

Real Estate Record and Builders Guide

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EDITORIAL

Misrepresenting the Brick Situation

Architects, contractors and prospective builders who are capable of analyzing the current underlying conditions in the local building industry place little credence in the continued claims that construction is being impeded by a "famine" of common brick and by excessive costs for some of the basic materials. Reports gathered from authentic sources during the past week show only a negligible amount of active building being held up because of the so-called brick "famine," and the supply is daily improving.

Common brick of the current season's manufacture is now coming into this city and additional barges are being loaded with new brick as rapidly as it can be taken from the kilns with safety to handlers. Brick manufacturers assure the building public that within the next week at most the supply of this material will be adequate for all requirements and that construction can now proceed without fear of further hindrance because of a scarcity of brick.

It is unfortunate that the general public depends so much for its information as to local building conditions upon what appears in the daily newspapers. Recent press statements, tending to show that a large volume of construction is at a standstill because of a famine in brick, have been highly colored. The facts show no justification for the cry of a brick famine nor is there necessity for importing common brick from Europe, as suggested by Samuel Untermeyer, in order to supply the local market and break the "grip" he asserts brick manufacturers and dealers have upon the building industry by limiting the supply and maintaining excessive prices.

Experienced builders place little faith in the ability of anyone to bring foreign brick into the New York market in successful competition with the American product. First, because the cost of transportation and handling, and the difficulties of distributing these cargoes will more than offset whatever base price advantage may be obtained, and secondly, because Counsel Untermeyer has also apparently overlooked the fact that Europe may not have brick for sale in sufficient volume to become a factor in regulating the price for the domestic product. It is a matter of record that at present there are inquiries in the hands of Hudson River brick manufacturers for brick for export to Europe. There is little likelihood of getting brick from Europe while this commodity is badly needed abroad.

Another thing seemingly overlooked by Mr. Untermeyer is the fact that European brick differs radically in dimensions from the commonly-used American product. These foreign brick cannot be used without redesigning buildings already planned or making important structural changes in building now under construction. This, while possible if there were a real emergency, would be extremely uneconomic because of the time and additional cost involved.

At a mass meeting held in the Hotel Pennsylvania recently Mr. Untermeyer reiterated his charges of gross profiteering against the brick manufacturers and material dealers, and followed this with similar misleading statements in his memorial to Congress in reference to tariff revisions on

building materials imported from foreign countries.

The axiom that "Truth is mighty and shall prevail" must be inoperative as far as the building material situation is concerned, for otherwise Counsel Untermeyer hardly could have stated, as he did in both his report to the Legislature and in his memorial to Congress, that "there is an excess of fifty per cent. in the prices being exacted for building materials beyond what would yield a fair profit, and in some special branches of the business, as for instance, that of brick and sand, the excess is not less than one hundred per cent."

This statement probably was based upon the testimony of Marvyn Scudder, expert accountant for the Lockwood Committee in its investigation of the building material situation, which was given after an examination of the books of one of the leading brick manufacturers of the Hudson River district. This testimony was included in the recent report of the Lockwood Committee to the Legislature, but it was not qualified in any respect because of facts subsequently pointed out, nor did it show clearly just how these percentages were arrived at.

On May 28, 1921, THE RECORD AND GUIDE printed statements from Wright D. Goss, President of the Empire Brick & Supply Company, who was charged by Mr. Untermeyer with being one of the most heartless of the "profiteering" brick manufacturers and dealers, in which the testimony of Scudder was shown to be grossly misleading, if not altogether untrue. In the same article were printed the true facts as to the profits obtained by brick makers, based upon the reports of expert accountants of the highest reputation, and upon which the Federal Income tax payments of this firm were made.

A study of these figures, printed about a year ago, will show that the Lockwood Committee report does not give to the public the true facts about the brick industry. Fortunately the major portion of the building industry is familiar with the truth of the situation and is only slightly concerned about the future supply of common brick and its price trend. These interests realize that with a little patience all of their requirements will be supplied. It is the prospective builders of homes and other buildings who seemingly are being misled as to actual facts because sensational reports of how the Lockwood Committee is working for the amelioration of the ills of the construction industry are regarded by busy editors of daily newspapers as more interesting reading than the actual facts.

"Our Country Finding Itself Again"

President Harding's announcement of the advent of the revival of business, made to the Chamber of Commerce of the United States at its annual convention held last week at the National Capital, was the official utterance of a belief that has been gaining ground in commercial circles as the year progressed. That the President merely stated what business men generally had begun to recognize as the actual condition of trade did not detract from the importance of his summing up of the situation. Many sources of infor-

mation unavailable to private citizens are open to President Harding and he is known to have been giving considerable of his time to the study of some of the problems confronting business at this very critical period. For this reason his conclusions, reflecting as they did the opinions of the majority of those at the convention, solidified the cheerful feeling that had prevailed and sent the three thousand members of the Chamber to their homes in all parts of the country, prepared for the vigorous prosecution of their various lines of business.

That commercial affairs are at last decisively if somewhat slowly on the upturn is evidenced in a number of ways by which the business world measures progress or retrogression. Steel manufacturing has reached seventy-five per cent of capacity, with prices rising. This output equals pre-war production taking into account the increased capacity of the mills. Copper mines are again being worked as the enormous stocks accumulated near the close of the war diminish rapidly because of the increased fabrication of articles of peace time use. The New York City Employment Bureau, the Y. M. C. A., the Salvation Army, the Knights of Columbus and the American Legion, as well as the United States Department of Labor and the State Labor Bureau, all of which organizations have been in close touch with the employment situation during the period of readjustment, agree that there has been a revival of industry which has cut unemployment in New York City

from 500,000 in October last year to 200,000 at the present time. Construction work still reaches record figures although wages and material prices refuse to come down. There is great activity in New York City real estate, which indicates a return of money to the field which has long held first place with conservative investors.

The strike of coal miners, although menacing, has so far failed to disorganize industry. On the contrary the statistics of car loadings proves that general business is improving in spite of the strike. Loadings of freight of all descriptions for the week ending May 13 were heavier than for the previous week, and for the corresponding week last year, although coal loadings were less than one-half those of a year ago. General merchandising is therefore improving rapidly and this movement is likely to be accelerated by the order of the Interstate Commerce Commission for a ten per cent horizontal cut in freight rates.

These signs bear out the President's assertion that the country is on the threshold of a new era. "Undoubtedly," he adds, "There is more than a mere business revival in sight. Our country is finding itself again."

Again American pluck and energy, persistence and business aptitude, are overcoming what seemed to be insurmountable difficulties. It is inevitable that the enthusiasm evoked by President Harding's cheering pronouncement to the Chamber of Commerce will further stimulate business throughout the whole country.

Tenement House Commissioner Mann Sees End of Housing Shortage

IN a statement made last Wednesday before the New York Society of Architects, Frank Mann, Tenement House Commissioner, said the records of his department showed that at least 50,000 apartments in multi-family buildings are now under construction in Greater New York and that plans for an equal number in addition, already have been filed with his department, the majority of which are likely to be started within the next month or so. This will provide in the neighborhood of 100,000 new living units in this city in apartment houses, and does not take into consideration the large number of accommodations provided in the one and two-family dwellings already erected or under construction.

Figures tabulated by the Tenement House Department show that the work actually under way on April 10 will cost approximately \$129,000,000, and will provide a total of nearly 115,000 rooms in multi-family dwellings of various types. The follow-

ing table shows how the current apartment house construction, under way on April 10, is distributed by boroughs:

	Manhattan	The Bronx	Brooklyn	Queens	Richmond	New York City
Tenements	108	340	545	346	1	1,350
Apartments ...	4,976	14,066	7,895	2,960	55	29,952
Rooms	20,195	49,955	28,688	15,391	225	114,454
Estimated cost	\$33,318,000	\$52,363,500	\$31,307,000	\$11,874,000	\$450,000	\$129,312,500

Commissioner Mann stated in connection with the apartment house construction movement that in his opinion there is little need for further worry about a housing shortage. The construction now under way, plus that already completed under the Tax Exemption Ordinance, is sufficient, he declared, to provide for the population of this city and leave a surplus.

Board of Estimate Considers Cost of Northern Boulevard

THE Borough Planning Committee of the Queensboro Chamber of Commerce, of which Alrick H. Man is Chairman, recommended at a public hearing before the Board of Estimate last Friday that 50 per cent. of the cost of widening Northern Boulevard (Broadway) from Cemetery Lane, Flushing, to the Nassau County line, be made a city-wide charge, while 20 per cent. should be assessed upon the Borough of Queens and 30 per cent. upon the local area benefitted, instead of 30 per cent. upon the city as a whole, 30 per cent. upon the Borough of Queens and 40 per cent. upon the local area, as has been recommended by the Chief Engineer.

The report of the Borough Planning Committee to the Board of Directors of the Queensboro Chamber of Commerce states:

"Your committee has had under consideration the proposed widening of Broadway, Flushing, otherwise called Northern Boulevard, from Cemetery Lane to the Nassau County line. This street constitutes the main east and west thoroughfare of northern Long Island, and is extensively used by residents of the Borough of Manhattan and outlying points to reach the north shore of Long Island

beyond the city limits.

"Only a trifling portion of the present traffic through the street originates in the Borough of Queens, and a very much less percentage is tributary to the abutting property. The abutting Property owners do not favor the widening of the street, claiming that the traffic is detrimental to their comfort and enjoyment and to the value of their property, and that the widening of the street will increase the hardships which result from dust and noise which extends far into the night.

"In the case of the widening of Merrick Road, it was agreed by the city that 30 per cent. was a fair proportion to be borne by the local area of assessment. Your committee is of the opinion

"As to the balance of the cost, it does not seem logical that any large fraction of it should be placed upon the Borough of Queens, inasmuch as no property in the Borough of Queens, except the portion which is directly tributary to the avenue, is benefitted any more than other property throughout the city. Our recommendation is that 20 per cent. of the total be borne by the Borough of Queens, and the balance, 50 per cent., by the city at large."

REAL ESTATE SECTION

Remarkable "Comeback" of Values in Old Retail District

Rentals in Section from Fourteenth to Twenty-Third Streets and Sixth Avenue
Now on Basis Prevailing Before Department Stores Moved Northward

THE return of trade strength to the mercantile centers of Fourteenth Street, Twenty-third Street and Sixth Avenue between those points is one of the significant phases of the real estate market of this era. Twenty-third Street has not experienced as full a restoration as have the other two centers mentioned, but it is coming along even though more slowly. Rentals in Fourteenth Street and in Sixth Avenue are about the same as they were a decade or more ago, when numbers of the large retail stores moved a mile northward. It has been a gradual ascent from the marked decline in values that then commenced. The fact that it has been gradual has made the return sounder and surer.

The real estate decline in those neighborhoods was caused purely by the sudden removal of large establishments and the leaving of millions of square feet of vacant business space behind them. The circumstance created consternation among investors. To have various large department store buildings abandoned and stand empty for a considerable period was bound to have a depressing effect on adjacent holdings through the lack of shopping traffic which the old conditions created. On Sixth Avenue especially the large vacant buildings were sub-divided into loft and manufacturing spaces. Several of these would have continued as department stores if it had not been for the panic of 1907. Some of them were under one ownership, although they bore separate firm names. These were all closed permanently. The panic accentuated the trade movement that had begun shortly before.

Following was the long period of readjustment of neighborhood mercantile conditions, when the new purposes for which these buildings would be used was being determined. Caution, foresight and exceptional judgment were required to pull these large properties through along the right lines. It has been done and it proves the inherent value of real property on any prominent thoroughfare of this city. It is another powerful demonstration that New York real estate, properly manipulated and managed, is never down and out.

Except for the fact that owners of the fee to certain large department-store building sites in this region demanded unwarranted rental increases on renewals of leaseholds there might not have been the pronounced northward movement from that section in the first place. It was a section of the city situated along the lines of least traffic resistance. The Sixth Avenue elevated railroad has stations and always had them at Fourteenth Street and at Twenty-third Street. The route tapped and still taps the entire territory north of Twenty-third Street, Staten Island to the South, Brooklyn by bridge connections and the five suburban counties of New Jersey and the country beyond by connecting with the North River ferries downtown and the Twenty-third Street ferry. The West Side contributed much business, too.

Since the era of change transpired in the region new traffic conditions have strengthened it. The Hudson River tubes run under Sixth Avenue, with stations at Fourteenth and at Twenty-third Streets, the Broadway subway has stations at the same thoroughfares, and the nearly-completed Fourteenth-Street-Greenpoint route of the subway will pour traffic into the section. The Fourteenth-Street line of surface cars tie the Eastern District of Brooklyn to it by way of the Williamsburg Bridge. The original subway route also has a station at Fourth Avenue and Fourteenth Street and within easy reach

of the old shopping center. From the standpoint of accessibility the retail exodus from its old surroundings is declared by some shrewd real estate operators to have been a decided mistake.

The large retail stores that have remained downtown are doing a bigger business than in the past. Hearn & Son have never regretted remaining in Fourteenth Street. John Wanamaker, whose establishment is even farther south, is satisfied with the progress he is making at the old stand established by A. T. Stewart more than fifty years ago. John Daniell & Sons still hold forth strongly in their original quarters nearby. New retail firms have come into Fourteenth Street and into Sixth Avenue. Browning, King & Co. are busy at their old stand on Cooper Square.

There is another consideration. The large establishments which went northward to Thirty-fourth Street and beyond abandoned the existing buildings only to establish a much greater overhead charge elsewhere. They have no better nor more complete rapid transit facilities in their new locations than now obtained in the old ones. They did not have them at the time. Since they departed the Pennsylvania Station has been built and joined to the Seventh-Avenue Subway and the latter joins the station at Fourteenth Street by one express run of less than three minutes. A few minutes' run on a local to Twenty-third Street brings that street within easy reach. The large retail stores are less concentrated than they were in the past. There is more walking between stores for shoppers.

Since the era when most of the large stores were in the part of the city mentioned there been an increase of eighty per cent. in the residential population south of Twenty-third Street on the West Side. The Seventh Avenue subway route has caused a rehabilitation of Greenwich Village and the region just to the north of it. There is more of a trend to apartment houses in that direction and many old dwellings whose future was uncertain have been remodeled for occupancy. The old Chelsea section is in stronger favor than it has been for a generation or more. The recent leasing of the old Hotel Chelsea, on West Twenty-third Street for more than sixty years, is a salient example. The site of the old Morton House, at Broadway and Fourteenth Street, is being improved with a building much larger than the old one and it will command rentals far stronger. The building on West Twenty-third Street that housed the Eden Musee became the site of a building more modern and more useful. Various Sixth-Avenue corners and inside parcels between Fourteenth and Twenty-third Streets have been bought by tenants because they are deemed invaluable for their business purposes and they desire to be sure of permanency of possession. The area adjacent to lower Fifth Avenue and Washington Square still holds strong for residential purposes, while not far away is a larger business population than in past years. All contribute to shopping strength.

Discussing the subject, Robert E. Simon, prominent real estate operator, investor and observer of real estate conditions, said:

"The movement of large retail business interests from Fourteenth Street, Twenty-third Street and Sixth Avenue between those streets is what caused the transformation of the Herald Square-Grand Central neighborhood, the greatest square mile of shopping center in the world. Of course, the city will grow further north in a business way. It will be a general commercial

(Continued on Page 648)

To Build Post Office Annex Over Pennsylvania Tracks

Five Bids for Building and Lease to Government at Total Cost of About Twenty Million Dollars Being Examined for Award

BIDS for the new post office annex building to be constructed over the tracks of the Pennsylvania Railroad, west of the General Post Office Building are now in the hands of Postmaster General Hubert Work for consideration. Five bids were submitted for the building which will have a total floor area of 818,966 square feet. While the basis on which the bids were made is a provision for a lease to the Government for a term of twenty years there is included in the bids an option which allows the Government to purchase the building within three, five, ten, fifteen or twenty years and a further provision for a renewal of the lease for ten years. The bids follow:

Jacob Kulp & Co., \$19,245,695 for the twenty years, or an average of \$1.175 per square foot per annum; South Bay Realty Corporation, \$20,500,000 for the twenty year period, or \$1.25 per square foot; Parcel Post Building Company, \$20,883,633, or \$1.27 per square foot; Pennsylvania Postal Building Corporation, \$24,900,000, or an average of \$1.52 per square foot, and the American Postal Building Corporation, \$22,000,000 for the twenty year period, or an average of \$1.34 per square foot.

On the basis of the bids submitted to the Postmaster General, the annual charge by the various bidders for the proposed post office building would be as follows:

Jacob Kulp & Co., \$962,284.75; South Bay Realty Corporation, \$1,025,000; Parcel Post Building Corporation, \$1,044,181.65; Penn-

sylvania Postal Building Corporation, \$1,245,000; American Postal Building Corporation, \$1,100,000.

John H. Edwards, Solicitor of the Post Office Department, is making the examination of the bids and the award is expected to be made soon. The building will be erected under authority of an Act of Congress passed in April, 1920.

In addition to the facilities afforded by the annex to the main post office provided for in these plans, the movement to exchange the old post office site for other property in the downtown district is making headway. City officials are known to favor the removal of the old building south of City Hall Park and it is understood they will offer the Government a portion of the new Court House site upon which to erect buildings for Federal offices now scattered throughout a number of buildings in the lower section of the city. This is the proposition which was tentatively under discussion during the administration of Postmaster General Hays, who had several conferences in this city with those interested in the removal of the old building deemed an eyesore as well as unsanitary and inadequate. In these conferences representatives of Comptroller Craig, in whose hands the matter was left by the city administration, gave assurances that the city was willing to make the exchange. Now the news comes from Washington that President Harding has appointed Secretary Mellon, Attorney General Daugherty, and Postmaster General Work as members of a commission which will have authority to exchange the land known as the old post office site below City Hall for other land to be deeded by the City of New York for post office purposes in the downtown district.

Remarkable "Comeback" of Values in Old Retail District

(Continued from Page 647)

growth rather than a growth of department store zones. It is to be remembered that Manhattan has lost population to Brooklyn within recent years, and Queens is growing apace, as is Long Island fifty miles beyond the East River. Its shopping population is pretty well distributed at Pennsylvania Station and at Herald Square. It radiates southward as much as northward. The large stores that remained downtown not only do business with this element of New York's floating population, but they do business as well with the population in all the other regions within and without the city that dealt with them in years back.

"The average person will shop in the old center regularly as well as in the new one as long as he or she has the easy transit facilities to get there. Time was when the average Brooklynite shopped in Brooklyn. Nowadays the situation is different, on account of easy transit runs between that borough and Manhattan. Brooklyn shoppers are a large factor in stores here. With the Fourteenth-Street subway route in operation they will be a still bigger factor in the Fourteenth-Street and Sixth-Avenue zone.

"The trade factor that caused the business invasion of Fifth Avenue and its environs north of Forty-second Street was the specialty shops. They are even now multiplying in that region. Madison Avenue has become a mixture of specialty shops and modern office buildings. I am convinced it would be a great mistake for department stores to go north of Forty-second Street. Certain lines of retail trade seem destined to go further north, for instance jewelry, lingerie, linens, millinery, dressmakers and allied specialty lines.

"All structural development of recent years indicates a greater centralization of large retail trade south of Forty-second Street. Retail dry-goods stores and high-class specialty shops do not mix any better than oil and water. We must protect a district for these specialty shops if New York is to maintain her position as a world shopping and style center. The region lies between two great railroad terminals which drop their traffic there. And as so many large stores are established there it is logical that they will remain there. The old shopping cen-

ters of Fourteenth and Twenty-third Streets are on the line of travel from downtown and Brooklyn. They stand a better chance for big retail business than does the area from Forty-second to Fifty-ninth Streets. Of course, the traffic of Queensboro Bridge must be taken into consideration. There is heavy vehicular traffic over it.

"Macy's and Altman's stores might never have left the old Sixth-Avenue neighborhood if the question of much higher rentals on leaseholds had not presented themselves. This is proven by the fact that both of these large firms had built modern and large annexes to their buildings before the old leaseholds expired and one of them had also built a large palatial stable adjacent for its delivery wagons and horses. Surely they would not have done it if they had contemplated removal so soon after. It all demonstrates how individual differences sometimes change the trend of things. Macy's, McCreery's and Altman's all left buildings that were right at elevated railroad stations which led everywhere in order to go to new locations remote from such traffic distributors. The growth of the city helped them in the new locations.

"Subway routes now are no nearer to Fifth Avenue and Thirty-fourth Street than they are to Fifth Avenue and Fourteenth Street and the same avenue and Twenty-third Street. In spite of the fact that Fourteenth Street has been bothered by subway construction it has not been weakened as a trade thoroughfare as much as Forty-second Street was when a subway was built under it. The old merchants who held their nerve and remained in the old Fourteenth-street and Sixth-avenue district are doing as big business as close to busy traffic routes as the ones that moved away, and they are doing it with less overhead in the form of property investment and lower carrying charges on their properties and they have not suffered the great loss caused by abandoning valuable properties.

"The contrast is interesting and strong at this time, when recrudescence is taking place in the old district, and in the light of the fact that the movement from it to Thirty-fourth Street and to Herald Square and further north was caused by seemingly outrageous rental values and the idea that trade centers must move periodically."

Work Started On New Mercantile Building in Terminal Zone

Cross & Cross, Architects, Design Structure to Cost \$1,800,000 As Showrooms and Executive Offices for Millinery and Dress Goods Firms

WORK on the foundations is in progress for a large fireproof mercantile building which will occupy the block front in the south side of Forty-seventh street, between Madison and Vanderbilt avenues. This structure, which will be twelve and one-half stories in height, will be something in the nature of a departure for this neighborhood as it will provide office and showroom space for concerns in the wholesale millinery and dress goods lines, whereas the district is largely given over to high class retail shops.

The building is being erected for investment by Webb & Knapp, owners, on property leased from the N. Y. State Realty & Terminal Co., through Wm. A. White & Co., brokers, for a term of twenty-one years and two renewals. The aggregate net rental for this property is said to exceed \$10,000,000.

Cross & Cross, 681 Fifth avenue, are the architects for this operation and the work is progressing under a general contract awarded to the Todd, Robertson & Todd Engineering Corporation, Inc., 101 Park avenue. The cost of construction is estimated by the architects to be approximately \$1,800,000.

This project occupies a plot with dimensions of 215.5 by 100.5 feet and the structure will have a base area of approximately 21,666 square feet. According to the present schedule the building will be completed and ready for occupancy early in February, 1923.

Several long term leases have already been negotiated for office and showroom space in this new building. Aitken, Son & Co., now located at 417 Fifth avenue; Gage Brothers & Co., now at the corner of Fifth avenue and Thirty-seventh street, and Judkins & McCormack Company have signed leases. These firms are among the largest concerns dealing in millinery and dress goods in the United States. They have contracted for seven floors in this building through Wm. A. White & Sons, and Webb & Knapp, and two floors have been leased to the Bigelow-Hartford Carpet Company, with factories at Thompsonville, Conn., through Harris, Vought & Co., and Herbert McLean Purdy, brokers. All of these firms have made leases for twenty year terms dating from the time the structure is completed.

