5,441.96

SAME PROP; same—same; Jan14'22 8,657.99

SAME PROP; Charles H Darmstadt, Inc—same; Jan16'22 7,429.33

SAME PROP; Frank Dragonetti—same; Jan17'22 300.00

SAME PROP; Charles H Darmstadt, Inc—same; Jan6'22 7,429.53

138TH ST E, sec Brown pl, 25x190; Samuel J Kessler—Brown Place Theatre, Inc, et al; Jan19'22 2,300.00

SAME PROP; Frederic H Doyle—same; Jan19'22 1,028.37

SAME PROP; Submarine Boat Corp—same; Mar31'22 8,711.25