This building will be for executive offices and showrooms exclusively and manufacturing will not be permitted. The determination to construct a building of this character in this particular neighborhood was the outcome of the realization that the location offers the closest contact with the large department stores, exclusive retail shops, hotels, clubs and transit facilities of New York City.



Todd, Robertson & Todd Eng. Corp., Builders.

Cross & Cross, Architects.

NEW MERCANTILE BUILDING IN EAST FORTY-SEVENTH STREET

The movement of these wholesale millinery and dress goods concerns from the recently established center of these trades and their relocation in an entirely new neighborhood will be watched with interest not only by other firms in these and kindred lines but also by real estate interests who are always on the lookout for new trends of development.

Mortgages Aggregate \$1,154,976,168 on New York Homes and Farms

HOMES and farms privately owned in New York State two years ago aggregated in value \$2,646,156,868, according to figures of the 1920 Federal Census. Farms partly owned and partly rented, or homes and farms leased to tenants are not included in this tabulation, which has for one of its purposes the determination of the mortgage obligation of the home and farm owners. The debt on these properties represented by mortgages amounted to \$1,154,976,168 when the

census was taken, which means that the mortgage indebtedness amounted to 43.6 per cent of the value of the properties taken as a whole.

The census also discloses the fact that the number of homes other than farms in the State was 2,240,931. Of these homes 597,753, or 26.7 per cent, were owned by the occupants, and of these tenant-owned homes, 329,438 were mortgaged, which represents 55.1 per cent of the whole number.

President Harding Declares Business Revival Is Here

Makes Encouraging Statement to Chamber of Commerce of United States
at Which Secretaries Hughes and Hoover Also Speak Hopefully

[Special to THE RECORD AND GUIDE]

Washington, May 22.

EUROPEAN Conditions and Their Effect on American Business" and "The Merchant Marine" were the two principal topics for discussion during the tenth annual meeting of the Chamber of Commerce of the United States held here last week. Nearly three thousand of the nation's chief business men were in attendance. The most effective utterance of the two score speakers at the various meetings held by the members was that of President Harding when he declared that business was reviving but that no business permanently could succeed if it was not conducted honestly. It was the President's reassuring statement about commercial and financial conditions throughout the country that sent the delegates to the convention home filled with new enthusiasm and courage. The President referred to the situation in Russia in the prelude of his speech, and expressed a hope that conditions in that unfortunate country might be restored to a healthful state. "But," he said, "this will never be brought about until the existing system is abolished. Russia can never be restored until the communistic idea has been put aside and the rewards for righteous human activity are restored to the citizenship of that land."

President Harding called attention to the idea that the practicability of the doctrine of "less government in business and more business in government" depended upon the character of American commercial life.

"If the commerce of America," he added, "were always conscientious there never would be a single excuse for Government in American business." He declared it hopeless ever to return to the old order of American industry and exchanges in trade.

Taking up the question of foreign trade the President said:

"I believe it is possible to trade with the world without any destruction of American productivity. I wish for such an arrangement. Let us sell things that Americans can produce advantageously to those who cannot produce them. Let us buy the things that they have to sell to us and which we cannot produce. Out of such exchanges comes righteous relationship and balance of trade and the continued forward movement of the great human procession."

President Harding expressed the opinion that had this country a merchant fleet in proportion to its commercial importance there would have been no World War. No nation, he said, ever maintained dominance of trade unless it also was a carrier of trade.

"It is perfectly needless," he said, "to tell a body of business men and women that no thoughtful producer turns to his competitor for his deliveries."

The President's reference to conditions today follows:

"And I beg to remind you that the great World War, like every other war which preceded it, but more notably the great World War, because of its incalculable immensity, has left a state in human affairs quite different from any that ever preceded it. The war would have been a complete waste, it would have been an utter sacrifice of every effort, if we did not find the great human procession on a little higher plane than that which it followed before. An American commerce must keep that in mind. There will never be a time when you can go back completely to the old order of American industries and exchanges in trade."

"I say this because at the very moment we are on the threshold of a new era. Undoubtedly there is more than a business revival in sight. Our country is finding itself again. We are fundamentally right, and we do not intend ever to be discouraged for a long time."

"Business is reviving and we are soon to resume our onward way, and I admonish you of the larger responsibility to keep in mind the new state of human affairs and the awakened aspirations of men."

"I do not think that any business can permanently succeed that is not honest. And I do not think that any enterprise ought to succeed that is not honorable. And if you will combine honesty and honor, that enterprise which makes such a slogan will stand unchallenged before the world."

Secretary of State Hughes was another speaker who referred to the impossibility of transacting business with a nation which places itself outside the pale of international intercourse by setting up a policy of confiscation. In his address Secretary Hughes said:—

"Intercourse, from the standpoint of business, consists in the making of contracts and the acquisition of property rights. Nations may adopt

what policies they please for the future conduct of their local affairs, and if these policies are not enlightened the result will inevitably be that production will languish and trade will shrivel up, and they will look in vain for security and confidence; still they will be within their rights in determining their future policy in local matters."

"International relations proceed upon the postulate of international morality, and the most important principle to be maintained at this time with respect to international relations is that no State is entitled to a place within the family of nations if it destroys the foundation of honorable intercourse by resort to confiscation and repudiation, and fails to maintain an adequate system of Government through which valid rights and valid engagements are recognized and enforced."

"This is in the obvious interest of business, and this is merely a way of saying that this course is vital to the prosperity of all peoples, for the activities of business are those of production, and exchange upon which the welfare of peoples inevitably depend. If profits are anticipated through a departure from this clear path of honorable dealing they will be found to be illusory."

Secretary of Commerce Hoover emphasized the point that since the signing of the armistice America had extended governmental and private loans to Europe aggregating \$4,000,000,000, in addition to \$1,000,000,000 donated in charity. This, he declared, was his answer to the criticism that Europe had been left by the United States to shift for itself.

Mr. Hoover characterized the possibility of the United States extending further governmental loans as "the most unlikely event on the economic earth." Further assistance, he said, must come from private enterprise, and to gain this aid, Europe must first establish the soundness of her institutions.

Business men and economists the world over, he declared, had long reached agreement on the steps necessary to advance Europe to the degree of stability which this country enjoys. They follow:—

"First—Such political relations between the States in Europe themselves as will produce an atmosphere of peace and destroy the atmosphere of war."

"Second—The reduction of armament, not only to lessen the Government expenditure, but to give confidence of peace."

"Third—The intergovernmental debts, including German reparations, to be fixed upon such a definite basis of payment of interest and principal as will create reasonable confidence that payments will be met."

"Fourth—The balancing of budgets more through the reduction of expenditure than the increase in taxation, and a cessation of the consequent inflation in currency and short-time bills."

"Fifth—The ultimate establishment of the gold standard with the assistance of either credits or gold loans, and where necessary, the acceptances of diminished gold content in many old units of currency."

Resolutions were adopted favoring representation on the Reparations Commission and International Court of Justice; calling for the speedy disposal of war claims; expressing gratification at the enactment of a National Budget Law; reaffirming confidence in the Federal Reserve system and protesting against any changes in it except those which will add to it further usefulness and strength; advocating an adequate privately owned and operated merchant marine and the codification of bills of lading; stating that the Interstate Commerce act should not be amended until the law has been tested by experience under normal conditions; deprecating any tendency to reduce the army and navy below the strength required for national safety; endorsing the achievements of the State Department; thanking the Department of Commerce for collecting and distributing information about foreign and domestic commerce; protesting against the exemption of governments from claims for damages to private property by government owned vessels; seeking additional inquiry into measures for flood control; a reduction in passport and visé fees.

The election of the following officers was announced: President, Julius H. Barnes, Duluth, Minn.; vice-president for the Eastern States, A. C. Bedford, New York; for the Northern States, Thomas E. Wilson, Chicago; for the Southern States, Harry A. Black, of Galveston, Texas; for the Western States, Thomas B. Stearns, of Denver. Honorary vice-presidents; William Butterworth, of Moline, Ill.; L. S. Gillette, of Minneapolis; Charles Nagel, of St. Louis, and A. B. Farquhar of York, Pa.

Review of Real Estate Market for the Current Week

Dealing in Large Apartment Houses and Sites for Them Together with General Buying by Tenants Were the Prime Features

THIS was a week of heavy and varied trading in real property. With the first summer month imminent there is no cessation of business as is usual at this time of the year. Throughout the city there is keen investment interest in real estate as well as activity by operators. The investment tone is demonstrated by the large number of tenants who are buying both business and residential parcels. Probably no week in the year has shown more of this class of buyers. The circumstance is a tonic for the market generally.

Outstanding features of the dealing were the sales of two large elevator apartment houses, each on a West End Avenue corner and each transaction amounting to close to \$1,000,000. Numerous elevator apartment houses in the upper West side and in Harlem were sold that varied in price from \$500,000 to \$650,000 each. A large vacant plot at the south corner of Fifth Avenue and 96th Street changed hands for improvement with a fine apartment house, while a smaller plot farther north in the avenue was bought for a similar purpose. It would seem that the limiting of the height of apartment houses on this thoroughfare has not discouraged that class of building there. Numerous fine dwellings in choice residential streets close to Fifth Avenue changed hands.

Accompanying the sale of numerous fine apartment houses was the sale in the upper Madison Avenue, Lexington Avenue and Park Avenue neighborhoods of good sized plots for improvement with large elevator apartment houses and apartment hotels. It is a significant sign of the times. One site of distinctiveness for the purpose is on the upper West side, over-

looking the north end of Manhattan Park, in which is situated the Museum of Natural History. Some less impressive locations for apartment houses in the upper West side were also bought.

Two sales that attracted wide notice were that of the 6-story business building at 605 Fifth Avenue to the Phipps' estate and that of a business building on West 125th Street by the estate of J. M. Horton, the latter property being acquired by the tenant. Two business buildings on Madison Avenue so changed ownership. There was great diversity of dealing in tenement house properties. On the important thoroughfares of the East side many merchant tenants bought the buildings their stores are in and the speculative element figured in these avenues as well. Washington Heights and the Bronx contributed many apartment house transactions. A warehouse in South Street was bought. The lower West side also did well. Corners were sold in Sixth, Eighth and Ninth Avenues, two of the transactions being in the Pennsylvania zone. There was strong investment interest shown in Greenwich Village, where many old parcels were bought by large business interests for the purpose of reimprovement. There was, too, some dealing in single parcels in the business streets close to Fifth Avenue and north of 34th Street.

Leasing of large business spaces was emphasized by the leasing of two floors, on the plans, in the Pershing Square building and the leasing of a Madison Avenue corner by the Gerrys. Forty-one per cent. of the space in the Pershing Square building is taken before it is built, which shows the steady concentration of large interests near the Grand Central Terminal.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 85, as against 109 last week and 126 a year ago.

The number of sales south of 59th st was 24, as compared with 47 last week and 55 a year ago.

The number of sales north of 59th st was 61, as compared with 62 last week and 71 a year ago.

From the Bronx 37 sales at private contract were reported, as against 34 last week and 37 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 658.

Resells Coll-Claire Apartments

Winter & Wilkes, Inc., Benjamin Winter, president, resold to a client of Morris E. Gossett, attorney, 785-97 West End av, southwest corner of 99th st, a 12-sty and basement apartment house known as the Coll-Claire, and two 3-sty and basement stone dwellings, having a combined valuation of \$950,000. The properties, which were resold through Henry I. Cooper, of M. Cohn & Co., show a yearly rental of \$135,000 and measure 146.10 feet on the avenue and 100 feet on the street. The taller structure, whose light facilities are protected by the smaller houses, contains two elevators, with suites of from 5 to 7 rooms. It was acquired by Mr. Winter last month from the Coll-Claire Realty Co., Ralph A. Gushee, president. McMorrow Bros. erected the building about 8 years ago.

Gerrys to Incorporate Holdings

Supreme Court Justice Wasservogel on Monday appointed George Z. Medalle, of 120 Broadway, referee to take testimony on the application of Robert L. Gerry, Peter Goeliet Gerry, United States Senator from Rhode Island, and Arthur N. Crane, as executors and trustees of the estate of Mrs. Louisa M. Gerry, wife of Elbridge T. Gerry, for permission to sell parcels of real estate and invest in the Gerry Estates, Inc. The proposed sale involves a sum estimated at \$17,800,000. The change is asked in order to permit a more unified control of the family holdings.

Mrs. Gerry, who died March 26, 1920, bequeathed her real estate to her husband, upon his death to be divided among her two sons and daughters, Miss Angelica L. Gerry and Miss Mabel Gerry. For the transfer of these holdings it is proposed that the Gerry Estates, Inc., pay to the executors the sum of \$9,050,000. These holdings include: Northwest corner of Broadway and Warren st, 89 Franklin st, northwest corner of Bowery and Prince st, 125-127

West 31st st through to 126-128 West 32d st, southwest corner of Sixth av and 41st st, 108-112 West 41st st, 500-506 Fifth av and 1-9 West 42d st, 4-16 West 43d st, including the Columbia University Club, and 1110-1128 Third av and 166 East 66th st.

For the sale parcels left under a trust agreement between Mr. and Mrs. Gerry it is stipulated that \$8,750,000 be paid. This includes parcels at Fifth av and 47th st, occupied by W. & J. Sloan, Sixth av and 42d st, Stern Bros.; 1115-1117 Broadway, 9-11 West 24th st, and 8-16 West 25th st, and the northwest corner of Seventh av and 42d st.

New Owner of a Broadway Corner

The two 7-sty apartment houses at the southwest corner of Broadway and 82d st, 90.4x157, have been sold for the Pullman Holding Co., Milton H. Slawson, president, to John J. Dillon. The property fronts 90.4 on Broadway and has a depth of 157 feet. It is leased to the United Retail Stores Co. for 21 years. Mr. Dillon is the owner of the adjoining property on the southeast corner of West End av and 82d st. He bought the Broadway property for investment. It was held at \$700,000. Wood, Dolson Co., Inc., were the brokers.

Lorillards Enlarge Holdings

The P. Lorillard Co. purchased from Edward Roessler the southeast corner of Av A and 71st st, two 6-sty buildings, fronting 100.5 feet on the avenue and 98 feet on the street, and adjoining the building at 502 and 504 East 71st st, owned by the company. It now controls a street frontage of 148 feet. The company filed plans recently for altering the 4-sty building, occupying the easterly block front of Av A, between 71st and 72d sts, opposite.

Freedman Buys Ancient Corner

Charles F. Noyes Co. sold to Daniel B. Freedman seven frame buildings covering a plot 100x100, at the southeast corner of Third av and 106th st. The Pangburn Estate, the sellers, have held title to the property for nearly 100 years. Mr. Freedman will remodel the present buildings. This is the fourth sale made by the Noyes Co. in the vicinity during the last few months.

Lincoln School Building Bought

The 9-sty fireproof Charlton school building at 646 and 648 Park av, now tenanted by the Lincoln School of Teachers' College, is to be converted into an apartment house. Sale of the property has just been made by Jerome C. and Mortimer G. Mayer to an investing client of Douglas L. Elliman & Co. The structure stands on a site 40.10x80x irregular, located between 66th and 67th sts, and was valued at \$250,000.

The new owner is having plans prepared by

Hunt & Hunt, architects, for altering the structure into suites of from 2 to 4 rooms, and leases of the apartments from next fall are now being closed by Douglas L. Elliman & Co., agents. A feature of the house will be a restaurant, in charge of a prominent restaurateur, which will cater to the needs of the tenants and others.

Upper Broadway Apartments Sold

Sigmund Levin, operator, purchased from the Realty Securities, Inc., the Buckingham and Hazleton Court, two 6-sty elevator apartment houses, at 3089 to 3103 Broadway, between 122d and 125th sts. They occupy a plot 211.4x100 and have been held at \$625,000. They show a rental of \$100,000 a year.

The houses were at one time owned by the New York Real Estate Security Co. and were acquired in 1916 by the selling company in the present transaction. The Buckingham contains stores.

Site for Big Loft Building Sold

John Alden Realty Corporation bought through the Haggstrom-Callen Co. 27-37 West 60th st, six 3-sty and basement stone dwellings, on a plot 109x100.5, between Broadway and Columbus av. The site will be resold to builders for improvement with a large business building. The plot was held at \$300,000.

Operator Buys Madison Av. Corner

Mrs. Julia E. Cameron sold to the Brensam Realty Co., Samuel Brenner, president, the southwest corner of Madison av and 85th st, fronting 42.2 feet on Madison av by 70 feet on the street, together with the 3-sty building adjoining on 85th st, 25x102.2, the entire parcel forming a plot of more than 5,400 square feet. The property is opposite the new 16-sty hotel, containing about 1,000 rooms, which is now being constructed on the site of the car barns, to occupy the block front on Madison av from 85th to 86th sts. The seller has owned the corner parcel since 1874, and the adjoining parcel was acquired by her in 1899.

Horton Estate Sells to Tenants

Estate of J. M. Horton sold 148-150 West 125th st, two 5-sty stone apartment houses with stores, on a plot 50x100.11. The properties adjoin on the west the 5-sty building of Ludwig Baumann & Co., and are between Seventh and Lenox avs. It is understood that the buyer is P. Baron, a cloak and suit dealer, who is a tenant, and that other tenants are associated with him. The parcels were held at \$300,000.

The Horton estate owns much other property on 125th st and elsewhere in Harlem. Mr. Horton was founder of the J. M. Horton Ice Cream Co.

Sliver of a Building Sold

The front portion of the old Brokaw Bros. store on the south side of Astor pl, between Fourth av and Lafayette st, diagonally opposite Wanamaker's store and the Bible House, has been sold by Howard C. Brokaw to Morris Weinstein, operator. The building is 5 stories high and the portion just sold fronts 9 feet and 10 inches while on Lafayette st the frontage is but 3 feet 10 inches. The Astor pl frontage is 114.8 feet. Mr. Brokaw allows a mortgage of \$35,000 to remain. William L. Sutphin was the broker. The old Brokaw store originally extended back along Fourth av and Lafayette st for some distance. The sale is recorded. The original building was reduced almost to nothing by street widenings a few years ago.

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Bldg. Block, Stillwell Av., Bklyn. (S)
Cor. Plot, vic. 149th St. and 3rd Av., Bronx (S)
5500-Acre Farm, \$475,000, Saskatchewan, Can. (S)
300 Acres at Martha's Vineyard, Mass. (S)

WANTED

Bldg. Plot, 50x100; 30-52, nr. Lex. Av. (B)
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Fty. on N. Y. C. or N. H. R. R., 20-30 ml. out (B-L)
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Lower Sixth Av. Toning Up

A prominent operator in Greenwich Village really has purchased the 4-sty brick building with stores at the southwest corner of Sixth av and Washington pl, on a lot 23.4x58, from Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine, operators, who bought it on May 6 from the Lemon estate. It is understood that the buyer is negotiating a resale to large business interests. E. J. Crawford & Co. were the brokers. It was held by the Lemon estate for 35 years.

Phipps Estate Buys on Fifth Av.

The Henry Phipps Estate, Inc., purchased the 6-sty brick building with stores at 605 Fifth av from Frederic Burnside, jeweler, who valued it at about \$550,000. It covers a lot 25x100, on the east side of the avenue, 53 feet south of 49th st, on the block below the proposed new home of Saks & Co. Mr. Burnside bought the property a couple of years ago from J. Frederick Kernochan.

Builders Buy Fifth Av. Corner

Mary B. Jennings sold the vacant plot, 100.8½x150, at the south corner of Fifth av and 96th st, to J. E. R. Carpenter, Robert S. Knowles and associates. The buyers recently bought the adjoining 30-foot parcel on the avenue. The buyers are interested in several large apartment properties on Fifth av. The 96th st corner will be improved with a structure of this kind. Harris, Vought & Co. were the brokers.

Complete an Apartment House Site

M. J. Strunsky and J. A. Ulanoy sold for Florence Bevins the 3-sty and basement stone dwelling 1041 Lexington av, on lot 17x82.6. The purchaser is the Abraham Bricken Construction Co., which recently bought from Frederick Brown four adjoining houses at the northeast corner of 74th st. With the latest acquisition the construction company controls a site fronting 85 feet on the avenue and 82.6 on the street, which it will improve with a 9-sty elevator apartment house.

East Side Plot for Improvement

John E. Dordan, president of the John T. Brady Co., builders, purchased from the Mandel-Ehrich Corporation the vacant plot on the north side of 90th st, midway between Park and Lexington aves., 75x100.8½ feet, for early improvement with a 9-sty fireproof apartment house. No architect has been selected. The plot was recently purchased by the Mandel-Ehrich Corporation from the Broadway Savings Institution.

Buys Cedarhurst Apartments

Harry Sugarman sold for Charles W. Wynne and James H. Cruikshank to Dr. Theodor Bailey 241-243 West 111th st, a 6-sty brick elevator apartment house, known as the Cedarhurst, on a plot 50x100.11. It contains 18 apartments and was held at \$100,000.

In part payment Dr. Bailey gave his country house at Ballston av and Livingston st, Saratoga Springs, N. Y., containing 15 rooms and 3 baths with three-quarters of an acre of ground, which property was free and clear.

Frank L. Polk Buys New Home

Otto H. Kahn sold to Frank W. Polk, former counsel to the Department of State, through the Brown, Wheelock Co., Inc., the 5-sty stone American basement house, 6 East 68th st, on a lot 22x100.5. Mr. Kahn built the three houses at 6, 8 and 10 East 68th st, and sold the other two to Dr. J. Bentley Squier and Harold C. Mathews.

Marie Apartments Change Hands

Frank R. Houghton, Inc., and Julius Levy, sold for the 61 East 86th Street Corporation the "Marie," a 7-sty elevator apartment house, on a plot 102.2x100.8½, at that address, to an investor. It contains 262 rooms. It is rented for \$63,000 and was held at \$375,000. Cyrille Carreau represented the sellers.

Tenants Buy Garage

The Page-Detroit Company of New York, which last November leased the 3-sty brick garage and service station at 529-533 West 55th st, extending through to 528-534 West 56th st, has purchased that property from the George Dose Engineering Co. It was disposed of subject to a mortgage for \$179,300 and the selling company allows an additional \$25,000 to remain. It is situated between Ninth and Tenth avs, and occupies a site 100x200.11x irregular. The broker was the Cross & Brown Co. The sale is recorded.

Tenant Buys McDougal St. Parcel

A. Q. Orza resold for Mrs. Katherine Alberti 71 McDougal st, a 4-sty and basement brick building, on a lot 20x100, to Mrs. C. Bove, who conducts the "Fortuno Restaurant" on the premises. This is one of the five houses belonging to the Nicholas Low estate which were recently sold through Ruland & Benjamin, Inc. and Pepe & Bro. The sale is recorded.

Chinese Masons Buy Parcel

Louis Marks, of Ryan & Co., sold to the Chee Kung Cong, a society of Chinese Free Masons, of which Chin Nom is president, the 5-sty brick front and 3-sty rear tenement houses with store, on a lot 21.11x93.3, at 39 Mott st, facing Pell st. The upper floors of the building, which was bought from James A. Campora and Victor Vleresi, will in the near future be occupied by the society, now at 20 Mott st. The property was held at \$40,000. County Clerk James A. Donegan represented the buyers.

Ancient Third Ave. Holding Sold

D. Kempner & Son, Inc., sold for the George H. Mosher estate to Leonard Weill 395 Third av, northeast corner of 28th st, a 5-sty brick flat with stores, on a lot 24.8x100, renting for \$6,700 and held at \$65,000. It was in the selling family since 1844 and is situated at the foot of an elevated station.

Buys West Side Apartment Site

As a site for apartment hotel, representing an investment of about \$500,000, Jacob Goldstein, former treasurer of the Lapidus Engineering Corporation, bought the vacant plot, 50x100.5, at 23-25 West 64th st, from the estate of Joseph Garry. The property is located between Broadway and Central Park West, and will be improved by Mr. Goldstein with an 11-sty apartment house. The site had been in the possession of the selling family for a great many years.

Lexington Av. Corner for Improvement

M. I. Strunsky and J. A. Ulanoy sold for Florence Bevins the dwelling 1041 Lexington av, 17x82.6. The purchaser is the Abraham Bricken Construction Co., which recently bought from Frederick Brown four adjoining houses at the northeast corner of 74th st. With the latest acquisition the construction company controls a site fronting 85 feet on the avenue and 82.6 feet on the street, which it will improve with a 9-sty apartment house.

Reardons Buy Warehouse

I. & J. Kauffman sold for Paul Viane, of Rye, N. Y., the 5-sty brick warehouse 224 South st running to 441 Water st. The property is leased to the New York Journal for a number of years. The purchasers are D. L. & J. S. Reardon, head of the United States Trucking Co. This makes their fourth purchase of real estate this month.

Sell Washington Heights Apartments

J. Hofmann & Son sold for Ennis & Sinnott to Dr. Henry Schwamm, operator, the three 5-sty and basement apartment houses, with stores, at 518-522 West 145th st, on a plot 100.6x99.11. It was held at \$150,000 and sold for all cash over the mortgages. A re-sale of the property is now pending.

Upper West Side Hotel Site Bought

I. Randolph and Everett Jacobs sold 41-49 West 81st st, 100 feet east of Columbus av and opposite Manhattan Park, a vacant plot 125x102, held at \$300,000, to Joseph G. Siegel, Inc., who plans to erect a 15-sty apartment hotel on the site. Mr. Siegel is at present erecting a 15-sty hotel on the northeast corner of Broadway and 74th st.

Sale of a Fine Dwelling

Douglas Gibbons & Co. sold for Miss Elizabeth Cochran, 110 East 70th st, a 5-sty brick American basement dwelling, on a lot 20x100.5, two doors east of Park av. This property was held at \$110,000 and is in one of the finest streets of the East Side. Directly opposite are the new homes of Thomas W. Lamont and I. Townsend Burden. About a year ago, Douglas Gibbons & Co. sold the adjoining house to William H. Barnum. After extensive alterations to 110 the purchaser will occupy.

Resells Parcels to Tenants

William S. Coffin, who recently bought the row of old dwellings at 193 to 201 West Houston st from Trinity Church Corporation, resold 197 and 199 to Mrs. Ellen T. Anderson and 201 to Mrs. Madeline Canevari, lessees of the property. The purchases and resales were negotiated by the Brown, Wheelock Co., Inc. They are all old 3-sty and basement brick buildings, except 195, which is frame.

Corner in Penn Zone Sold

As a site for a business building, 368 Ninth av, adjoining the southeast corner of 31st st, has been purchased by an investor. It is a building on lot 18.6x100, and was sold by a client of William A. White & Sons to Patrick Berry, represented by the Duross Co. Plans for a new building are now being prepared by Charles Dieterlen, architect. The sale is recorded.

On Long Island's North Shore

Donald B. Abbott sold to Samuel A. Walsh his country estate of 20 acres, house and outbuildings at Fort Solonga, near Northport, Suffolk county, L. I. It is close to Long Island Sound.

Notable Apartment House Deal

The 13-story apartment house at 884 West End av., northeast corner of 103d st., valued at \$1,500,000, has been purchased by the Elbas Realty Co., represented by Reit & Kahinsky, attorneys. The structure was erected a few years ago by Paterno Bros. and returns an annual rental of approximately \$200,000. It stands on a plot fronting 100 feet on each thoroughfare and replaced a group of dwellings assembled by the builders a few years ago.

Church Will Not Sell Property

The Lutheran Church of the Epiphany, 70 to 74 East 128th st., of which the Rev. M. Luther Canup is pastor, has voted not to sell its property to the West Indies Mission Board of the Lutheran Church in America for the use of the colored congregation, now worshipping in the colored Y. W. C. A. in Harlem. The meeting was largely attended and the vote, it was said, was 3 to 1 not to sell. Epiphany Church has been in existence 43 years and owns three properties, the church at No. 72, the parsonage at No. 70, and the parish house at 74 East 128th st.

Perfumers Assemble Large Plot

The new Rigaud Realty Corporation, representing Rigaud, perfumer, at 75 Barrow st., has purchased from the F. S. Mason Holding Corporation the group of old brick buildings at 79-83 Bedford st., 69 Barrow st. and 33 Commerce st., forming the block front on the last named thoroughfare. The properties, which are to be occupied by Mr. Rigaud for his business, front 74.8 feet on Commerce st., 74.4 feet on Barrow st. and 74.8 feet on Bedford st. The officers of the new concern, who are also connected with the E. Fougere Co., are Montagu M. Sterling, president; Charles M. Russell, vice-president, and William H. Hall, secretary and treasurer. The sale is recorded.

Girls' Home Enlarges Plot

The Jeanne d'Arc Home for Friendless French Girls, which owns and occupies the building at 251-255 West 24th st., has purchased from Henry J. Heiden the adjoining dwelling, 20x98.9x irregular, at No. 257. It now controls a street frontage of 80 feet. The sale is recorded.

Church Adds to Holdings

St. Matthew's Roman Catholic Church, whose holding on West 67th st. comprise the properties at 215 to 219 and 223 and 225, purchased from Henrietta B. Cone the intervening house at 221. It is 5 stories, on lot 25x100.5 and gives the church control of an uninterrupted street frontage of 150 feet at that point.

New Owners for Hispania Hall

Sharp & Co. sold for the Ardsmore Estates, Inc., the 6-story elevator apartment house known as Hispania Hall, at the northwest corner of Broadway and 156th st., facing the block of buildings in which Archer M. Huntington is interested, including the American Geographical and Hispanic Society homes. The structure, valued at \$475,000, has been purchased by a syndicate headed by Louis Kramer. Hispania Hall contains 50 apartments in suites of from 4 to 8 rooms and returns an annual rental of approximately \$70,000. It fronts 106 feet on Broadway and 168 feet on 156th st., a site containing 6½ lots.

Tenants Buy the Kendale

The newly organized 1225 Madison Avenue Corporation, representing a tenant syndicate, purchased on a 100 per cent. co-operative plan the Kendale apartments at the northeast corner of 88th st. and Madison av. The seller, the Sivel Realty Co., valued the property, a 6-story structure with stores, at \$125,000. It has an avenue frontage of 100.8 feet and a street measurement of 36.8 feet. William M. Aydelotte, Reginald H. Schenck and Henrietta Brown are among the incorporators of the buying company.

Overlooking Bridge Plaza

J. Finkelstein & Son resold for the Bowery & Broome Street Corporation to Jacob J. Schmuckler 149 Canal st. a 5-story brick business building, on a plot 35.3½x89.2x irregular, fronting on the Williamsburg bridge plaza. The buyer will occupy the premises for his business. He now controls a frontage of 140 feet at the plaza.

Large Harlem Plot Sold

Edwards, Dowdney & Richart sold for the estate of Mary G. Pinkney the vacant plot, 238.9x99.11, on the south side of 141st st., 100 feet west of Fifth av.

Picturesque Long Island Estate Sold

Wheatley Hills Real Estate Corporation, in conjunction with Ward & Ward, sold to Henry J. S. Hall, of New York, the L. P. Rider estate on the Nissequogue river, Smithtown, Suffolk county, L. I., comprising 38 acres, a remodelled house, outbuildings and trout pond. After some slight improvements the new owner will occupy. The property was held at \$75,000.

Buys Co-operative Apartment

Douglas L. Elliman & Co. sold an apartment containing 9 rooms and 4 baths in the new 100 per cent. co-operative 14-story project which Dwight P. Robinson & Co. is erecting on the northeast corner of Park av. and 58th st., to be known as 485 Park Av., to Clarence P. Wyckoff, a member of the New York Stock Exchange.

C. E. Hughes, Jr., Buys in Riverdale

Charles E. Hughes, Jr., son of the Secretary of State, has purchased a home on Colonial row in the Fieldston section of Riverdale. The purchase involves the 2½-story Dutch Colonial house at the southwest corner of Goodridge av. and was made from Joseph E. Bush, who erected the house a few years ago and valued it at \$50,000. The property front 77 feet on Goodridge av. and 141 feet on 150th st. Mr. Hughes has been occupying an apartment at 450 Riverside dr. for several years.

New York Life Buys Estate

The New York Life Insurance Co. purchased the estate of Mrs. Richard Conover, Jr., at Bedford Hills, N. Y., and will convert it into a rest home for its women employees. The company already operates a similar retreat in the Catskills for the male employees. The property is known as Elm Tree Inn. It comprises 143 acres and a large Colonial mansion erected in 1775. The estate has been owned by the Conover family for many years. Douglas Gibbons & Co. were the brokers.

The place adjoins the estates owned by Percy Pyne Lewis and Clarence Whitman.

Buy Fordham Road Corner

Handy Bros. purchased the 6-story elevator apartment house with 4 stores on the southeast corner of Fordham rd. and University av., known as 2474 University av. and 68-74 West Fordham rd. It is situated on a triangular plot 103x88.9x irregular, having over a 103 foot frontage on Fordham rd. It is so located that it has permanent light on all four sides. This property was held at \$150,000. Armstrong Bros. were the brokers. It is the sixth sale of large parcels on Fordham rd. since January 1.

Old Estates in New Hands

The Morris family estates known as Hilltop and Avylon at Throgs Neck, which together comprise 150 acres and two old mansions, have been sold by A. Hennen Morris and David Hennen Morris to a client of E. K. Van Winkle and Ed-

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PROPOSAL

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 7, 1922, and publicly opened immediately thereafter for the construction of a boathouse and launchway at Coast Guard Station No. 55, Point Judith, R. I. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Third District, Coast Guard, Wakefield, R. I.; Junior Civil Engineer, J. W. Walker, C. & R., 75 Pine street, Belmont, Mass., or to Coast Guard Headquarters, Washington, D. C. Proposal should be inclosed in sealed envelope and marked "Proposal for boathouse and launchway at Coast Guard Station No. 55, to be opened 2 p. m., Wednesday, June 7, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C."

J. M. Moore, Acting Commandant.

ward J. Welling, brokers. The assessed valuation of the properties, according to the brokers, is \$600,000. They have large frontages on the Sound.

Hilltop has been occupied by the late Mrs. John A. Morris and Ayrton is now occupied by A. Hennen Morris. The family has owned the land for about 70 years. The estate adjoins the landed estate of the late Collis P. Huntington.

Sells Nassau County Estate

Warren Murdock sold for Alice S. Provost her property at Brookville, Nassau county, L. I., consisting of 8 acres with Italian style residence and outbuildings. The estate was held at \$100,000, and is near the property purchased recently by Mrs. Charles Senff, Bronson Winthrop, P. K. Hudson and George Brewster.

Corcoran Manor Bought

Corcoran Manor, on Central Boulevard, Mount Vernon, has been sold by the Barry Realty Co. to Mrs. Emma L. Hollywood, City Treasurer of Mount Vernon. The property comprises a 15-room house and a half acre plot extending back to North Columbus av. The holding price was \$35,000. It lies just north of the Knolls, the home of the late James A. Bailey, the circus man, which is to be converted into a combination country club and hotel.

Where Fox and Hounds Run

Henry W. Warner, of the Wheatley Hills Real Estate Corporation, sold to George Stanton and Harry Appleton stables and paddocks on the Cold Spring rd, Syosset, L. I. The new owners will establish Hunt and Hack stables for the use of followers of the Meadowbrook fox hounds.

Two Prominent Firms Merge

Albert B. Ashforth, Inc., of 12 East 44th st, and Stephen H. Tyng, Jr., & Co., Inc., of 41 Union sq, have associated their businesses, to become effective June 1 next. The Ashforth firm, which is composed of Albert B. Ashforth and George D. Arthur, was founded in 1896 by Albert B. Ashforth under the firm name of Ashforth & Duryea. In 1901 Mr. Duryea resigned and Mr. Ashforth conducted the firm until 1903, when Mr. Arthur was taken into partnership. The Tyng firm, which is composed of Stephen H. Tyng and H. Oakley Hall, was founded in 1888 by Stephen H. Tyng, Jr., under his own name. Mr. Tyng continued alone until 1898, when he formed a partnership with Mr. Hall, who had established himself as a broker in 1897 after resigning the presidency of a wholesale mercantile company.

Mr. Tyng and Mr. Hall become vice-presidents of the Ashforth concern and Mr. Ashforth and Mr. Arthur vice-presidents of the Tyng organization. They will continue to maintain all of their offices as in the past.

This combination brings together two of the best known real estate firms in New York City. Both Mr. Tyng and Mr. Ashforth are ex-presidents of the Real Estate Board of New York. They have been large factors in the development of the Union sq, Fourth av, 34th st, 42d st and Upper Fifth av movements and today control and manage a large number of the valuable properties which they planned, constructed and marketed in those sections.

The Ashforth concern maintains a downtown office in the Bankers Trust Company Building, 14 Wall st.

The May Co. Elects Officers

The regular annual meeting of the Lewis H. May Co. was held at the Cafe Boulevard, Broadway and 41st st. The following officers were elected for the ensuing year: President, A. H. Fraser; treasurer and general manager, Lewis H. May; New York office manager, John Freiman; Far Rockaway office manager, H. M. Schlossheimer; assistants, James Fee, H. Schackman, A. Burkander and D. Loeb; Edgemere office manager, Leo Lachin; assistants, Abraham Levy, J. McAdams and Arthur Levy; Cedarhurst office managers, M. M. Doob and Victor Moritz; assistants, Charles Hendrickson, Cornelius J. Brosnan, Charles Loughran and Harry Lustig; Long Beach office manager, Harry Simon; assistants, J. M. Brandon and H. V. Snow; Long Island City manager, L. C. Shire; insurance department manager, E. C. Cosmak.

An Interesting Deal

Charles F. Noyes Co. leased back for W. R. Grace & Co. to S. Oppenheimer & Co., for a term of years from May 1, 1923, 96-100 Pearl st, three 5-sty buildings, about 60x75, and occupied by the leasing company since 1879. This is property owned by Julius Oppenheimer and adjoining the W. R. Grace & Co. building, but about a year ago it was acquired by W. R. Grace & Co. through the Charles F. Noyes Co. in connection with 88-94 Pearl st and 54-6 Water st, all of which property can be "recaptured" from the present tenants at future dates if and when required by W. R. Grace & Co. for improvement purposes. The firm of S. Oppenheimer & Co. was established in 1868 and is one of the few companies that, while it has operated as many as 12 buildings at one time in various parts of the United States and Europe, has never had even a trivial fire.

MORTGAGE LOANS

The trustees of the North River Savings Bank have made loans on various properties aggregating \$1,120,500 in sums ranging from \$8,000 to \$360,000. The latter loan was on 308 West 86th st. Additional to the financing of real property the bank has arranged recently other loans totaling more than \$370,000 for closing in the near future.

Loans on bond and mortgage amounting to nearly \$7,500,000 were authorized by the Metropolitan Life Insurance Co. May 17. Of these nearly \$2,000,000 were housing loans, about \$1,250,000 were farm loans, and more than \$4,000,000 were on business buildings. The housing loans covered 47 dwellings and 21 apartment houses, to accommodate altogether 623 families. These were widely scattered, some being in Massachusetts, Connecticut, Virginia, West Virginia, North Carolina, Georgia, Florida and Tennessee with a considerable number of dwellings in Chicago and its suburbs and other cities in Illinois and Indiana. The loans on business buildings were 10 in number in New York city and cities in Virginia, South Carolina, Washington, D. C., and a few in western states. One of the loans was on the new Broad Street Hospital in Manhattan. One of the largest loans was on an apartment house in Manhattan and several were in Queens and Brooklyn. The farm loans were scattered throughout the west and south, the principal ones being in Iowa, Missouri, Georgia, Tennessee, Kansas and Alabama.

Lawrence, Blake & Jewell have placed for C. F. Sheehan a first mortgage of \$16,000 and a second mortgage of \$4,000 on 323 West 34th st, a 4-sty dwelling; for M. Schonbrun \$12,000 at 6 per cent on 25 Coenties slip, a 4-sty business building, and for L. E. Peck \$25,000 at 6 per cent on 32 West 76th st, a 4-sty apartment house.

The Shamokin Realty Corporation obtained from the New York Savings Bank a building loan of \$440,000 for the 15-sty apartment house at the northeast corner of Seventh av and 57th st, now nearing completion. The property has other liens amounting to \$400,000. It measures 100.10 x 104.2.

Brooks & Momand placed a first mortgage loan of \$115,000 on the new 5-sty apartment house at the northeast corner of Bedford av and Lenox rd, Brooklyn; also a first mortgage loan of \$73,000 on 315 to 319 West 24th st, Manhattan, a 6-sty flat; \$26,000 on 178 Orchard st and \$22,000 for Gertrude Malnek on 112 East 88th st.

William A. White & Sons announce that they have placed since January 1 mortgage loans aggregating \$15,651,000, an average of \$141,000 per working day.

A loan of \$650,000 has been obtained by the Hotel Hamilton Corporation from the Emigrant Industrial Savings Bank on its property, 133.6x 102.2, at 141 to 153 West 73d st.

Edwards, Dowdney & Richart placed for the J. G. L. Building Co. a mortgage loan of \$50,000 on the premises at the southwest corner of Longwood av and Southern boulevard, covering a plot 35x110.

Brooks & Momand placed a first mortgage of \$150,000 on 135 to 139 West 26th st, a 12-sty loft building, 50x28.9.

William Henry Barnum & Co. head a syndicate with Tucker, Anthony & Co. and Otis & Co., which is taking an issue of \$2,750,000 of first mortgage bonds on the Grand Central Palace and the adjoining Park av leasehold. The bonds will bear interest at 7 per cent, and provide for a sinking fund to retire the bonds in 20 years.

Out of the proceeds of the loan a new 20-sty office building will be constructed on the Park av plot, which will afford additional security to the bonds, as the present net income from the Grand Central Palace alone is said to be more than sufficient to pay interest and sinking fund requirements on the entire bond issue.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$2,300,000 on the St. Gerard Apartment Hotel, southeast corner of Broadway and 71st st, construction work on which began this week on the site of the Church of the Blessed Sacrament. The new hotel will be 18 stories high with setbacks and will contain approximately 600 guest rooms in suites of one and two rooms with bath. The ground floor will be devoted to stores, lobby, lounge rooms, restaurants and kitchens. The land fronts 113 feet on Broadway and 173 feet on 71st st. The owner is the George Dose Engineering Co., Inc., and the architects are Maynicke & Franke. Hughes & Hammond were the brokers.

J. Clarence Davies placed a first mortgage of \$20,000 on 1065 East Tremont av, a 1-sty taxpayer, and \$16,500 on 131 East 94th st.

The Dry Dock Savings Institution advanced \$138,000 to the Transit Realty Co. on the Dorilton, a 12-sty apartment house, 105.5x150x irreg., at the northeast corner of Broadway

and 71st st. Prior encumbrances on the property amount to \$612,000.

Charles E. Kohler, Inc., placed for Frederick B. Roach a mortgage of \$6,000 for 5 years at six per cent per annum on property 2973 Bainbridge av, Bronx.

The Houghton Co. placed a mortgage of \$28,000 for Irving Cohen, with the Union Dime Savings Bank, on 303 West 92d st, a 5-sty dwelling, on lot 25x75.8 1/2 x irregular.

Edwards, Dowdney & Richart placed a first mortgage of \$50,000 for the 875 Madison Avenue Corporation on premises at the southwest corner of 73d st and Madison av. They also placed a first mortgage of \$43,500 on premises at the southeast corner of Prince and Thompson sts.

S. W. Straus & Co. have underwritten a 6 1/2 per cent. first mortgage serial bond issue of \$1,100,000 on the land and new department store to be built by M. Rich & Bros., Co., Atlanta, Ga. The borrowing firm was founded in 1867. The bonds mature in from 3 to 18 years. Interest coupons are payable May 15 and November 15.

MANHATTAN SALES

South of 59th Street

ELDRIDGE ST.—Louis Friedel sold to Kaplan Bros. for Mrs. Esther Weiner 58 Eldridge st, a 6-sty brick loft building, on a lot 20.10x66.

SHERIFF ST.—The 50 Sheriff Street Corporation (J. Libner, J. H. Lang and H. Goodwin) has been formed to take over the 3-sty brick stable, 25x100, at that address.

VAN DAM ST.—Mandelbaum & Lewine, Inc., purchased from William S. Coffin, through Brown, Wheelock Co., Inc., the 2 1/2-sty and basement brick altered dwelling 21 Van Dam st, on a lot 25x100. This is one of the twelve old dwellings purchased by Mr. Coffin from Trinity some years ago and which have been altered into modern dwellings but retaining the old Colonial features of open fireplaces, Colonial mantels and large rooms.

1ST ST.—Israel Eisenberg bought from Lena Haas, Louis Hornberger and Mary Mates, 88-90 First st, a 6-sty brick tenement house with stores, on a plot 42x106. It houses 30 families.

12TH ST.—Ward, Belknap & Son sold to Leonard Weill for the estate of Arnold Thayer the 6-sty brick tenement house with stores, on a lot 24.4x103.3x irregular, at 415 East 12th st.

23D ST.—Day & Day, Inc., sold to Julius Bendheim, David H. Van Damm and J. H. and W. Ferguson 121 East 23d st, a 5-sty office building known as the Brookside, on a lot 28x 110. The parcel was held at \$125,000.

49TH ST.—Coolidge estate sold through David Stewart 46 East 49th st, a 4-sty and basement stone dwelling, on a lot 21x100.5.

49TH ST.—Ennis & Sinnott resold to William P. Zeng 506 West 49th st, a 5-sty stone tenement house, on a lot 19x100.5. S. Simon and A. W. Krumweid, Jr., were the brokers.

52D ST.—Manheimer Bros. sold for David Cohen 265 West 52d st, a 3-sty and basement stone dwelling, on a lot 14x100.5.

54TH ST.—Samuel Brenner bought from the Columbia Trust Co., as trustee under a deed of trust of Mabel C. Tuttle, the 2-sty brick private garage with studios at 108 West 54th st, on a lot 25x100.5. The Brown, Wheelock Co., Inc., was the broker.

1ST AV.—Morris Florea sold for a client 375 First av, northeast corner of 22d st, a 4-sty brick tenement house with store, on a lot 26x73; and 403 East 22d st, adjoining, a 4-sty brick tenement house, on a lot 23x49.5. It is the first change of ownership in many years.

1ST AV.—Charles M. De Rosa Co. sold for Koppel Cohen, 411 First av, northwest corner of 24th st, a 5-sty brick tenement house with store, on a lot 24.9x100. The buyer is a dealer in foreign exchange.

EIGHTH AV.—D. Kempner & Son, Inc., and Harris, Vought & Co. sold for a client of Emmet, Marvin & Roosevelt to a client of Sidney L. Warsawer 488 Eighth av, a 3-sty brick building with stores, on a lot 23.8 1/2 x 100, between 34th and 35th sts. It was held at \$80,000.

MADISON AV.—Markham Realty Corporation, Clarence W. Eckhardt, president, has bought from the Dows estate 414 and 416 Madison av, two 6-sty brick buildings, 48.5x95, adjoining the northwest corner of 48th st.

THIRD AV.—Formation has been made of the 25-27 Third Avenue Corporation, with W. A. Benkiser, L. Goldfinger and W. Kronewett as directors. The property at that address was sold recently by the Chesterton estate to Joseph G. Abramson. It is being improved with a 2-sty store and office building, a lease of which from the plans was obtained last December by the 29 Third Avenue Corporation. The site is 40x74, and it adjoins the northeast corner of East 8th st.

North of 59th Street

62D ST.—D. Kempner & Son sold for the Blade Estates, Inc., to Morris Leahin, butcher, 155 West 62d st, a 5-sty stone flat with store, on a lot 25x100.5.

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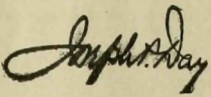
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68TH ST.—Harold C. Matthews resold to E. R. Harriman, 10 East 68th st, a 5-sty stone American basement dwelling, on a lot 25x100.5. It was held at \$225,000. Mr. Matthews bought the property a few months ago from Otto H. Kahn, who erected three similar dwellings at this point, all of which have been sold to buyers for occupancy.

70TH ST.—Jerome C. and Mortimer G. Mayer bought from the Vivian Green Construction Co. the four 4-sty stone tenement houses 226-228 East 70th st, on plot 100x100.5, located 105 feet west of Second av, held at \$95,000 and renting for about \$14,000. Henry Suydam was the broker.

72D ST.—Sappenfield & Miller sold for the West 72d Street Corporation 121 West 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2. Spotts & Starr were associate brokers.

75TH ST.—Pease & Elliman sold for Mrs. Miriam Gottheil the 4-sty and basement brick dwelling, 20x57x102.2, at 148 West 75th st. It was held at \$42,000.

77TH ST.—John J. and Theodore A. Kavanagh sold for Charles R. Bangs, to a client of Charles Brendon 69 East 77th st, a 3-sty and basement stone dwelling, on a lot 18.9x102.2.

83D ST.—T. Leddy purchased from Mrs. Mary O'Loughlin, of West Nyack, the 5-sty stone apartment house at 110 East 83d st, on a lot 25x102.2. The purchaser plans extensive improvements. Julius Levy and M. Kinzler were the brokers.

84TH ST.—Dwight, Archibald & Perry sold for the estate of Euphemia I. Martin to James J. Mitchell 106 West 84th st, a 5-sty brick apartment house, on a lot 21x102.2.

84TH ST.—Bracher & Hubert sold for Dr. Jose A. Lopez to a physician, for occupancy, 332 West 84th st, a 3-sty and basement stone dwelling, on a lot 20.1x102.2.

85TH ST.—Explorers Club sold to the Brensam Realty Corporation, Samuel Brener, president, 150-154 West 85th st, a 2-sty and basement frame club house, on a plot 50x58.9½. It adjoins a brick club house of the Knights of Columbus.

89TH ST.—Coughlan & Co., Inc., sold for the estate of Charles Gulden the 4-sty stone dwelling 272 West 89th st, on a lot 16x100.8½. The purchaser will occupy. It was held at \$38,000.

90TH ST.—Froman & Taubert sold for the estate of Simeon Baer 162 East 90th st a 5-sty

and basement brick triple flat, on lot 25x100.8½, to Leopold Zimmerman. This property immediately adjoins on the east the 10-sty Paulding apartment house just completed by the Rhineland estate.

91ST ST.—Pease & Elliman sold for Heilner & Wolf the 4-sty and basement brick dwelling, on a lot 18x100.8½, at 52 West 91st st.

92D ST.—James H. Cruikshank sold to Kate Moir 127 West 92d st, a 4-sty and basement stone dwelling, on a lot 20x100.8½, held at \$32,000. Mrs. Julia A. Kennedy was the broker.

95TH ST.—Hines & Smith sold for the Bucki Holding Co., Herbert A. Wolff, treasurer, 155 West 95th st, a 3-sty and basement stone dwelling on a lot 18x100.

102D ST.—Harry Karger sold to Fred Oppenheimer 209 East 102d st, a 5-sty brick tenement house with stores, on a lot 25x100.11.

103D ST.—El Casco Court, a 6-sty elevator apartment house at 205-209 West 103d st, has been sold to the newly formed 205 Realty Corporation, represented by S. Rossman, attorney, and with S. & J. Rosenberg and L. Prashker as directors. It occupies a site 80x100.11 adjoining the northwest corner of Amsterdam av.

107TH ST.—Thomas J. O'Reilly sold for John J. Pullyen, president of the Emigrant Industrial Savings Bank, the 5-sty brick American basement dwelling 302 West 107th st, on a lot 19x100.11. The property was held at \$40,000.

119TH ST.—Chemical Realty Co. and others sold through Sappenfield & Miller 102 West 119th st, adjoining the southwest corner of Lenox av, a 7-sty elevator apartment house, known as the Norwood, on a plot 50x100.11.

124TH ST.—Dominick Palazzo sold 310 East 124th st, a 3-sty and basement stone dwelling, on a lot 18.9x100.11.

128TH ST.—James L. Van Sant resold the 3-sty and basement frame dwelling 9 West 128th st, on a lot 19.0¾x99.11, to Joseph Dario. The seller purchased this house last month.

128TH ST.—The 2½-sty and basement frame dwelling, on a lot 20x99.11, at 125 East 128th st, has been sold for Mrs. Annie T. Suttie to Charles Dix through George W. Brettel. This is the first sale of the property in 35 years.

128TH ST.—James H. Cruikshank purchased from Ellen Schwerthoffer 1 West 128th st, a 3-sty and basement stone flat, on a plot 17.6x99.11,

adjoining the northwest corner of Fifth av. Harry Sugarman was the broker.

135TH ST.—J. S. Maxwell sold for the estate of John R. Agnew the four 5-sty brick apartment houses, each on a plot 38.7x100, at 616-622 West 135th st, to the College Holding Co. The property was held at \$300,000.

138TH ST.—Samuel A. Kelsey sold for David Baum 139 West 138th st, a 5-sty and basement brick apartment house, on a lot 26x99.11.

138TH ST.—Goodwin & Goodwin sold for Harry Bowman to Clara M. Hogan 529 West 138th st, adjoining the northeast corner of Hamilton pl, a 5-sty brick apartment house, on a lot 25 x99.11. J. S. Maxwell was associate broker.

150TH ST.—Charles A. DuBois sold for Alice H. Gleason and others to Albert A. Tisdale 552 West 150th st, a 3-sty and basement brick dwelling, on a lot 17x99.11.

179TH ST.—Nathan Bruner sold 710 West 179th st, a 5-sty and basement brick apartment house, on a plot 50x92.6. It combines 20 apartments, and it was held at \$85,000.

214TH ST.—Ancowitz & Cohen sold for J. Sagat to Hyman & Klevan 437-439 West 214th st, two 5-sty apartment houses, on a plot 75x 100.

AMSTERDAM AV.—Pierre & Golden Co. sold for L. Schwartz the southeast corner of Amsterdam av and 131st st, a 5-sty brick apartment house with stores on a lot 24.11x100.

COLUMBUS AV.—The two 5-sty flats with 8 stores, 50.8x75, at the southeast corner of Columbus av and 90th st, have been sold by L. A. Cushman to Jacob Maratzky. The broker was William Schlatter.

MOYLAN PL.—The newly formed 12 Moylan Place Realty Corporation, with Ed Critz, W. G. Bullock, F. Henriques as directors, is purchasing the 3-sty brick business building, on a lot 25x99.11, at that address.

PLEASANT AV.—Duff & Conger sold for Mrs. Etta Dahlgren Rhett to Vincenza La Cagnino 438 Pleasant av, a 4-sty brick flat, on a lot 18x74.

SECOND AV.—D. Kempner & Son, Inc., sold 1548 Second av, a 2-sty brick building with store, on a lot 14.8½x77, to Eva E. Greenfield, who has negotiations pending for a resale.

THIRD AV.—Sol Friedus and Morris Steinberg bought through I. D. Brokaw from the estate of Andrew Henderson 1145 Third av, a 6-sty brick tenement house with stores, on a

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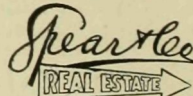
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plot 40x100, adjoining the southeast corner of East 67th st.

THIRD AV.—Duff & Conger, Inc., sold 1580 Third av, the 5-sty brick double flat with stores on a lot 25x100, for Rhineland Waldo to Harry Lowenthal and Jacob Alpert, who anticipate making extensive alterations for their business. The same brokers also procured a first mortgage on the property for a long term of years.

THIRD AV.—Estate of E. L. B. Norrie sold through George W. Brettell & Son 2136 Third av, a 4-sty brick business building, on a lot 25.3x100.

THIRD AV.—Abraham Saffir resold for the Denwood Realty Co., Benjamin Benenson, president, the 5-sty brick tenement house with stores at 1057 Third av, on a lot 25x100, renting for \$5,000 per annum and held at \$35,000. This property was acquired by the seller through the same broker a month ago. Abraham Saffir was appointed agent of the property by the new owner.

BRONX SALES

FOX ST.—Theresa H. Thode sold to Klara Katz the 3-sty and basement frame dwelling, 1128 Fox st, on a lot 20x100.

134TH ST.—Charles A. Weber sold for Adam Abel, 427 East 134th st, a 4-sty and basement stone double flat, on a plot 29.7x100, to Joseph Massoth.

140TH ST.—The Prudential Iron Works, which acquired recently the plot, 75x140, on the north side of 140th st, 418.8 feet east of Southern boulevard, purchased from the Port Morris Land & Improvement Co. the plot, 50x100, adjoining on the west.

146TH ST.—Robert Foley sold for M. O. Blonquist to James McGovern, 287 East 146th st, a 4-sty and basement brick apartment house, on a plot 50x110.

149TH ST.—Cahn & Cahn, operators, sold to Gregori Allotta 524 East 149th st, a 5-sty and basement brick apartment house with stores, on a plot 40x100, having 5 apartments on a floor. Nicholas Catania was the broker.

169TH ST.—The building at 773-781 East 169th st, which replaced the old McKinley Casino, has been purchased by the Joe-Hen Realty Corporation, Joseph Goldfein, president, from the G. & E. Improvement Corporation, which valued the realty at \$125,000. It covers a site 109x100, and lies east of Boston rd. Eight stores and a similar number of apartments contained in the building return a yearly rental of \$16,000.

170TH ST.—Benenson Realty Co. resold 609 East 170th st, northwest corner of Franklin av, a 5-sty brick apartment house, on a plot 44x 94.9, containing 16 apartments and 3 stores. The asking price was \$60,000.

182D ST.—Butler & Baldwin, Inc., resold to the Pelren Realty Co., Inc., 541 East 182d st, a 5-sty and basement brick apartment house, on a plot 35.6x131.5. The property was held at \$60,000.

BURNSIDE AV.—Herman A. Acker resold for the Jarco Realty Co. the northeast corner of Burnside and Grand avs, a vacant plot 132x100x irregular, to a client.

BURNSIDE AV.—Shaw, Rockwell & Sanford sold for the Bronx Community Corporation the vacant plot at the southeast corner of Burnside and Grand avs, to S. Stern.

CONCOURSE.—Bethlehem Engineering Co. sold to Jennie E. Byrne the 2-sty and basement frame dwelling and stable, on a plot 100x59, at 2271 Grand Boulevard and Concourse.

COURTLANDT AV.—Harry Cahn, operator, sold the 2-sty brick garage, 869 and 871 Courtlandt av, on a plot 50x141xirregular, adjoining the southwest corner of 161st st. Harry H. Cohan and Samuel Singer were the brokers.

CRESTON AV.—Blackner & Goldman sold for Louis and Rebecca Becker the 5-sty tax exempt apartment house 2409 Creston av, on a plot 75x 121. The structure is arranged for 40 families and returns an annual rental of about \$29,000. It was held at \$160,000.

GRAND AV.—Ennis & Sinnott resold to the Hartmann-Darr Realty Co. the northeast corner of Grand av and Evelyn pl, an old 2-sty frame detached dwelling with garage, on a plot 100x150, the latter measurement on Evelyn pl. The brokers, A. D. Phelps and H. J. Rogers, also secured for the buyers a building and permanent loan of \$110,000 from the Lawyers Mortgage Co. to erect a 6-sty apartment house on the plot.

THIRD AV.—Isaac Lowenfeld purchased from Michael A. Hoffman 3738-3742 Third av, northeast corner of St. Paul's pl, a 6-sty apartment house with 3 stores, housing 25 families, on a plot 47.6x102.2.

BROOKLYN SALES

BERGEN ST.—Bulkley & Horton Co. sold for C. H. Keenan to a buyer, for occupancy, 1353 Bergen st, a 2-sty and basement brownstone 2-family house.

SULLIVAN ST.—Realty Associates sold through T. F. Cowley to H. Breaznell the new Colonial style brick semi-detached dwelling with driveway and private garage at 212 Sullivan st, in the Crown Heights section.

5TH ST.—McInerney-Klinck Realty Co. sold for Carmen Rincones to the Habbassah Home Builders, Inc., the vacant plot, 80x100, on the south side of 5th st, 90 feet west of Eighth av, Park Slope. It will be improved with an elevator apartment house.

51ST ST.—Six bungalows on East 51st st, between Avs H and I, have been sold by William E. Harmon & Co., Inc. Twelve bungalows were erected by the company in the development of the section, which is known as East Flatbush.

68TH ST.—Frank A. Seaver Co. sold for Henry Nieland the plot of 10 lots on the south side of 68th st, 80 feet west of Eighth av, Bay Ridge.

86TH ST.—Meister Builders, Inc., purchased seven one-family and store brick buildings, now in course of construction at the northwest corner of 86th st and 17th av, Dyker Heights, on a plot 130x80. The property is held at \$95,000.

EAST 14TH ST.—Bulkley & Horton Co. sold for a client the plot, 70x100, on the east side of East 14th st, 230 ft north of Av O, to a client for improvement.

EAST 87TH ST.—Realty Associates sold to Beech Contracting Co. the vacant plot, 85x100, on the north side of East 87th st, 200 feet east of Av L, which the purchaser is improving by erecting detached dwellings.

CLINTON AV.—W. Wall Chase sold through the Bulkley & Horton Co. to Mrs. Anna Kalsch 178 Clinton av, a 4-sty dwelling.

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Gerry Leases Madison Ave. Site

Property owned by Commodore Elbridge T. Gerry in the Madison Square section has been leased to interests which will erect a 7-story store and loft building. The parcels involved are at 65-67 Madison av and 27 East 27th st, forming an "L" around the northeast corner of those thoroughfares. The site fronts 49.4 feet on the avenue and has a depth of 100 feet. The 27th st frontage is 28.11 feet. The undertaking will involve about \$1,000,000.

The lessees are Robert P. Zobel and Henry M. Weill, who have formed the 65-67 Madison Avenue Corporation to manage the project. The lease is for 63 years. The lessees will get possession in 30 days and will then start razing the old 3 and 4-story buildings on the site for replacement with a 7-story building containing lofts and stores and estimated to cost \$225,000. The lease calls for an annual rental of about \$14,000, making a total of approximately \$880,000 for the term. The Crulshank Co. and the Henry M. Weill Co. were the brokers.

ARTHUR CUTLER & CO. have removed their real estate office from 291 Broadway to larger quarters in 176 West 72d st, corner of Broadway.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 16 to May 22	1921 May 17 to May 23
Total No.....	186	238	357	198	930	954
Assessed Value.....	\$13,496,500	\$13,503,900	.....	.....	.....	.....
No. with consideration	24	33	70	9	33	57
Consideration	\$1,802,400	\$2,038,249	\$146,932	\$98,800	\$450,800	\$491,295
Assessed Value.....	\$1,743,500	\$1,884,700	.....	.....	.....	.....
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 22	Jan. 1 to May 23
Total No.....	4,800	4,307	4,798	3,268	15,700	13,511
Assessed Value.....	\$327,214,350	\$247,026,699	.....	.....	.....	.....
No. with consideration	458	459	472	216	650	792
Consideration	\$22,240,945	\$24,985,321	\$3,949,078	\$2,577,072	\$9,452,043	\$9,122,201
Assessed Value.....	\$22,002,950	\$20,987,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 16 to May 22	1921 May 17 to May 23
Total No.....	199	175	232	116	976	844
Amount	\$8,259,271	\$5,471,413	\$2,153,080	\$843,921	\$5,259,327	\$4,089,488
To Banks & Ins. Co.	35	31	26	10	202	127
Amount	\$2,913,000	\$1,833,200	\$343,200	\$168,750	\$1,494,300	\$1,075,600
No. at 6%	160	148	190	99	942	812
Amount	\$4,976,071	\$4,242,930	\$2,005,799	\$802,326	\$5,068,637	\$3,953,488
No. at 5 1/2%	3	5	1	1	27	25
Amount	\$90,000	\$501,000	\$10,500	\$5,000	\$120,650	\$107,500
No. at 5%	1	3	3	3	2	7
Amount	\$25,000	\$71,000	\$12,000	\$9,520	\$27,900	\$28,500
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	2	1	2	.....	1	.....
Amount	\$2,300,500	\$5,000	\$4,730	.....	\$4,500	.....
Interest not given..	33	17	36	13	4	.....
Amount	\$867,700	\$650,483	\$120,051	\$27,075	\$37,640	.....
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 22	Jan. 1 to May 23
Total No.....	3,920	3,231	3,852	1,973	16,214	10,874
Amount	\$136,222,244	\$101,896,356	\$43,157,535	\$14,861,876	\$91,984,764	\$60,147,883
To Banks & Ins. Co.	586	542	325	122	3,178	1,667
Amount	\$41,564,708	\$41,307,012	\$6,651,880	\$2,182,545	\$26,071,183	\$16,777,571

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24
Total No.....	68	47	18	14
Amount	\$4,313,500	\$3,559,000	\$601,700	\$318,500
To Banks & Ins. Companies...	44	34	11	10
Amount	\$3,091,000	\$3,384,500	\$385,200	\$253,500
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24
Total No.....	1,186	950	392	304
Amount	\$81,922,373	\$78,910,359	\$11,462,250	\$7,123,121
To Banks & Ins. Companies...	793	590	244	156
Amount	\$62,254,850	\$66,876,507	\$7,661,100	\$4,208,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24
New Buildings...	17	25	51	68	167	175	261	335	43	76
Cost	\$1,242,250	\$2,557,150	\$530,250	\$1,224,150	\$1,102,765	\$1,990,940	\$1,296,150	\$1,565,040	\$79,250	\$166,185
Alterations	\$517,850	\$435,460	.....	\$35,900	\$167,200	\$111,465	\$81,945	\$53,705	.....	\$2,405
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24
New Buildings...	368	312	1,994	769	5,497	3,008	8,984	3,790	946	734
Cost	\$55,513,726	\$41,281,505	\$55,387,313	\$19,265,070	\$53,812,035	\$34,169,970	\$54,885,169	\$20,681,423	\$3,105,691	\$2,235,043
Alterations	\$10,591,253	\$10,159,282	\$1,592,900	\$747,069	\$2,630,435	\$3,390,775	\$1,625,447	\$1,194,207	\$152,485	\$137,582

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BUILDING SECTION

Hudson River Brick Manufacturers Speeding Production

Current Season's Output Now Arriving and Supplies to Meet All Requirements
Assured Without Relying on Imports from Europe

BUILDERS in the Metropolitan district were greatly relieved this week upon receiving the news that common brick of this season's manufacture is now arriving at the wholesalers' docks and that the initial cargoes will be followed by others as soon as the newly-burned brick is sufficiently cool to handle and load. Although there is a continued scarcity of this product the situation is infinitely improved and the outlook is for a steady gain in the volume of brick available for construction throughout this territory.

Brick manufacturers are exerting their greatest efforts to speed up production. They are, however, confronted with serious manufacturing problems which at present are preventing a capacity output and which are likely to curtail manufacturing operations to some extent for the next few weeks.

The shortage of brick which has been experienced during the past few weeks was brought about by conditions over which the producers had absolutely no control. The open winter was responsible for a steady consumption of brick in the New York territory which called for the reserve stocks local dealers usually had on hand for early spring deliveries. Then also the Hudson river was closed to navigation for some weeks and brick left in the up-river yards could not be transported by barge but had to be shipped by rail in smaller lots at greatly increased cost to the manufacturer. The keen demand during the winter months practically cleaned out the stocks of the manufacturers and when the building boom started early this spring there was practically no reserve supply for the emergency.

Since earliest spring the manufacturers have been confronted with conditions which prevented them from getting their plants in operation at a rate which would adequately supply the steadily increasing demand for common brick. The shortage of fuel has been one of the most important of these but other factors, notably labor troubles in various plants, along with flooded yards which prevented the manufacture of new brick or the loading of reserve held over from last year were also outstanding conditions combining to create the so-called famine of the past few weeks.

At the present time the manufacturing situation is greatly improved. Production is progressing at the maximum as permitted by the available supply of fuel and labor and producers are confident that the next few weeks will witness a marked change for the better. None of the leading manufacturers are expressing any doubt as to the ability of their industry to supply brick to meet all demands this season but they do feel that builders should be more considerate and less impatient. The brick industry had no previous knowledge of the rate of demand for the current season other than the general trade impression that construction activity was due for a tremendous increase. They could not foresee or provide against the fuel shortage nor settle strikes before they occurred, neither could they regulate the spring floods which inundated many of the plants on the Hudson River and delayed manufacturing operations for a few weeks.

In discussing the brick manufacturing situation recently one of the prominent Hudson River producers stated that the present shortage of brick is about the first time in local building history that construction has been curtailed or even delayed because this commodity was lacking but many times within the past ten years or so various production problems have

been responsible for delays due to lack of face brick, terra cotta or structural steel, the latter oftentimes not available from two to five months after orders were placed and yet the industry kept moving and no great outcry was heard because of the situation.

Recently there has been considerable comment about the advancing trend of common brick prices. Manufacturers, however, point out specific reasons for the higher levels prevailing today and state that they do not see how prices are to be lowered to any extent even after the supply returns to normal. Brickyard labor is today uncertain and unsatisfactory. There are not enough men to operate the Hudson River plants at capacity production and there is considerable unrest about wages. At Kingston several strikes were started and settled upon the employers agreement to pay higher wages and a similar strike about a week ago, only more extensive in its scope, was only settled when the owners of the plants agreed to an increase of \$1 per day. There is every likelihood that brickyard labor all along the river will demand and receive higher wages than those in effect during the 1921 season and herein lies one of the most potent reasons why new brick will not be greatly lowered in price.

Another very important factor affecting production costs is that of fuel. At present manufacturers are burning what they have had in reserve and are hoping for a settlement of the coal strike which will make this commodity available. Coal is required for producing steam to operate machinery, for burning the brick after it is made and pulverized coal is mixed with the clay before it is moulded. It is a prime essential in brick production and in order to keep the plants in operation manufacturers are now being forced to buy in large and small lots, whenever it is available, and pay almost any price demanded. At present there is practically no coal available under \$12 per ton and when it is considered that a ton of fuel is required to burn about five thousand common bricks, the influence of high fuel prices on brick production costs can readily be realized.

Although brick producers are confident they will be able to supply the demand for the remainder of this season, they are quite certain in their own minds that there will not be any great surplus. During the past few years the common brick output has been below normal. Estimating the output of the Hudson River yards in their best year at a total production of about 1,200,000,000, the maximum which can be turned out this year, with active yards fully manned and machines working at full capacity, will be considerably less than 1,000,000,000 brick. Last season the total output for the Hudson Valley was estimated to be between 400,000,000 and 500,000,000 brick.

The prime reason for the drop in total production as noted during the past few years has been the ruinously low prices brick brought in this city. Manufacturers were unable to operate their yards at a reasonable profit and as a result many of the plants which formerly made brick for this market are now idle, with machinery and equipment partially dismantled and their buildings falling in decay.

Whether or not it will pay to reopen these yards still remains as a doubt in the minds of brick makers. There is no definite knowledge as to the continued duration of the brick demand. But a slump in demand for common brick may come before the end of the year, due to the cessation of apartment house construction.

Little Hope for Building Trade Wage Agreement This Year

Employers and Union Officials Deadlocked on Two Important Points But Various Trades Continuing Negotiations with Workers

A PART from the agreement entered into between the employers and the building laborers in which the present scale of \$7 per day will be continued for the remainder of the year, as will other terms and privileges now in force, no definite progress has been made toward settling the differences between building trade employers and the trade unions affiliated with the industry.

Following a recent conference with Patrick Crowley, president of the Building Trades' Council, C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, stated that he expected no agreement would be made during the balance of this year. The negotiations have become deadlocked on two points. The employers refuse to make a collective agreement with the Building Trades' Council as representative of all of the unions in the building industry, and also refuse to sign a new wage agreement for 1923. The employers are willing to enter into a new wage agreement for the remainder of the current year, but the unions now insist upon an agreement for 1923 or an agreement from May 1, 1923, to May 1, 1924, based upon the cost of living at the present time.

Meanwhile the various trades are continuing their negotiations with their respective unions, but as yet little has been accomplished of a definite nature. Many conferences have been

held but the unions are standing out for a collective agreement made by the Council and the Employers' Association. This plan the latter organization will not consider.

At the present time there is relatively little unemployment in the building trades and a grave scarcity prevails in some trades. Bricklayers, carpenters and plasterers are very difficult to obtain and hold on the jobs, and there is a growing scarcity in other lines, notably the inside finishing trades. Bonus wages are being paid in the majority of these trades and the excess runs as high as fifty per cent. above the recognized union scale in some instances. Builders feel there is little hope for relief from these conditions until the rush of construction is stopped and the demand for mechanics is not so keen as it is at the present time. The Public Group Committee is still organized and doing what it can to assist the industry, but the outlook for an early settlement in labor affairs is not of the best.

After the meeting at which the wage agreement for building laborers was made G. B. Dioguardi, General President of the Independent Bricklayers' Helpers and Building Laborers' Union of America, issued a statement in which he said that his union would proceed immediately with a vigorous campaign to enforce the union wage scale on all building jobs in this city.

Modern Apartments, to Rent for \$10 Per Room, Started in Brooklyn

THOSE landlords who have been receiving extortionate rents for several years are discovering throughout the Metropolitan District a decided softening of rental values in multi-family buildings. Former high rents are not coming down as the result of a surplus of new apartments, but rather because homeseekers have found it impossible to pay the rentals demanded. Frequently owners of buildings, erected under the high costs of the past few years, have found it advisable to reduce rental schedules rather than permit their buildings to remain unoccupied for an indefinite period.

Builders are recognizing the trend of the times. They are planning their future operations along more economic lines and making a determined effort to produce modern apartments, equipped with all the desired conveniences, but which will rent at prices reasonably within the means of those they wish to attract as tenants.

Experienced builders say it is not impossible to construct modern multi-family dwellings today that will rent for ten dollars per room per month. Buildings with fair-sized rooms, ample closets, with steam heat, hot water and electric lights can be erected in good residential neighborhoods and can be rented at this figure, and possibly less, and still show a reasonable margin of profit. The high rentals of the past years were artificially stimulated by the scarcity of buildings and not wholly due to abnormal construction costs. A certain class of profiteering landlords were the most important factor in increasing rentals in the majority of instances from the pre-war level of \$8 to \$10 per room per month to the prevailing high level of \$24 to \$35 per room for the same apartments.

Walter Kraslow, who has been constructing high-class residential buildings in various sections of Brooklyn for the past twenty years, plans the immediate start of a multi-family dwelling project in which three and four-room suites will be rented at \$30 to \$40 per month. These buildings will be erected on high-priced land, in a neighborhood where vacant property is selling from \$3,000 to \$3,500 per lot.

This project will occupy the corner of Eighth and Prospect Avenues, Brooklyn, and the first unit started will consist of a four-story apartment, on the corner, and five three-story buildings adjoining on Eighth Avenue. These apartments, which were planned by Maxwell A. Cantor, an architect of wide experience in work of this character, will be modern in every respect

and will contain all of the comforts and conveniences ordinarily found only in apartments renting at a much higher figure.

The corner building will have ground dimensions of 31x88 feet and will contain four apartments on each floor. Two of the suites on the first floor will contain three rooms and two will have four rooms, all with baths. The upper floors will be divided into four-room units.

The adjoining houses, which will be three stories in height, will have ground dimensions of 20x82 feet and will accommodate six families, in four-room units, each with bath. In all of these suites the rooms are of good size and proportions. The living rooms contain from 150 to 168 feet and the dining rooms have an area of about 150 square feet. The kitchens are about 9x13 feet and the bed rooms average 10x12.6 feet. Between the three story houses there will be double interior courts measuring 31.8x22 feet, which assures the maximum of natural light and ventilation to the rooms which face upon them.

The fronts will be of face brick and artificial stone, designed in good style but without costly ornamentation. Construction throughout will be of high standard, but the costly fixtures and finishes which form the basis of the high rentals usually demanded, are being eliminated, and less elaborate but equally satisfactory devices installed.

"Economic planning and the elimination of those items which add to the cost of the building and yet do not increase the comfort of the tenants makes it possible to construct these apartments and rent them at \$10 per room per month," said Mr. Kraslow in discussing this operation. "There will be practically no waste space in these buildings; every available inch has been utilized to the best advantage. The rooms are large and the apartments will contain many conveniences found only in buildings where the rents are much higher. By cutting out unnecessary ornamentation, and by close supervision of costs, these buildings will be constructed at a figure permitting reasonably low rentals and still allow a fair margin of profit. I hope to continue building operations along this line, in the same neighborhood, because I feel that by so doing I will help many families to get back to a basis of correct economic living who for the past few years have either been crowded in small, unsanitary homes, or who have been forced to pay extortionate rents and were consequently unable to afford other comforts to which their incomes should entitle them."

Local Construction At Season's Height of Intensity

Serious Common Brick Situation Not Retarding Progress on New Plans Nor Preventing Award of Contracts According to Weekly Figures

CONSTRUCTION activity in New York State and New Jersey, north of Trenton, has now practically approached its maximum intensity for the season. For the next two months there is likely to be little change in the situation unless caused by strikes or serious material shortages which would naturally curtail progress in this line. Reports from every section of the territory indicate the building trades as being confronted with more work than can possibly be accomplished before the winter sets in and there is still more being planned which is scheduled for a start this year.

According to figures tabulated by the F. W. Dodge Company plans were announced during the twentieth week of this year for 697 new building and engineering operations scheduled for locations in this territory. This work will involve a total outlay of \$24,151,100. During the same week 491 contracts were awarded which will require an expenditure of approximately \$28,757,900.

Figures showing the new work in the five boroughs of New York City also indicate extreme activity in building circles but the local operations are slowed down to some extent because of the serious common brick situation, which while better than it was one week ago still acts as the outstanding deterrent to major production.

Reports for local building operations show that during the week

of May 13 to 19 inclusive 239 new construction projects were reported as being planned at an estimated cost of \$14,521,500. The contracts awarded during the week numbered 123 and represented a total valuation of \$18,847,100.

The list of 239 projects for which plans were reported in New York City during the twentieth week of this year was composed of the following groups: 37 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,040,500; 12 educational operations, \$1,992,900; 4 factory buildings, \$170,000; 1 military structure, \$175,000; 2 public buildings, \$10,500; 9 public works and public utilities, \$1,454,100; 3 religious and memorial projects, \$61,000; 169 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$9,572,500 and 2 social and recreational projects, \$45,000.

Among the operations for which contracts were awarded during the week of May 13 to 19 inclusive were 22 commercial projects of various types, \$4,487,000; 2 educational buildings, \$31,400; 2 hospitals and institutions, \$1,010,000; 3 factory and industrial projects, \$238,200; 1 public building, \$75,000; 3 public works and public utilities, \$1,394,000; 5 religious and memorial structures, \$133,000; 83 residential operations including multi-family structures and one- and two-family dwellings, \$6,458,500 and 2 social and recreational buildings, \$5,020,000.

PERSONAL AND TRADE NOTES.

August M. Kleeman, architect, formerly at 908 Grove street, has recently moved to 987 Springfield avenue, Irvington, N. J.

Irving Blount, formerly engineer with the N. Y. Sanitary Utilization Company, is now with the Cranford Company, building materials, 52 Ninth street, Brooklyn.

Ford B. Hanna, 103 Park avenue, is now New York City representative of the Hughes Keenan Company, Mansfield, Ohio, manufacturer of steel toilet partitions.

S. H. Pomeroy Co., Inc., announce that they have recently obtained contracts to supply the solid metal windows to be installed in the new commercial building at 395 Madison avenue, for which Cross & Cross are the architects, and Todd, Robertson & Todd Engineering Corporation the general contractor. This firm also is manufacturing the metal windows to be installed in the building being erected at 211 to 213 West 39th street, through to 206 to 216 West 40th street, for which George and Edward Blum are the architects, and they are supplying the solid metal windows for the street front of the Ludwig Baumann Building on Eighth avenue, 35th to 36th streets, for which Buchman & Kahn are the architects, and the G. Richard Davis Company the contractor.

Straus Loan for New Apartment Hotel

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$2,300,000 on the St. Gerard Apartment Hotel on the southeast corner of Broadway and Seventy-first street, construction work on which began yesterday (Tuesday). The bond issue is a closed first mortgage on both the land and building. The new structure is being erected on the site of the church of the Blessed Sacrament.

The new apartment hotel will be eighteen stories high, with setbacks, in accordance with the Zoning Law, and will contain approximately 600 guest rooms in suites of one and two rooms with bath, but the suites will be so arranged that they can be thrown into larger units at the discretion of the tenant. The ground floor will be devoted to stores, and ample space has been provided for lobby, lounge rooms, restaurants and kitchens.

The land fronts 113 feet on Broadway and 173 feet on Seventy-first street. In

the immediate vicinity of the new hotel are the hotels Ansonia, St. Andrew, Hamilton and Robert Fulton. The owner is the George Dosé Engineering Co., Inc., and the architects are Maynicke & Franke. Hughes and Hammond were the brokers.

A. I. A. Convention in Chicago

The American Institute of Architects will hold its fifty-fifth convention in Chicago, Ill., June 7-9, at the Chicago Beach Hotel.

Instead of having special papers prepared featuring certain phases of the problems of architecture a new order of business has been laid down. The first session will be called to order promptly at 10 a. m. At noon a ready to serve luncheon will be held and will be given over to five-minute speeches concerning architectural subjects.

In the afternoon convention business will be taken up, and a trip has been planned to the Chicago University grounds after adjournment. This trip will be for the purpose of studying architectural effects and varieties of construction.

At the evening session the subjects of industrial relations, organization of the building industry and registration of architects will be discussed. After adjournment there will be dancing at the hotel.

This tentative first day procedure is typical of what has been planned for the entire convention. This program, it is believed, will best serve the interests and wishes of the profession as represented by the delegates.

The five-minute discussions at the luncheons, and the trips through various sections of the city will be held solely for the sake of architecture, and not institute business. It is thought by having such an elastic program that the convention will do justice to the administrative business of the institute and at the same time develop a spirit of fellowship and advance the delegates in some of those things that have to do with architecture.

Registration of convention delegates is arranged for Tuesday evening, June 6, and can be completed early on Wednesday morning at the auditorium of the Chicago Beach Hotel.

A pre-convention conference to be held in the hotel June 5-6 will develop ideas relating to better advertising methods for architects and the co-ordination of the building industry. All delegates are invited to attend this conference and a full report of its findings will be presented to the convention.

TRADE AND TECHNICAL SOCIETY EVENTS.

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 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 Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

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.

New York Building Congress will hold the second of its series of luncheon meetings at the Hotel Pennsylvania, Tuesday, June 6 at 12:45 p. m. sharp. Louis A. Wilson, director of Vocational and Extension Education of the New York State Department of Education, will deliver an address on "Apprenticeship in the Building Trades." Members of the Congress are expected to be present and are cordially invited to bring guests who will be interested in this subject and the Congress movement.

CURRENT BUILDING OPERATIONS

A CONSIDERABLE improvement in the common brick situation has relieved the tension of the industry to a great extent, and as there is every indication that this commodity will not continue to be a retarding factor for a much longer period contractors are more optimistic than they were only a week or so ago. As a matter of fact, the shortage of brick was not responsible for the stoppage of work on active projects, but some operations for which plans were fully matured were prevented from starting because no brick was available. Manufacturers assure the industry, however, that new brick is now coming into this market and more is being loaded for early shipment and this will naturally relieve the situation of one of its most serious aspects.

During the past week or so there has been a decided falling off in residential construction in this territory. A large number of speculative builders have decided costs are altogether too high to take a chance, particularly as rental values seem to be softening and as a result fewer apartment house plans are being filed, and architects who specialize in this work are not nearly as busy as they were a month or two ago. This will relieve both the a decided improvement in the outlook for a decided improvement in the outlook for commercial and industrial building activity.

Common Brick.—Although the demand for common brick is still exceedingly active and buyers are immediately taking up all brick as it arrives, the situation is much easier than it was and it is generally thought that the crisis of the famine is past. During the past week manufacturers report the shipment of new brick of this season's make, and barges are being loaded at the plants with brick still hot from the kilns. Practically all active jobs in this city are being supplied without lengthy delays and each day the supply grows better. Prices are very firm at \$20 a thousand and there is no indication of a drop from this level for some time. Lower prices later in the season will depend largely upon coal prices, labor and other manufacturing costs.

Summary.—Transactions in the North River brick market for the week ending Thursday, May 25, 1922. Condition of market: Demand very active; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 33; sales, 33. Distribution: Manhattan, 6; Bronx, 2; Brooklyn, 16; New Jersey points, 4; Astoria 2; Flushing, 1; Yonkers, 2.

Lumber.—This commodity is moving actively in both wholesale and retail markets and dealers anticipate a continued strong demand for the next two months or so at least. While building is the greatest source of demand there is a marked improvement in the buying of manufacturing consumers and as a rule the tone of the market is optimistic. Local yards are carrying fair stocks and at present deliveries are reasonably prompt. The consumption, however, is somewhat in excess of production and there is some likelihood of slight short-

ages in the more popular lines if the prevailing demand continues or grows in intensity. As a result of the market situation prices are very firm and there is a tendency toward higher values.

Structural Steel.—Bookings of fabricated material for new construction projects in this territory have been fairly heavy during the past week and the steel industry is looking forward to a steady improvement in the amount of business released. There are numerous large operations in prospect, many of which will be sent out for estimates within the next

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.

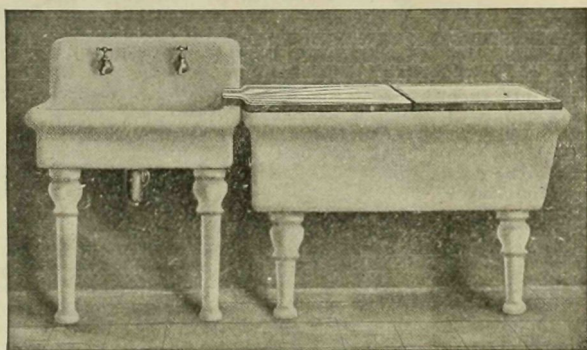
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

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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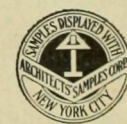
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MATERIALS AND SUPPLIES

week or so. The shortage of brick is said to be holding back considerable new building for which plans are finished. According to the Iron Trade Review buying in the Metropolitan district so far this year aggregates 160,000 tons, or about 50,000 tons above normal as based upon figures for the past ten years. Practically all Eastern fabricators are already booked for more than fifty per cent. of their yearly output with deliveries on sizable tonnages running about three months. Prices on shapes are fairly steady and quotations on fabricated ma-

terial, erected in commercial structures range from \$67 to \$75 per ton.

Reinforcing Bars—Better demand has characterized this market during the week or so due to the improved outlook for industrial construction and the award of a number of school projects. Considerable new work is being planned and the prospects are growing better all the time. Prices are firm and without material change.

Cast Iron Pipe—Eastern producers generally report excellent current business and bright prospects for the remainder of

the season. Demand is very active and although municipal business is lighter than anticipated private buyers are making relatively heavy commitments. The majority of the pipe plants are operating from eighty to one hundred per cent of capacity and foundries are booked ahead for several months. The increased business of the past month or so has slowed down deliveries somewhat. Prices are unchanged but likely to advance without notice. New York quotations are \$48.80 per net ton on 6 in. and larger; \$53.80 on 4 in. and 5 in., and \$63.80 for 3 in., with Class A and gas pipe \$4 extra per ton.

Roofing and Building Papers—The situation is unchanged. Demand is keen and prices steady. Jobbers' stocks are adequate for all current demands and shipments out of stock are prompt. The suburban building program is largely responsible for the excellent business being enjoyed in this line.

Builders' Hardware—Business in this line is excellent and both manufacturers and dealers anticipate a continuation of active demand while the present building boom lasts. Jobbers are experiencing some difficulty in keeping their stocks in order and recently have made heavy commitments against a possible increase in prices. There are strong presentments that hardware prices are due for a sharp advance but nothing definite in this regard has been announced as yet.

Window Glass—Demand is very keen and jobbers all are looking for a steady increase as the summer approaches. Local stocks are said to be sufficient for all business in sight and prices are extremely firm.

Nails—The nail market has not changed to any great extent during the past week. Buying is spotty, with reports of excellent demand from some districts and very light orders from others. The buying is localized largely and is in a measure a reflection of the amount of active construction in any given section. Prices continue to vary according to rate of demand, but New York quotations are based upon the following schedule: \$3.35 base, per keg for wire nails, and \$3.90 base, per keg, for cut nails.

Linseed Oil—There has been a very decided improvement in the tone of this market during the last week or so and although buying is not heavy the situation is far more active than it was. The majority of the recent business has been in relatively small lot orders and carload lot buying is still negligible. Local stocks are light but crushers are in good position to supply on short notice.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
27x48x½ in.....	\$0.34 each
32x36x¾ in.....	0.20 each
32x36x½ in.....	0.22 each
32x36x¾ 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.
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Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.63
Gray Canyon sandstone, per cu. ft.....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.70
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	\$7.50 to —
Hemlock, W. Va., base price, per M.....	\$7.00 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, 6x12, No. 1 Hearts	15.00 to —
Cypress shingles, 6x12, 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 thlok.....	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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CONTEMPLATED CONSTRUCTION.

Manhattan CHURCHES

161ST ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 1-sty terra cotta synagogue, 75x88 ft, at 605-7 West 161st st, for Hebrew Tabernacle Association, Louis Austern, president, 558 West 158th st, owner. Cost \$150,000.

45TH ST.—Tilton & Githens, 147 East 45th st, have plans nearing completion for a 4-sty church, 55x91 ft, at 308-16 West 45th st, between 9th and 10th avs, for St. Luke's Evangelical Lutheran Church, Rev. Wm. Koepchen, pastor, 431 West 43rd st, owner.

DWELLINGS.

LEXINGTON AV.—Hoppin & Koen, 4 East 41st st, have completed plans for alterations to the 3-sty brick dwelling, 34x51 ft, at 861-863 Lexington av, for J. Stewart Barney, 40 West 38th st, owner. Cost, \$30,000.

HOTELS

LEXINGTON AV.—A. L. Harmon, 27 East 40th st, has completed plans for a 30-sty brick, limestone and granite club hotel, 140x145 and 40x100 ft, at the northeast corner of Lexington av and 48th st, for Shelton Holding Co., Mr. Eaton in charge, 25 West 43rd st, owner and builder. Steel engineer, H. G. Balcom, 10 East 47th st.

STORES, OFFICES AND LOFTS

BROADWAY—Seelig & Finkelstein, 44 Court st, have plans in progress for a 2-sty brick store building, 50x100 ft, on the east side of Broadway, 25 ft south of 151st st, for Louis Gold & Co., 2 Rector st, owner and builder. Cost \$40,000.

JEROME AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for eighteen 1-sty brick stores, 146x100 ft, at the southeast corner of Jerome av and East 176th st, for J. L. S. Construction Co., Jos. Silverson, president, 342 Madison av, owner and builder. Cost \$100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS

ALDUS ST.—Chas. Kreymborg, 2534 Marion av, has plans in progress for two 7-sty brick, limestone and terra cotta apartment houses, 100x100 ft each, in the south side of Aldus st, Bryant av to Faile st, for Sil-Mark Realty Co., Philip Stein, president, 370 East 149th st, owner. Total cost \$350,000.

MORRIS AV.—Andrew J. Thomas, 137 East 45th st, has completed plans for a 5-sty brick apartment house, 69x90 ft, on the west side of Morris av, 102 ft south of 190th st, for M. S. C. Holding Co., 598 Madison av, owner. Cost \$100,000.

CROTONA PARK EAST—Goldner & Goldner, 47 West 42nd st, have completed plans for a 6-sty face brick apartment house, 98x102 ft, at the southeast corner of Crotona Park East and Crotona Park North, for Epystrom Holding Co., H. Strom, president, 1738 Crotona Park East, owner and builder. Cost \$200,000.

DAVIDSON AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick limestone and terra cotta apartment house, 100x105 ft, at the southeast corner of Davidson av and Buchanan pl, for Kroog Holding Co., John Kroog, president, Decatur av, near Gun Hill rd, owner. Cost \$200,000.

STABLES AND GARAGES

PARK AV.—P. R. Henkel, 316 East 161st st, has completed preliminary plans for a 2-sty brick and stone garage, 58x195 ft, at the northeast corner of Park av and 160th st, for Nienwenhous Co., Inc., 316 East 161st st, owner. Cost \$40,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Meisner & Uffner, 501 East Tremont av, have plans in progress for fourteen 1-sty brick and stone stores, 150x110

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OR FOR CENTRAL OFFICE SERVICE

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ft, on the west side of Southern Blvd, 160 ft north of Longwood av, for Sampro Realty Co. —Samuel Shapiro, president—1978 University av, owner. Cost, \$50,000.

Brooklyn

DWELLINGS

AV U.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty frame dwelling, 16x36 ft, at the southeast corner of Avenue U and West 4th st, for Thos. P. Murphy, 567 Senator st, owner and builder. Cost \$8,000.

CROWN ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty brick and limestone dwelling, 20x53 ft, in the south side of Crown st, 90 ft east of Brooklyn av, for owner, care of architect. Cost \$50,000.

Queens

APARTMENTS, FLATS AND TENEMENTS

ELMHURST, L. I.—R. L. Lukowsky, 49 Stevens st, Astoria, has plans in progress for a 4-sty brick apartment, 44x85 ft, at the northwest corner of Elmhurst av and Judge st, Elmhurst, for T. Tiolar, Elmhurst av, Elmhurst, owner. Cost \$80,000.

DWELLINGS

LITTLE NECK, L. I.—H. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for ten 2½-sty frame dwellings, 25x36 ft, at Forest av and Pembroke st, Little Neck, for Harry Jobes, 3 Union Hall st, Jamaica, owner and builder. Cost \$14,000 each.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2½-sty frame dwelling, 17x31 ft, in east side of Lawrence st, 70 ft south of 37th av, Flushing, for T. Norris, 51 Union st, Flushing, owner and builder. Cost \$7,000.

LONG BEACH, L. I.—Plans have been prepared privately for a group of contemplated 1½-sty frame and stucco cottages and bungalows, 20x32 ft, at Laurelton blvd and Market st, Long Beach, for Individual Home Corp., M. & H. R. Peck, Long Beach, owner and builder. Cost \$100,000.

SCHOOLS AND COLLEGES.

WESTBURY, L. I.—Peabody, Wilson & Brown, 140 East 39th st, Manhattan, have been retained to prepare plans for a contemplated 3-sty brick high school at Westbury, for Board of Education of Westbury—M. Benedict, president—Westbury, owner. Cost, \$360,000.

STABLES AND GARAGES

JAMAICA, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 1-sty brick garage, 50x100 ft, at Merrick rd and Siney av, Jamaica, for R. L. Siebert, 11 Merrick rd, Jamaica, owner and builder. Cost \$10,000. Owner will take bids on separate contracts.

Westchester

APARTMENTS, FLATS AND TENEMENTS

NEW ROCHELLE, N. Y.—P. Rucker, 6 East 46th st, Manhattan, has plans in progress for an 8-sty brick and stone apartment house on the entire block bounded by Huguenot and Division sts and Westchester and Trinity pl, for Trinity Arms Corp., P. W. Tierney, president, New Rochelle, owner. Cost \$800,000.

DWELLINGS

NEW ROCHELLE, N. Y.—Moore & Landsiedel, 3rd av and 148th st, Manhattan, have completed plans for two 2-sty frame dwellings, 18x38 ft, in Rhodes st, New Rochelle, for Efficient Craftsman Corp., Main st, New Rochelle, owner and builder. Cost \$14,000.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st, Yonkers, has plans in progress for a 1-sty frame and stucco dwelling, 34x52 ft, at Land-

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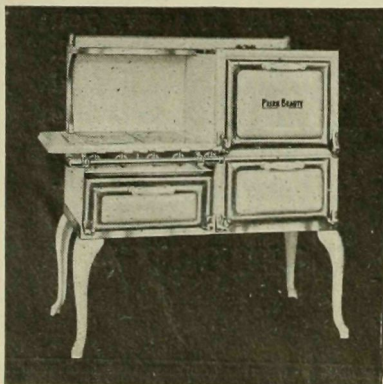
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scape and Wellesley avs, Yonkers, for J. Marcato, owner, on premises. Cost \$18,000. Architect will soon take bids on general contract.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty brick dwelling, 25x40 ft, on Forrest av, New Rochelle, for A. Solomons, owner, care of architect. Cost \$25,000. Architect will take bids on separate contracts and materials about June 10th.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st, Yonkers, has plans in progress for alterations and an addition to the 2-sty brick dwelling at 65-73 Oak st, for John Kaukus, owner, care of architect. Cost \$25,000. Architect will take bids on general contract soon.

PELHAM MANOR, N. Y.—Salvatore S. Calafati, 502 Main st, New Rochelle, has completed plans for a 2-sty frame dwelling, 59x25 ft, on Randall pl, Pelham Manor, for John Smith, Wolf's Lane, Pelham, owner and builder. Cost \$20,000.

HOSPITALS

NEW ROCHELLE, N. Y.—Crow, Lewis & Wick, 200 5th ac, Manhattan, have plans in progress for a hospital at New Rochelle, for New Rochelle Hospital Association, Guion pl, New Rochelle, owner. Consulting engineer, Oliver H. Bartine, 33 West 42nd st, Manhattan.

SCHOOLS AND COLLEGES.

NEW ROCHELLE, N. Y.—Townsend, Steinle & Haskell, 8 West 40th st, Manhattan, have plans in progress for an addition to the 3-sty and basement brick school in Huguenot st, New Rochelle, for Board of Education of New Rochelle—Elbert T. King, president—High School Bldg., New Rochelle, owner. Cost, \$125,000. Bids will be advertised for about June 15th.

New Jersey

BANKS

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have completed plans for a 1-sty and mezzanine floor, Indiana limestone and granite bank building, 54x107 ft, at 464-466 Broad st, Newark, for North Ward National Bank, John W. Lushear, president, 445 Broad st, Newark, owner. Heating engineer, R. D. Kimball, 15 West 38th st, Manhattan.

CHURCHES

ORANGE, N. J.—Louis F. Bird, 129 Prospect pl, South Orange, has been retained to prepare plans for a contemplated 1-sty and basement, hollow tile and stucco church, 50x96 ft, at the northwest corner of Main and Ridge sts, Orange, for Redeemer Evangelical Lutheran Church, John W. Steinmeyer, chairman building committee, 386 Halstead st, East Orange, owner. Cost \$50,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans in progress for a 2½-sty brick and frame dwelling, 30x40 ft, at New Brunswick, for L. M. Ratliff, 334 George st, New Brunswick, owner. Cost, \$15,000. Architect will take bids on general contract about May 29th.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 26x36 ft, at Eltson rd, Montclair, for Mary Irwin Thompson, 112 Oakwood av, Montclair, owner. Cost, \$16,000. Carpenter work, Engstrom & Co., 407 Valley rd, Montclair; mason work, Jos. H. Jelstrom, Oxford st, Montclair.

HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neumann, Lerner Bldg., Hudson blvd, Jersey City, has plans in progress for alterations and an addition to a 4-sty brick club house, 25x100 ft, on Munroe av, Asbury Park, for Asbury Park Lodge B. P. O. Elks, Geo. J. Daley, chairman building committee, Munroe av, Asbury Park, owner. Cost, \$150,000. Architect will take bids about June 1.

HOMES AND ASYLUMS.

NEWARK, N. J.—Warren & Wetmore, 16 East 47th st, Manhattan, and Convery & Klemmt, 764 Broad st, Newark, associate architects, have been retained to prepare plans for a brick and stone Elks Home on plot 100x202 ft, at the southeast corner of Broad and Camp sts, Newark, for Newark Lodge No. 21, B. P. O. E.; Moreland B. Soria, chairman building committee, 37 Green st, Newark, owner. Cost \$1,000,000.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—Geo. W. Brooks, 158 Madison av, Perth Amboy, has plans in progress for a 3-sty brick, face brick and terra cotta Catholic high school, 150x80 ft, at Fayette and Mechanic sts, Perth Amboy, for St. Mary's Rectory; Rev. Father W. Cantwell, pastor, 104 Centre st, Perth Amboy, owner. Cost \$200,000. Architect will take bids on general contract about July 1.

MISCELLANEOUS.

NEWARK, N. J.—John H. & Wilson C. Ely, Firemen's Bldg., Newark, have completed preliminary plans for a rear addition to the 3 or 4-sty brick library in Clinton Hill Section, Newark, for City of Newark, Board of Trustees of the Newark Free Public Library, John C. Dana, secretary, City Hall, Newark, owner. Cost, \$125,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 3-sty brick and terra cotta salesroom and service station, 50x190 ft, at 968-970 Broad st, through to Ardsley court, Newark, for De Cozen Motor Car Co., Alfred De Cozen, president, 20-24 Brantford pl, Newark, owner. Cost, \$80,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for a brick and stone public library in 16th st, West New York, for Town of West New York, Charles Swenson, town clerk, Municipal Bldg., West New York, owner. Cost \$75,000. Owner will advertise for bids about June 1st.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Bldg., Newark, have completed preliminary plans for a rear addition to the brick and stone library in Washington st, Newark, for the City of Newark, Board of Trustees of the Newark Free Public Library, John C. Dana, secretary, Library, Newark, owner. Cost, \$125,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS

ST. GEORGE, S. I.—John F. Rosenstein, 30 West 36th st, Manhattan, has the general contract for a 5-sty brick, cast stone and stucco apartment, 150x200 ft, with stores, at the southwest corner of Wall st and Stuyvesant pl, St. George, for Snug Harbor Realty Co., John Rosenstein, president, 30 West 36th st, Man-

hattan, owner, from plans by Emery Roth, 119 West 40th st, architect. Cost \$350,000.

BANKS.

NEW ROCHELLE, N. Y.—R. H. Howes Construction Co., 103 Park av, Manhattan, has the general contract for a 2-sty stone and brick bank at New Rochelle, for Huguenot Trust Co.—Raymond J. Walters, president—32 North av, New Rochelle, owner, from plans by A. C. Bossom, 680 5th av, Manhattan, architect.

CHURCHES

ELMHURST, L. I.—Wm. Krass & Son, 151 Maurice av, Elmhurst, have the general contract for alterations and an addition to the 2-sty brick veneer, stucco and hollow tile church, 68x28 ft, at the northeast corner of Gary av and Medina pl, Elmhurst, for First Methodist Episcopal Church of Elmhurst, Rev. W. D. Beach, 8 Medina pl, owner, from plans by W. F. Smith, 767 Lewis av, Elmhurst, architect. Cost \$25,000.

LONG BEACH, L. I.—H. H. Humphries, 15 Remsen st, Lynbrook, has the general contract for a 1-sty frame and stucco church, 30x65 ft, at Park st and Delaware av, Long Beach, for Peoples Church of Long Beach, Conrad S. Konig, president, Long Beach, owner, from plans by Paul Jagaw, Merrick rd, Lynbrook, architect. Cost \$10,000.

EDGEWOOD, N. J.—Carleton Co., 151 West 42nd st, Manhattan, has the general contract for a 3-sty stone church, 65x85 ft, with Sunday school, at Franklin av, Hillside pl and Monroe st, Edgewood, for West Side Presbyterian Church, Rev. C. A. Butzer, Franklin st, Ridgewood, owner, from plans by F. M. Summerville, and C. H. Gillespie, 1123 Broadway, Manhattan, architects. Cost \$175,000.

Edison Service at 24-34 University Place

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DWELLINGS

MANHATTAN.—Thomas O'Reilly & Son, 17 East 49th st, have the general contract for alterations to the 4-sty brick dwelling, 25x100 ft, at 44 East 73d st, for Clarkson Polter, 14 Wall st, owner, from plans by August L. Noel, 52 Vanderbilt av, architect. Cost, \$25,000.

MANHATTAN.—M. Reid & Co., 116 West 39th st, have the general contract for alterations to the 2-sty limestone dwelling at 6 East 92d st, for T. Von Horst Koch, owner, on premises, from plans by Mott B. Schmidt, 14 East 46th st, architect. Cost, \$20,000.

LOCUST VALLEY, L. I.—John D. Cosgrove, Glen Cove, has the general contract for alterations and an addition to the 2-sty frame dwelling, 85x85 ft, irregular, at Locust Valley, for Bertrand L. Taylor, Jr., 42 Broadway, Manhattan, owner, from plans by H. T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost \$48,000.

SEA CLIFF, L. I.—John D. Cosgrove, Glen Cove, has the general contract for a 2½-sty frame dwelling, 28x40 ft, at Sea Cliff, for J. J. Levinson, owner, care of architect, from plans by Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost \$35,000.

GARDEN CITY, L. I.—Wilcox Construction Co., 1 Bridge Plaza, L. I. City, has the general contract for a 2½-sty frame and shingle dwelling, 26x50 ft, at Nassau blvd and Somerset av, Garden City, for Benjamin B. Cook, 215 Brooklyn av, Brooklyn, owner, from plans by Elliot L. Chisling, 2 West 47th st, Manhattan, architect. Cost \$25,000.

NEW ROCHELLE, N. Y.—Owners Construction Co., Pelham Manor, has the general contract for a 2½-sty brick dwelling, 44x72 ft, at Beachmont Park, New Rochelle, for B. S. Herkimer, 25 West 43rd st, Manhattan, owner, from plans by L. M. Loeb, 57 Lawton st, New Rochelle, architect. Cost \$60,000.

MOUNT VERNON, N. Y.—O. J. Tegan, 452 Union av, Mt. Vernon, has the general contract for a 2½-sty brick, frame and stucco dwelling, 25x60 ft, at the corner of Southfield rd and Ehresomere rd, Mt. Vernon, for Eugene B. Baehr, owner, care of architect, from plans by Geo. M. Bartlette, 25 Chester st, Mt. Vernon, architect. Cost \$25,000.

HARTSDALE, N. J.—Paul M. Sterling, 33 West 42nd st, Manhattan, has the general contract for a 2½-sty frame dwelling, 32x50 ft, at Hartsdale, for J. A. Lenhardt, owner, care of general contractor, from plans prepared privately. Cost \$20,000.

NEWARK, N. J.—Harvey Robertson, 230 Highland av, Newark, has the general contract for a 2½-sty brick veneer and rubbed limestone dwelling, 29x60 ft, at 46-48 Hedden Terrace, Newark, for Nathan H. Berger, 810 Broad st, Newark, owner, from plans prepared privately. Cost \$35,000.

MONTCLAIR, N. J.—Engstrom & Co., 407 Valley rd, Montclair, have the general contract for a 2½-sty frame dwelling, 28x40 ft, with garage, in Union st, Montclair, for J. Y. Robbins, Montclair Hotel, Montclair, owner, from plans by John E. Baker, Jr., 109 Orange rd, Montclair, architect. Cost \$35,000.

FACTORIES AND WAREHOUSES

BRONX.—Turner Construction Co., 244 Madison av, has the general contract for a 9-sty reinforced concrete warehouse, 50x100 ft, at the corner of Jerome av and 181st st, for William Hobson, 571 West 181st st, owner, from plans by Howard Chapman, 315 5th av, architect.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 5-sty reinforced concrete warehouse, 100x290 ft, with a 1-sty extension, 62x100 ft, at Myrtle av and Decatur st, for Great A & P Tea Co., 150 Bay st, Jersey City, owner, from plans by W. B. Van Inwagen, engineer, care of owner.

METROPOLITAN, L. I.—G. A. Zimmerman Corp., 18 East 41st st, Manhattan, has the general contract for a 2-sty brick storage warehouse, at Metropolitan and Woodward avs, near L. I. Railroad, Metropolitan, for Jacob Rubin & Sons, Inc., 11 James st, Manhattan, owners, from plans by L. Dawson, 18 East 41st st, Manhattan, architect. Cost \$96,000.

HOSPITALS

MANHATTAN.—John S. Hyers, 13 West 30th st, has the general contract for alterations to the hospital at Dyckman st and North River, for Jewish Memorial Hospital, Edman Schwartz, president, 225 4th av, owner, from plans by F. Y. Joannes & Maxwell Hyde, 15 East 40th st, architects. Cost \$60,000. Engineer for roads and grading, A. P. Hartman, 51 Chambers st. Heating, ventilating and plumbing engineer, Werner Nygren, 101 Park av.

BAYSHORE, L. I.—Wm. L. Crow Construction Co., 103 Park av, Manhattan, has the general contract for a 3-sty brick hospital, "T" shaped, 100x100 ft, at Bayshore, for South Side Hospital, Bayshore, owner, from plans by York & Sawyer, 50 East 41st st, Manhattan, architect. Cost \$200,000.

HOTELS

MANHATTAN.—Longacre Engineering Co., 562 5th av, has the general contract for a 17-sty brick apartment hotel, 75x105 ft, at the northeast corner of Broadway and 104th st, for Realty Sureties, Inc., Oscar E. Konkle, president, 116 Hamilton pl, owner, from plans by R. H. Shreve & Carrere & Hastings, 52 Vanderbilt av, architects. Structural engineer, H. G. Balcom, 16 East 47th st.

SCHOOLS AND COLLEGES

HUNTINGTON, L. I.—John D. Cosgrove, 11 Glenn st, Glen Cove, has the general contract for a 2-sty and basement brick and stucco parochial school, 50x80 ft, at Huntington, for St. Patrick's Church, J. J. Robinson, pastor, Huntington, owner, from plans by James S. Conklin, Garden City, architect. Cost \$150,000.

HICKSVILLE, L. I.—John D. Cosgrove, 11 Glen st, Glen Cove, has the general contract for a 1-sty and basement brick, tile and stucco school, 131x166 ft, on Nicholas av, Hicksville, for St. Ignatius R. C. Church, Rev. Father Fuchs in charge, Hicksville, owner, from plans by G. E. Steinback, 157 West 74th st, Manhattan, architect.

MISCELLANEOUS

MANHATTAN.—Lustbader Construction Co., 423 Madison av, has the general contract for alterations to the 1-sty brick market, 60x100 ft, at 2503 Broadway, for American Meat & Supply Co., M. Hyman, president, 2551 Broadway, owner, from plans by Morgan O'Brien, 45 East 90th st, architect. Cost \$50,000.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 2-sty brick court house, 57x131 ft, on the north side of Snyder av, 262 ft east of Flatbush av, for City of New York, Edward Riegelmann, president of Boro of Brooklyn, Room 8, Borough Hall, owner, from plans by Frank C. Collins, 2 West 45th st, Manhattan.

FREEPORT, L. I.—Gillies Campbell, 101 Park av, Manhattan, has the general contract for a memorial library at Freeport for Village of Freeport, Samuel R. Smith, chairman of committee, Freeport, owner, from plans by Chas. M. Hart, 331 Madison av, Manhattan, architect. Cost \$60,000.

PERTH AMBOY, N. J.—Perth Amboy Construction Co., 61 Madison av, Perth Amboy, has the general contract for a 3-sty brick and limestone Y. M. H. A. building, 80x100 ft, at Madison av and Jefferson st, Perth Amboy, for Y. M. H. A., I. Alpern, president, 138 Kearn av, Perth Amboy, owner, from plans by Benj. Goldberger, American Building, Smith and State sts, Perth Amboy, architect. Cost \$160,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 27 Central av, Newark, has the general contract for a 3-sty and basement, fireproof brick, brownstone and terra cotta Y. M. H. A. and Y. W. H. A. building, on plot 100x252 ft, at High and West Kinney sts, Newark, for Y. M. H. A. and Y. W. H. A. (combined), Louis V. Aronson, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost \$550,000. Consulting mechanical engineer, Richard D. Kimball Co., 15 West 38th st, Manhattan.

ROCKAWAY, L. I.—E. E. Paul Co., 101 Park av, has the general contract for an addition to the 3-sty brick telephone building known as "Hammels Exchange," at Rockaway, for N. Y. Telephone Co.—H. F. Thurber, president—15 Dey st, Manhattan, owner, from plans by McKenzie Voorhees & Gmelin, 1123 Broadway, Manhattan, architects.

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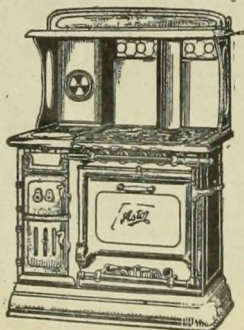
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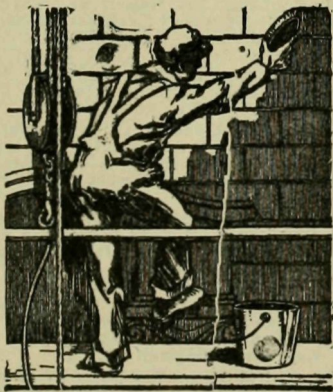
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APARTMENTS, FLATS AND TENEMENTS.

40TH ST. 114-116 E. 8-sty bk tnt, 40x81, slag rf; \$225,000; (o) Dranyam Realty Corp., 501 5 av; (a) Fred F. French Co., 299 Madison av (308).

BROADWAY, 2720-24, 104TH ST. 223 W. 17-sty bk restaurant, str & apts, 110x70, tile slag & slate rf; \$800,000; (o) Rlty. Sureties Inc., 116 Hamilton pl; (a) Carrere & Hastings & Shreve, Lamb & Blake, assoc., 52 Vanderbilt av (302).

CHURCHES.

OLD BROADWAY, 13-15, 2-sty bk synagogue, 25x94x95, compo slag rf; \$30,000; (o) Cong. Chevra Talmud Torah Cuchei Marovi, 13-15 Old Bway; (a) Meisner & Uffner, 501 Tremont av (299).

STABLES AND GARAGES.

35TH ST. 543-5 W. 1-sty bk storage bldg, 50x 98, tar & gravel rf; \$10,000; (o) Anna E. Biehn, 245 W 34th; (a) John H. Knubel, 305 W 43d (296).

125TH ST. 528-30 W. 1-sty metal garage, 10x 25, metal rf; \$1,000; (o) Stroh & Wilson, 514 W 125th; (a) Maurice Silverstein, 145 W 41st (297).

EDGEcombe AV. n w c 150th, 5-1-sty bk & metal garages, 7x18, metal rf; total \$1,750; (o) Dr. H. W. Lloyd, 8 St Nicholas pl; (b) Arthur Meyer, 1891 Amsterdam av (306).

HILLSIDE AV. s s, 450 e Eway, 1-sty bk garage, 20x20, rf not mentioned; \$1,000; (o) Geraldtag R. E. Corp., 156 Sherman av; (a) John De Hart, 1039 Fox, Bronx (300).

STORES, OFFICES AND LOFTS.

LEONARD ST. 33, 1-sty bk office & str, 14x8, metal rf; \$1,000; (o) Angeline Roberts, Somerville, N. J.; (a) Richard Shutkind, World Bldg. (301).

SHERIFF ST. 50, 2-sty bk str, office & storage, 25x100, plastic rf; \$15,000; (o) Harry Goodwin, 455 E Houston; (a) Louis A. Sheinart, 194 Bowery (303).

W S BROADWAY & s s RIVERSIDE DR. 63 w from corner, 1-sty bk filling stations office, 10x 9, copper rf; \$500; (o) City N. Y.; (a) The Texas Co., 17 Battery pl (307).

BROADWAY, 4168-70, 1-sty bk str, 45x20, rubberoid rf; \$3,000; (o) Est David L. Phillips, 148 W 172d; (a) Jas. P. Whiskeman, 153 E 40th (298).

MADISON AV. 80-84, 5-sty bk str, show & salesroom, 74x95, slag rf; \$150,000; (o) Roy Rlty. Co., 22 E 29th; (a) Dietrich Wortmann, 116 Lexington av (305).

MISCELLANEOUS.

18TH ST. 612-88 E. 1-sty bk blacksmith shop, 80x74, slag rf; \$4,000; (o) Consolidated Gas Co. of N. Y., 130 E 15th; (enr) W. C. Morris, 130 E 15th (304).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST. n s, from Valentine to Tiebout av, 6-sty bk tnt, 120.19x102.45, slag rf; \$185,000; (o) Tieval Const. Co., David Garman, 61 Davis, L. I. City; (a) Sommerfeld & Steckler, 31 Union sq (1556).

213TH ST. n s, 114.6 e Jerome av, 5-sty bk tnt, 87.2x42.8, slag rf; \$55,000; (o) J. C. Gaffney Co., Jas. C. Gaffney, 106 E 182d, Pres; (a) Wm. A. Geisen, 2403 Creston av (897).

230TH ST. n s, 49 w Godwin ter, 5-sty bk tnt, 77.3x147, slag rf; \$200,000; (o) Godwin Terrace Realty Corp., Maurice Rosenberg, 114 W 44th, Pres; (a) Arne Behl, 154 Nassau (823).

BARNES AV. w s, 62.9 s 228th st, 3-sty br tnt, 22x55, felt and tar rf; \$15,000; (o) Theresa Manko, 4037 Barnes av; (a) Jos. Ziccardi, 912 Burke av (1306).

GRAND CONCOURSE. w s, 154.11 s 182d st, 6-sty br tnt, 130.69x118.8, slag rf; \$200,000; (o) B. & O. Realty Corp., Oscar Pederson, 3d av and 148th st, pres; (a) Moore & Landsiedel, 3d av and 14th st (1090).

HOE AV. w s, 118.6 n 163d, 2-5-sty bk tnts, 76x88, 86.48x88, slag rf; \$250,000; (o) P. H. Const. Co., Philip Herschowsky, 1819 Prospect av, Pres; (a) Chas. Kreymborg, 2534 Marion av (821).

MAPES AV. e s, 70.4 s 182d st, 5-sty br tnt, 127.81x88, plastic slate rf; \$185,000; (o) Midland Con. Co., Inc., Samuel Brooks, 366 5th av, pres; (a) Lorenz F. J. Weiher, 271 W 125th st (1123).

SHERIDAN AV. s w c 162d, 5-sty bk tnt, 100x80.5, slag rf; \$170,000; (o) Robt. J. Moorehead, 311 E 200th; (a) Chas. Kreymborg, 2534 Marion av (1549).

TREMONT AV. n w c, Harrison av, 5-sty br tnt, 87x136, slag rf; \$250,000; (o) Bermark

Corp., Emil Kreiger, 439 E 10th st, pres; (a) Mortimer E. Freehoff, 135 E 43d st (1292).

WALDO AV. w s, 300 n Dash pla, 5-sty br tnt, 50x64, slag rf; \$45,000; (o) A. A. Fanning, 60 W 129th st; (a) Chas. Kreymborg, 2534 Marion av (1266).

YOUNG AV. e s, 100.08 n Waring av, 2-sty bk tnt, 25x45, asphalt shingle rf; \$15,000; (o) Angelina Cascio, 360 W 122d; (a) Wm. Hanna, 360 W 122d (1005).

DWELLINGS.

KINGSBRIDGE TER. w s, 314.11 s Ft. Independence, 2½-sty fr dwg, 21x33, shingle rf; \$6,500; (o) Gertrude A. McMillan, 523 W 152d; (a) J. J. McMillan, 523 W 152d (1628).

LOWERRE PL. w s, 52.6 n 229th, 2-sty fr dwg, 21x34, asbestos shingle rf; \$5,600; (o) Antonio Lito, 3978 Paulding av; (a) Harold Santasiere, 4 Court sq, Bklyn (1618).

LOWERRE PL. w s, 83.6 n 229th, 2-sty fr dwg, 21x34, asbestos shingle rf; \$5,000; (o) Jos. J. Genay, 61 Bleeker; (a) Harold Santasiere, 4 Court sq, Bklyn (1619).

196TH ST. n s, 240.82 W Mayflower av, 1-sty H T dwg, 26x32; \$4,500; (o) John Howarth, 101 Park av; (a) O. A. Held, 226 E 42d st (1610).

233D ST. n s, 3114.316 E Bronxwood av, 2-sty br str and dwg, 314.36x70, tin rf; \$10,000; (o) Tony Bello, 922 E 233d st; (a) Robt. Glenn, 358 E 151st st (1609).

ANDREWS AV. w s, 150 s Burnside av, 6-2-sty bk dwgs, 20x70.8, plastic slate rf; \$72,000; (o) S. Rosenberg, 243 E 35th; (a) J. Debus, 243 E 35th (1622).

ELY AV. e s, 448.52 s Boston rd, 2-sty fr dwg, 28.4x24.4, asphalt, shingle rf; \$4,900; (o & a) Stephen Hornung, 526 E 81st st (1616).

FARADAY AV. n s, 232.6 e Fieldstone rd, 2-sty fr dwg, 25x30, slate rf; \$4,500; (o & a) Geo. W. Roeder, 48 S 8 av, Mt. Vernon (1625).

GILLESPIE AV. e s, 25 n Zulette av, 2-sty fr dwg, 20x30, shingle rf; \$4,750; (o) Matthew Culligan, 2445 Jerome av; (a) Della, Penna & Erickson, 289 E 149th (1623).

LUDLOW AV. s s, 354 e Castle Hill av, 2-sty fr dwg, 20x30, asphalt rf; \$4,200; (o) Henry Watson, 2181 Ryer av; (a) John Schwalbenberg, 2075 Haviland av (1630).

MATILDA AV. e s, 50 n 237th, 2-sty h. t. dwg, 32x52, rubberoid rf; \$15,000; (o) John Brunning, 566 Brook av; (a) Philip Bards, 230 Grand (1617).

RANDALL AV. s w e, Logan av, 2½-sty fr dwg and garage, 21x43.6, rubberoid rf; \$5,250; (o) Viola Kissner, 150 e 59th st; (a) W. Hopkins, 2600 Decatur av (1608).

THROGGS NECK BLVD. e s 85 n Lafayette av, 1-sty fr dwg, 20x34, asbestos rf; \$250; (o) Lawrence Symmers, 215 W 155th; (a) Richard Kyle, 583 Riverside dr (1614).

YOUNG AV. e s, 100.08 n Waring av, 3-sty bk dwg, 25x45, asphalt shingle rf; \$15,000; (o) Angelina Cascio, 360 W 122d; (a) Wm. Hanna, 360 W 122d (1615).

FACTORIES AND WAREHOUSES.

BROOK AV. w s, 73 n 163d, 3-sty bk warehouse, 34.6x108.6, plastic slate rf; \$50,000; (o) Edvardus, Inc., E. S. Binzen, 973 Brook av, Pres; (a) Max Hausle, 3307 3 av (1629).

STABLES AND GARAGES.

FEATHERBED LA. s s, 90.5 w Plimpton av, 1-sty bk str & garage, 80.10x45.3, slag rf; \$20,000; (o) Jos. Lager, 843 Crotona Park N; (a) Goldner & Goldner, 47 W 42d (1627).

PONT PL. w s, 50 n 197th, 2-2-sty bk dwgs & garages, 21x80, slag rf; \$18,000; (o) Bainbridge Av. Const. Co., Morris Bogdanoff, 2038 Ryer av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1612).

204TH ST. s s, 3.26 w Mosholu pkway, 1-sty bk garage, 100x70, plastic slate rf; \$2,000; (o) John F. Normoyle, 212 Mosholu pkway; (a) Chas. Schaefer, Jr., 394 E 150th (1613).

SHAKESPEARE AV. e s, 391.21 n 172, 1-sty bk garage, 30.4x35.6, slag rf; \$500; (o) Donna Realty Co., 2754 Creston av; (a) M. W. Del Gaudio, 158 W 45th (1602).

SOUTHERN BLVD. ws, 195.36 n 179th, 2-sty bk garage, 66.08x149.33, slag rf; \$50,000; (o) Jerome P. Leonard Davis, 368 New York av, Bklyn; (a) John J. Dunnigan, 394 E 140th st (1512).

WEBB AV. e s, 350 n 197th, 1-sty bk garage, 18x18, shingle rf; \$500; (o & a) Matthew Thos-ter, 1814 Grand Concourse (1607).

STORES, OFFICES AND LOFTS.

204TH ST. n s, 26 e Perry av, 2-sty bk str & offices, 25x66, tar & gravel rf; \$12,000; (o) Bainbridge Const. Co., Inc., A. L. Guidone, Pres., 52 Vanderbilt av; (a) Wm. T. Kosch, 3131 Hull av (1620).

BROOK AV, n w c 140th, 1-sty bk str, 100.3x 47.9, slag rf; \$33,000; (o) Rosewall Realty Co., Marcus Eberhart, 401 E 76th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1598).

EAGLE AV, n w c 149th, 1-sty bk str, 40x 120, slag rf; \$30,000; (o) Active Develop. Co., Inc., Samuel Katz, 141 Marcy pl, Pres; (a) J. M. Felson, 1133 Bway (1611).

STEBBINS AV, s e c 167th, 1-sty bk str, 69.1 x44.1, slag rf; \$20,000; (a) Litzky Bldg. Co., Inc., 215 E Fordham rd, Pres; (a) Margon & Glaser, 2804 3d av (1597).

Brooklyn CHURCHES.

WALTON ST, 1237, n e c Brooklyn av, 3-sty bk synagogue, 43.9x67.6; \$60,000; (o) Hebrew School Pride of Israel, 261 Floyd; (a) Harry A. Yarish, 29 Graham av (8784).

DWELLINGS.

BERGEN ST, 1237, n e c Brooklyn av, 3-sty bk str & 2 fam dwg, 20x60; \$15,000; (o) Theon Realty Corp., 44 Court; (a) Jacob Lubroth, 44 Court (8733).

BERGEN ST, 1239-45, n s, 20 e Brooklyn av, 4-3-sty bk str & 2 fam dwgs, 20x55; \$50,000; (o) Theon Realty Corp., 44 Court; (a) Jacob Lubroth, 44 Court (8732).

ELMORE PL, 1133, e s, 260 n Av K, 2-sty fr 1 fam dwg, 26x35.4; \$10,000; (o) Ida E. Dietrich, 574 Argyle rd; (a) Bloch & Hesse, 18 E 41st (8750).

FT. HAMILTON PKWAY, 6823, n e c Bay Ridge av, 3-sty bk str & 4 fam dwg, 22.4x99; \$18,000; (o) Ft. Hamilton Land Co., 902 58th; (a) Boris W. Dorfman, 26 Court (8712).

MILFORD ST, 308, w s, 138 s Sutter av, 2-sty bk 2 fam dwg, 20x54; \$10,000; (o) Conrad Blass, 314 Milford; (a) Gibson & Kay, 2522 Pitkin av (8696).

PRESIDENT ST, 1635, n s, 100 e Schenectady av, 3-sty bk 2 fam dwg, 24.10x60.4; \$20,000; (o) Jacob Wishinsky, 45 Powell; (o) Jos. Martine, 31 Union sq, Manhattan (8785).

TRUXTON ST, 3-11, n s, 300 w Stone av, 5-2-sty bk str & 2 fam dwgs, 19x80; \$100,000; (o) C. & K. Bldg. Co., Inc., 8 Wayne, Middle Village; (a) S. Millman & Son, 1780 Pitkin av (8783).

BAY 5TH ST, 209-21, e s, 340 s Bath av, 6-2-sty fr 2 fam dwgs, 16x56.4; \$36,000; (o) Jos. L. Bahr, 206 Bay 5th; (a) Wm. A. Parfitt, 26 Court (8710).

E 5TH ST, 975, e s, 300 n Av J, 2-sty fr 1 fam dwg, 20x45; \$16,000; (o) I. Pollock, 544 Shef-

field av; (a) Wm. A. Lacerenza, 16 Court (8702).

23D AV, 7914-18, w s, 50 n 80th, 2-sty fr 1 fam dwg, 31.6x44; \$12,000; (o) Oscar Bauer, 2239 81st; (a) Isaac Kallich, 2105 86th (8768).

23D AV, 7920-24, n w c 80th, 2-sty fr 1 fam dwg, 31.6x44; \$12,000; (o) Oscar Bauer, 2239 81st; (a) Isaac Kallich, 2105 86th (8767).

E 40TH ST, 775-93, e s, 95 s Farragut rd, 8-2-sty fr 2 fam dwgs, 17.6x47; \$48,000; (o & a) Otto F. Klinke, 2111 Av G (8747).

81ST ST, 114, s s, 120 w Colonial rd, 2½-sty fr 1 fam dwg, 40x40.6; \$14,000; (o) Wm. H. Dunphy, 260 75th; (a) Jefferson R. Edwards, 8023 Ridge blvd (8758).

AV O, 178-82, s e c W 4th, 2½-sty fr 1 fam dwg, 16x36.6; \$8,000; (o) Thos. P. Murphy, 567 Senator; (a) Slee & Bryson, 154 Montague (8724).

BROOKLYN AV, 107-9, e s, 74.5 n Bergen, 2-sty bk 2 fam dwg, 20x68; \$25,000; (o) same (8735).

CHESTER AV, 27, e s, 20 s Minna, 2-sty bk 2 fam dwg, 20x44.4; \$10,000; (o) Burke Palmer, 148 Minna; (a) Chas. G. Wessel, 1399 E 4th (8749).

CHESTER AV, 31-5, e s, 45 s Minna, 2-2-sty bk 2 fam dwgs, 20x44.4; \$20,000; (o) Burke Palmer, 148 Minna; (a) Chas. G. Wessel, 1399 E 4th (8719).

CLARENDON RD, 3811-3, n w c E 39th, 2-sty fr 1 fam dwg, 24x42; \$8,000; (o) Frank E. Stevens, 1738 Nostrand av; (a) Chas. Infanger & Son, 2634 Atlantic av (8720).

SUTTER AV, 493, n w c Snediker av, 3-sty bk str, offices & 2 fam dwg, 21x80; \$18,000; (o) N. S. Goldfarb, prem; (a) E. M. Adelson, 1778 Pitkin av (8775).

STABLES AND GARAGES.

W 9TH ST, 101-5, n s, 112 e Henry, 1-sty bk garage, 80x100; \$2,000; (o) John Muldoon, 25 W 9th; (a) W. J. Conway, 400 Union (8693).

STORES, OFFICES AND LOFTS.

MYRTLE AV, 158, s s, 33.3 e Flatbush av ext, 2-sty bk str & office, 22.6x75; \$10,000; (o) Subway Theatre Co., prem; (a) Sidney F. Oppenheim, 110 E 31st, Manhattan (8519).

ST. JOHNS PL, 1476-86, s s, 219.11 w Rochester av, 6-2-sty bk str & 2 fam dwg, 20x62; \$60,000; (a) Hanson Const. Co., 563 Belmont av; (o) Morris Perlstein, 49 Fulton av, Middle Village (8531).

MISCELLANEOUS.

WITHERS ST, 1422, s w c Vandervoort av, 1-sty bk shed, 28x75; \$2,000; (o) Henry Hammerding, prem; (a) Max Hirsch, 26 Court (8385).

3D AV, 509, e s, 40 n 12th, 1-sty bk shop, 19.6 x75; \$3,000; (o) I. B. Middlesworth, 194 12th; (a) Allen A. Blaustein, 432 15th (8529).

Queens

APARTMENTS, FLATS AND TENEMENTS.

FAR ROCKAWAY.—Central av, n s, 50 e Carlton av, 2-sty bk str & apt, 114x62, slag rf, 1 family, elec, steam heat; \$40,000; (o) M. Malvin, Far Rockaway; (a) Jos. H. Cornell, Far Rockaway (7404).

FLUSHING.—Bowne av, w s, 52 ft from 37 av (Lincoln st), 4-sty bk tnt, 35x72, felt & pitch rf, 9 families, elec, steam heat; \$45,000; (o) W. W. Smith, 236 Barclay, Flushing; (a) W. F. Leland, 326 Orient way, Rutherford, N. J. (7423).

FLUSHING.—Bowne st, s w c 37th, 4-sty bk tnt, 35x72, felt & pitch rf, 9 families, elec, steam heat; \$45,000; (o) W. W. Smith, 236 Barclay, Flushing; (a) W. F. Leland, 326 Orient way, Rutherford, N. J. (7424).

JAMAICA.—Sutphin rd, n e c Grove, 4-sty bk tnt, 130x98, slag rf, 50 families, elec, steam heat; \$200,000; (o) Max Janofsky, 240 Troy av, Bklyn; (a) Wm. I. Hohauser, 116 W 39th, Manhattan (7484).

BANKS.

FOREST HILLS.—Austin st, s e c Continental av, 1-sty bk bank, 100x25, slag rf, steam heat, elec; \$75,000; (o) Corn Exchange Bank, 13 William st, Manhattan; (a) Fellheimer & Wagner, 7 E 42d, Manhattan (7540).

CHURCHES.

L. I. CITY.—Van Alst av, e s, 75 n 11th, 1-sty bk synagogue, 50x77, slag rf, steam heat; \$25,000; (o) Congregation B'ry Israel L. I. City; (a) Hall & Reid, 220 Bway, Manhattan (7528).

DWELLINGS.

CORONA.—Martense st, s w c Waldron, 2-sty bk dwg (2 bldgs), 32x23, tar & gravel rf, 2 families, gas; \$9,000; (o) Peter Tarisa, Waldron st, Corona; (a) C. L. Varrone, 156 Corona av, Corona (3044).

DOUGLASTON.—Browlaway dr, w s, 211 n Iowa rd, 2-sty fr dwg, 29x24, shingle rf, 1 family, gas, steam heat, elec; \$15,000; (o) P. L. Kieswetter, 63 Feroniaway, Rutherford, N. J.; (a) P. L. Kieswetter, 50 Court, Bklyn (3900).

DUNTON.—133d st, e s, 486 s Jamaica av, 2-sty fr dwg, 23x55, slag rf, 2 families, gas, hot water heat; \$9,000; (o) Thos. Grimes, 582 E 165th, Bronx; (a) Henry C. Erdt, 8411 101st, Richmond Hill (3779).

EDGEHURST.—Beach 26th st, w s, 700 s Bay av, 4-1-sty fr dwgs, 18x52, shingle rf, 1 family, gas; \$8,000; (o & a) M. Rice, Beach 26th, Edgemere (3264 to 3267).

ELMHURST.—Wool st, s e c Manheim, 2-sty fr dwg, 19x52, gravel rf, 2 families, gas; \$14,000; 2 bldgs; (o) John Becker, Phelps av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (3700).

ELMHURST.—17th st, e s, 205 n Woodside av, 2½-sty fr dwg, 20x52, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Geo. Braunsdorff, 6 Toledo, Elmhurst (3335).

FAR ROCKAWAY.—Far Rockaway, n e c Sage pl, 3-2-sty bk dwgs, 24x46, shingle rf, 1 family, elec, steam heat; \$48,000; (o) New MacNeil Realty Corp., Far Rockaway; (a) J. H. Cornell, Far Rockaway (3308-9-10).

FLUSHING.—Hawthorne st, s s, 140 w Central av, 2-sty fr dwg, 25x35, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Mary E. Stapleton, 256 Jamaica av, Flushing (3202).

Richmond

DWELLINGS.

ANNADALE.—Annadale rd, w s, 200 n Jefferson blvd, 2-sty fr dwg, 38x35, shingle rf; \$7,000; (o) A. M. Wilcox, Huguenot; (a) Lewis E. Macomber, 331 Madison av, Manhattan (306).

ANNADALE.—Alvine rd, w s, 120 w Amboy rd, 2-sty fr dwg, 22x24, shingle rf; \$4,000; (o) Percival Stevens, 5181 Amboy rd, Annadale; (a) P. P. (231).

CONCORD.—Oder av, 50 s Perce, 2-sty bk dwg, 24x44, shingle rf; \$8,000; (o) Frank Spinnell, Oder av, Concord; (a) A. L. Buttermark, Hanover av, Concord (201).

DONGAN HILLS.—Delaware av, n s, 555 w Wilson pl, 2-sty fr dwg, 20x24, slag rf; \$3,000; (o) Edwin Bramin, 442 Van Duser, Stapleton; (a) Chas. A. Duncker, Dongan Hills (286).

ELTINGVILLE.—Ridgewood av, e s, 315 n Wilson av, 1½-sty fr dwg, 24x25, composition rf; \$4,000; (o & b) Ernest A. Nilson, 3785 Richmond av (253).

FT. WADSWORTH.—Wadsworth av, w s Bay, 1-sty fr dwg, 22x30, rubberoid rf; \$3,000; (o) Paul Durand, 69 Van Duser av, Tompkinsville; (a) S. W. Molokie, 81 Treadwell av, Port Richmond (259).

GRANT CITY.—Prescott st, w s Edison, two 2-sty fr dwgs, 26x42, asphalt rf; \$14,000; (o) Arthur Buhlman, 204 Nelson av; (a) Arthur Buhlman, 204 Nelson av; (a) Arthur Wohl-schlaegel, Great Kills, S. I. (457).

GRASMERE.—Ramblor rd, n s, 340 e Reed av, 2-sty fr dwg, 18x37; \$3,000; (o) Nito Di Gavane, 126 Melrose, Bklyn; (a) Jas. J. Fucaro, Arrochar (1207).

ROSEBANK.—Reynolds st, n s, 150 e St. Marys av, 2-sty bk dwg, 22x40, rubberoid rf; \$6,000; (o) Victor Louga, 45 Reynolds, Rosebank; (a) Chas. B. Hewker, Tompkinsville (1209).

WEST NEW BRIGHTON.—Myrtle av, s s, 144 e New Brighton av, 1½-sty hollow tile & stucco dwg, 23.6x32; \$2,600; (o) Julius Azzuro, 290 York av, New Brighton; (a) Charles B. Hewker, Tompkinsville (1208).

WEST NEW BRIGHTON.—Freeman pl, e s, 150 n Ralleghe av, 2-sty fr dwg, 20x26; \$6,000; (o) E. Greenfield, 111 Elizabeth; (a) A. V. Beck, West New Brighton (1219).

PORT RICHMOND.—Richmond av, n s, 15 w Renfrew pl, 2½-sty fr dwg, 24x32; \$4,500; (o) John Lamantia, 142 Dixon av; (1213).

SOUTH BEACH.—McLoughlin st, s w s, 529 s e Old Town rd, 1-sty fr dwg, 23x35; \$3,500; (o) Chas. Cavagnatto, 236 W 10th, Manhattan; (a) H. Nelson, Stapleton (1220).

STAPLETON.—Gordon st, n s, 300 e Warren, 2-sty fr dwg, 19x40; \$5,000; (o) Max Rashatnik, Stapleton; (a) H. L. Nelson, S. I. Bay, Stapleton (1221).

FACTORIES AND WAREHOUSES.

WEST NEW BRIGHTON.—Livingston av, n w c Washington, 2-sty factory, 28x89x10; \$11,000; (o) Peter Travato, 222 Montrose av, Bklyn; (a) Harry W. Pilcher, Port Richmond (1206).

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STORES AND DWELLINGS.

SOUTH BEACH.—Old Town rd, n w c Peare av, 1-sty bk str & dwg, 40x60, rubberoid rf, \$4,500; (o) Sanicola Saro, 198 Elizabeth, Manhattan; (a) Jas. J. Fricano, 8 MacFarland av, Arrochar Park (187).

STORES AND TENEMENTS.

PORT RICHMOND.—Richmond av, w s, cor Castleton av, 2-sty two stores and apart (brk), 65x50, 4-ply, slag rf; \$24,000; (o) Albert Nordenhaltz, 17 Harrison av, Port Richmond, S. I.; (a) John Milnes Co., Inc., Bank Bldg., Port Richmond, S. I.; (mason & carpt.) John Milnes Co., Bank Bldg., Port Richmond, S. I. (346).

PLANS FILED

FOR ALTERATIONS

Manhattan

BEAVER ST, 21, remove wall, new area, vault lights, side walk & curb, beams, girders, ext on 4-sty bk str, restaurant & offices; \$6,500; (o) Victor, Virginia & Fredk. Meert, 10 E 43d; (a) Chas. H. Smith, 124 Grove, Plainfield, N. J. (1148).

CARMINE ST, 65, remove partitions, new wall, partitions, front, toilet in 5-sty bk str & apts; \$2,000; (o) Francesca & Nicola, Satriano, 65 Carmine; (a) Vincent M. Canjano, 239 Bleecker (1166).

CHARLTON ST, 22, new add on 2½-sty bk dwg; \$2,000; (o) John Rontetti, 22 Charlton; (a) Hamilton & Barbato, 17 W 42d (1212).

DOWNING ST, 34, enlarge window in 5-sty bk str & apts; \$150; (o) A. Pellegrino, 22 Bedford; (a) Jos. Weinstein, 405 Lexington av (1117).

FRONT ST, 96, rebuild stairs, new metal ceiling, toilets, floors, sash, elec work in 5-sty bk coffeware house; \$2,800; (o) Chas. L. Meehan, 96 Front; (g c) Martin L. Maxwell, 9124 Ridge blvd, Bklyn (1101).

FRONT ST, 81-83, new doors in 4-sty bk storage & coffee roasting; \$2,000; (o) St Front St., Mabel J. Watson, care H. C. Reibay, 62 Cedar; 83 Front, Alex Schourrunn, 119 E 95th; (engr) Frank M. Gabler, 308 W 133d (1128).

GOLD ST, 12, new toilets in 6-sty bk str & offices; \$500; (o) 12 Gold St. Co., Inc., 38 Park Row; (a) Zipkes, Wolff & Kudroff, 432 4 av (1120).

HESTER ST, 157-159, remove rear walls, rebuild wall, new ext, toilets in 2-3-5-sty bk shops & offices; \$8,000; (o) Consolidated Gas Co. of N. Y., 130 E 15; (e) W. C. Morris, 130 E 15 (1226).

NEW CHAMBERS ST, 82-4, remove wall, new show window in 4-sty bk tnt; \$500; (o) Umberto Vitiaelli, 84 New Chambers; (a) Saml. Cohen, 32 Union sq (1150).

PARK PL, 49-57, new doorway, steps, mezzanine on 12-sty bk str, storage & lofts; \$4,000; (o) Dodge Bldg. Corp., 21 Murray; (a) Shape, Bready & Peterkin, Inc., 50 E 42d (1183).

PEARL ST, 314, new fire-escapes on 4-sty bk str & boarding house; \$600; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (1295).

UNIVERSITY PL, 29-33, remove stairs, new elevator, stairs, partitions in 4-sty bk hotel; \$15,000; (o) Trustees of Sailors' Snug Harbor, 262 Greene; (o) Geo. Provot, 50 W 47 (1220).

WALL ST, 40-2, PINE ST, 37-9, new t. c. partitions in 10-sty bk office; \$3,500; (o) Bank of Manhattan Co. & Merchants Bank, 14 Wall; (a) Adolph Nast, 56 W 45th (1146).

13TH ST, 725-31 E, remove wall, new floors, platforms, windows, beams, columns in 5-sty bk factory; \$2,000; (o) The Eagle Pencil Co., 725-31 E 13th; (a) J. J. Gloster Co., 110 W 40th (1138).

14TH ST, 7 E, new str fronts, partitions in 4-sty bk str & lofts; \$800; (a) Nathan Fraenden, 25 E 14th; (a) Geo. M. McCabe, 96 5 av (1135).

25TH ST, 353 W, remove partitions in 5-sty bk str & tnt; \$100; (o) Frank Parideno, 353 W 25th; (a) Eli Benedict, 352 Convent av (1167).

27TH ST, 336-8 W, remove ramp, new elevator shaft, fire retard, floors & ceiling in 3-sty bk garage; \$7,500; (o) Patk. Tully, 12 W 31st; (a) Robt. Lehman, 66 Beaver (1209).

28TH ST, 220 W, new fire escapes on 4-sty bk str & factory; \$500; (o) W. 28th St. Co., 215 W 28; (a) John H. Knubel, 305 W 43 (1217).

30TH ST, 140-42 W, remove partitions, new extensions, fire escape, elevator, shop, stairs in 5-sty bk stores & tnt; \$30,000; (o) Morris Weinstein, 193 Bowery; (a) Geo. G. Miller, 1482 Bway (1076).

49TH ST, 383 W, new ext, toilets, plumbing, revise partitions in 4-sty bk str & tnt; \$5,000; (o) (o) Morris Epstein, 685 8 av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1098).

52D ST, 67 W, remove partitions, relocate toilet in 4-5-sty bk restaurant & dwgs; \$1,000; (o) 67 W 52d St., Inc., 67 W 52; (a) Wm. J. Russell, 73 W 46 (1216).

57TH ST, 54 W, remove partitions, new excavation, cellar, ext, skylights, partitions, toilets, windows in 5-sty bk str & apts; \$15,000; (o) Wm. N. Cohn, 111 Bway; (a) Buchman & Kohn, 56 W 45th (1129).

60TH ST, 1 to 11 E, relocate colonnade in 5-sty bk club house; \$26,000; (o) Metropolitan Club, 1 E 60th; (a) McKim, Mead & White, 101 Park av (1152).

60TH ST, 16 E, remove window, grill, glass vestibule, stairs, new grating, sidewalk, vestibule, ladder in 5-sty bk str & apts; \$3,000; (o) Fredk. T. Barry, 648 Madison av; (a) Gronenberg & Leuchtag, 450 4 av (1516).

72D ST, 145 W, remove walls, new beams, ext, apts, raise base & 1st floors in 4-sty bk dwg; \$10,000; (o) Francis E. H. Lewis, 145 W 79th; (a) Saml. A. Hertz, 15-17 W 38th (1160).

75TH ST, 329 E, lower part of 1st floor, remove front, new str, bath rooms in 4-sty bk tnt; \$5,000; (o) Max Acker, 310 E 110th; (a) Michael A. Cardo, 61 Bible House (1207).

77TH ST, 336 W, remove fixtures, partitions, new partitions in 4-sty bk dwg; \$3,000; (o) Carlos L. Hendriquez, 229 W 97th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1099).

116TH ST, 333 E, remove partitions, new plumbing, beams, partitions, extension on 3-sty bk dwg; \$4,000; (o) Pasquale Cincotti, 339 E 116th; (a) De Rose & Cavalieri, 370 E 149th st (1078).

117TH ST, 311 to 319 E, remove columns, new girders, columns in 3-sty bk milk station & stable; \$8,000; (o) Borden's Farm Prod. Co., 63 Vesey; (a) Albert Ullrich, 371 Fulton, Bklyn (1208).

AMSTERDAM AV, 389-99, remove portion conc slab, steel framing, new conc footings, columns in 3-sty bk car barns; \$1,200; (o) 3d Av R. R. Co., 2306 3 av; (A) P. P.

AMSTERDAM AV, 1877, new rooms, ext, enlarge str in 3-sty bk str & tnt; \$8,000; (o) August Conti, 1877 Amsterdam av; (a) Theo. Stiefel, 341 E 142d (177).

AV A, 1395, new wall, bakery, light court, ext, beams, columns, fire-escape, show windows in 1 & 2-sty bk stable, shop & storage; \$9,000; (o) Ernest N. Adler, 1506 1 av; (a) Arthur J. Strever, 55 Bway (1140).

BROADWAY, 1591-3-5-7, remove walls, partitions, new roof over area, toilets, columns, girders, footings, floor const in 2-4-sty bk str & oices; \$6,000; (o) of 1591-3-5-7, Est. Geo. H. Warner, 16 W 47; (a) 205 W 48th st, Geo. Whitney & Lloyd Warren, 16 W 47; (a) Ernest H. Fougner, 418 S 15th st, Newark, N J (1245).

BROADWAY, 2465-71, remove fronts, store fronts, wall, new columns, girders, store frts in 2-7-sty bk str & tnts; (o) John Alden Realty Corp., 15 E 40; (a) Henry S. Lion, 342 Madison av (1232).

CENTRAL PARK W, 50, new pent house on 12-sty bk tnt; \$10,000; (o) Cora Clark et al, 50 Central Park W. (a) Herman R. Maier, 299 Madison av (1145).

LEXINGTON AV, 1495, remove wall, partitions, new str front, lower beams in 5-sty bk tnt & str; \$1,500; (o) Est Edw. Boylston, 321 E 169th; (engr) E. J. Boylston, 321 E 169th (708).

LEXINGTON AV, 636, remove piers, stairs, ext, reconstr str front, rearrange partitions, new columns, stairs, toilets in 5-sty bk str & apts; \$10,000; (o) May Irwin Eisfeldt, 156 E 43d; (a) Saml. Levinson, 156 E 43d (1031).

MADISON AV, 1-7, enlarge sheave house, new elevator machinery in 11-sty bk offices; \$500; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) J. A. Pinchbeck, 1 Madison av (1187).

MADISON AV, 1714-16, new door, seats, alter partitions in 1 & 2-sty bk m. p. theatre; \$1,000; (o) A. Reiss & B. Fortgang, 1714 Madison av; (a) Louis A. Sheinart, 194 Bowery (1114).

PARK AV, 635, remove floor slab, change partitions, new stairs, roof on pent house on 12-sty bk apts; \$4,500; (o) Eliot Cross, 405 Park av; (a) Chas. L. Fraser, 372 Lexington av (1234).

1ST AV, 2417, new dumbwaiter, f. p. doors in 4-sty bk store & tnt; \$250; (o) Annette P. Tisch, 10 Henderson pl; (a) Chas Schaefer, Jr, 394 E 150 (1231).

1ST AV, 173, new toilets, doors, vent pipes in 5-sty bk str & tnt; \$1,000; (o) Benj. Colluna, 418 E 11th; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (1189).

1ST AV, 77, remove str front, columns, lintels, new beams, columns, piers in 5-sty bk str & tnt; \$1,400; (o) Mrs. Celia F. Paschkes, 21 W 38th; (a) Carl Hartzellins, 1737 Bway (1118).

3D AV, 864, remove post, show window, new girders, window in 4-sty bk str & tnt; \$1,500; (o) Isaac Fass, 860 3 av; (a) John H. Friend, 148 Alexander av (1113).

3D AV, 2125, remove str front, bk work, new str fronts, partitions, strs in 5-sty bk restaurant, offices & apts; \$4,500; (o) Theo. Neckles, 210 Quarry rd; (a) Saml. P. Barry, 1757 Undercliff av (1107).

3D AV, 2162 to 2172, remove str fronts, bk work, partitions, new str fronts, fire-escapes, sidewalks, plumbing, ext, metal ceiling, remodel stairs in 6-4-sty bk str & apts; \$12,000; (o) Harlem Business Centre, Inc., 2176 3

av; (a) Henry Z. Harrison, 1787 Madison av (1111).

4TH AV, 500, cut back, marquise, new rods on 22-sty bk hotel; \$300; (o) Hilliard Hotel Co., Vanderbilt Hotel; (a) Warren & Wetmore, 16 E 47th (1176).

7TH AV, 355-7, remove wall, new str front, plumbing, partitions, excavate cellar in 3-sty bk str & factory; \$2,000; (o) John J. Biehn & Ottilia M. Biehn, 245 W 34th (a) John H. Knubel, 305 W 43d (822).

7TH AV, 474-76, new show windows, girder in 3-sty bk stores & apts; \$1,200; (o) Margaret & Jos. Byrnes, 137 W 92; (a) Chas. Paff & Co., 7 Dey (1048).

7TH AV, 371, remove show window, steps, new partitions, show windows in 4-sty bk str & factory; \$650; (o) Geo. Berg, Rity. Co., 802 W 181st; (a) Maurice Courland, 47 W 34th (1154).

8TH AV, 389, new extension in 4-sty bk stores ½ apts; \$1,000; (o) Clobolt Realty Corp, 389 8 av; (a) Jos. Mahoney, 530 E 83 (1083).

8TH AV, 742, remove wall, new columns, girders, show windows, doors, cornice, marble base on 4-sty bk str & hotel; \$5,000; (o) Tect Rity. Corp., 236 W 55th; (a) P. P. (1127).

8TH AV, 2331, new mezzanine, toilet in 2-sty bk str; \$1,200; (o) Michael J. Adrian Corp., 447 2 av; (a) Adolph E. Nast, 56 W 45th (1125).

9TH AV, 658, remove wall, new ext., plbg, beams, stairs in 4-sty tnt; \$3,000; (o) Chas. A. & Albert Oats, 658 9 av; (a) John H. Knubel, 305 W 43 (988).

10TH AV, 852, remove str front, plumbing fixtures, new toilet, str front on 4-sty bk str & tnt; \$400; (o) Isabel M. McCafferty, 1330 Union, Bklyn; (a) Chas. T. E. Dieterlein, 15 W 38th (1184).

11TH AV, 766, rearrange partitions, remove sink, tubs, range, new stairs in 4-sty bk str & apts; \$400; (o) Adam T. Schneider, 15 6th, Weehawken, N. J.; (a) Alfred C. Wein, 21 E 4th (1130).

Bronx

148TH ST, 280, 1-sty bk ext, 16.5x38.6, to 1-sty bk storage; \$1,500; (o) Frank Trocchia, prem; (a) De Rose & Cavalieri, 370 E 149 (263).

151ST ST, 1006, new str frts, new partitions to 5-sty bk str & tnt; \$6,000; (o) Israel Bluten, 681 Beck; (a) J. L. Goldstone, 920 Av St John (267).

161ST ST, 696½, new stairs, new partitions to 2-sty fr dwg; \$750; (o) Bernard Columbus, prem; (a) Carl J. Hitzel, 1281 Union av (270).

183D ST, 669, 1-sty fr ext, 21x15, to 3-sty fr shop & dwg; \$750; (o) A. J. Falcone, prem; (a) M. W. Del Gaudio, 158 W 45 (269).

241ST ST, 344, 1-sty of fr built upon present ext. & new partitions to 2-sty & attic fr dwg; \$1,000; (o) Henry F. Kroger, prem; (a) John H. Haber, 466 Lenox av (268).

BROOK AV, 516-18, 2-sty bk ext, 40x100, to 4-sty bk factory; \$30,000; (o) Samuel Katzen, on premises; (a) Max Muller, 115 Nassau (234).

CAULDWELL AV, 961, new plumbing, new partitions to 3-sty fr dwg; \$500; (o) May Wormser, on prem; (a) Louis B. Santagelo, 2364 8 av (253).

COURTLANDT AV, 770, new peak rf to 1-sty fr church; \$2,000; (o) Emanuel P. E. Chapel, on premises; (a) E. R. Williams, 2296 7 av (237).

WILLIS AV, 339, new str frt, new partitions to 2-sty fr str & dwg; \$350; (o) Hesse Realty Co., 370 E 149; (a) De Rose & Cavalieri, 370 E 149 (266).

3D AV, 3594-3602, new str frts, new partitions to 3-sty bk dwg, office & str; \$1,000; (o) Martiness Realty Co., Martin Silverman, 537 E 169, pres.; (a) De Rose & Cavalieri, 370 E 149 (265).

3D AV, e s, 100.8 s 163d, new 2-sty bk exts, 105.6x66.8 & 33.6x113.3, new stairs, new beams & new partitions to 2-sty bk offices; \$150,000; (o) North Side Savings Bank, on premises; (a) Holmes & Winslow, 134 E 44th st (232).

3D AV, 2776, 1-sty bk ext, 25x25, new cols & girders, new str front, new partitions to 3-sty fr offices & str; \$6,000; (o) Gustav Schrot, 1349 Taylor av; (a) Chas. Schaefer, Jr., 394 E 150 (258).

Brooklyn

DELAMERE PL, 2744-8, w s, 344.10% s Voorhies av, ext 2-sty fr lodge rooms; \$6,000; (o) Franklin Lodge 182, I. O. O. F., premises; (a) Jas. F. Brewster, 2634 E 27th st (849).

FT. GREENE PL, 140, n w c Hanson pl, wall, int alts, plumbing & add ½ sty to 4-sty bk str & bach apts; \$8,500; (o) Mrs. Ella Curtis, prem; (a) Holler & Kleinberg, 1012 Gates av (8200).

FORT GREENE PL, 185, e s, 1919.10 n Atlantic av, int alts, 2-sty bk cold storage; \$7,000; (o) Wm. J. Hinrichs, premises; (a) Julius Eckman, 5 Beekman st, N Y (7409).

KEAP ST, 270, s s, 175.4 w Division av, int alts in 3½-sty bk 3 fam dwg; \$4,000; (o) Louis Buef, 83 Manhattan av; (a) Jacob Lubroth, 44 Court (7240).

LOMBARDY ST, 36-38, s s, 175 Morgan av, add sty, ext & raise rf on factory; \$3,500; (o) Harris Krahan, 22 Lombardy; (a) Harry Dorf, 614 Kosciusko (8243).

McKIBBEN ST, 144, s s, 100 e Graham av, increase height & int alts in 3-sty str & 2 fam dwg; \$2,000; (o) Isaac Ginsberg, 142 McKibben; (a) Glucroft & Glucroft, 729 Flushing av (6227).

MONTAGUE ST, 184-6, 200 e Clinton, int alts & plumbing, new fixtures & side wall on 2-sty bk offices; \$30,000; (o) Lawyers Mortgage Co., prem; (a) Renwick, Aspinwall & Tucker, 8 W 40th, Manhattan (8021).

MONTAGUE ST, 205-9, n s, 100 w Court st, str fronts, ext & int 2-sty bk bank & offices; \$3,500; (o) N. Y. Title & Mortgage Co., 135 Bway N. Y.; (a) Horace S. Luckman, 135 Bway, N. Y. (6351).

PALMETTO ST, 235, n s, 175 w Wilson av, int alts & plumbing to 3-sty fr 3 fam dwg; \$1,500; (o) Marie Greiner, 133 Linden; (a) Fred Vollweiler, 1612 Bway (5048).

SPENCER PL, 2, s w c Hancock, exterior & int alts on 4-sty bk fur rooms & 2 fam dwg; \$10,000; (o) Louis F. Weiss, 286 Taaffe pl;

(a) Montrose Morris Sons, 533 Nostrand av (6090).

WILLOW ST, 104, w s, 65 s Clark, ext porch, int & plbg to 3-sty fr 1-fam dwg; \$5,000; (o) Agnes G. Reid, premises; (a) McCarroll, Murphy & Lehmann, 852 Monroe (6851).

Queens

ASTORIA.—Grand av, n w c 17th, 2-sty bk ext, 28x22, raise rf to provide for dwg, int alts; \$5,000; (o) Adelia Wade, 555 Grand av; (a) Peter Coco, 281 Steinway av, Astoria (1315).

BAYSIDE.—Vista rd & Little Neck rd, 2-sty fr ext, 18x45, rear dwg, tin rf, int alts; \$25,000; (o) John Goldin, Bayside; (a) W. W. Knowles, Bridge Plaza, L. I. City (1420).

JAMAICA.—Washington st, w s, 400 n South, additional room to int; \$2,900; (o) Catherine Fox, 86 Warrington, Jamaica (1351).

L. I. CITY.—Steinway av, w s, 225 s Grand av, new str fronts, additional str provided, int alts; \$1,500; (o) Henry Waldchen, 407 Steinway av, L. I. City; (a) John Koch, 121 13 av, L. I. City (1444).

L. I. CITY.—Broadway, s e c, 11th av, int alt,

to store and dwg, to provide for additional store; \$1,200; (o) John Hering, 532 Bway, L. I. City (813).

L. I. CITY.—13th av, e s, 325 s Wilson av, 2-sty fr ext, 22x15, rear dwg, slag rf, int alts; \$2,500; (o) Louis F. Ruggiero, 448 13 av, L. I. City; (a) F. Chmelik, 796 2 av, L. I. City (1356).

MASPETH.—Perry av, s s, 170 w Clermont av, 1-sty fr ext, 20x18, tin rf, front, int lats; \$2,000; (o) Valentine Chervouka, 167 Perry av, Maspeth; (a) Chas. Muller, 16 Delafield, Winfield (982).

OZONE PARK.—Gjerardi av, e s, 100 s Jerome av, plumbing in dwg; \$1,000; (o) Fannie Bergman, prem (1299).

OZONE PARK.—101st st, n s, 25 w 99th, 3-sty bk ext, 50x29, front of shop & dwg, int alts to provide for garage; \$10,000; (o) Leonard Rouff, 1204 98th, Ozone Park (1393).

RICHMOND HILL.—Briggs av, w s, 120 n Bway, 2-sty fr ext, 10x25, rear, shingle rf, repairs to dwg; \$1,000; (o) Sarah Holms, prem (1333).

24TH ST, 116-122 E; David B Roberts—Annie Guth et al; Sept8'21..... 6,648.00
35TH ST, 26 E; A G Volpe & Co—26 East 35th St Realty Corp et al; Feb3'22; by bond 1,725.00
78TH ST, 208 W; Rudolph Federman—Ella G S Bryant et al; Jan28'22.. 169.00

MAY 19.

26TH ST, MADISON AV, 4TH AV & 27TH ST, block, &c; J Schlessinger, Inc—N Y Life Ins Co et al; July5 '21 7,268.23
34TH ST, 117 E; Knickerbocker Electroliner Co—Allen Fitch et al; Dec29 '21 349.50
77TH ST, 266 W; Greason Mfg Co—M Carl Levine et al; Mar24'21..... 1,690.00
88TH ST, 316 W; H J Peper & Co—Grace Wallace et al; June7'21..... 2,450.18

MAY 20.

3D AV, 1578; Abraham Moss—Max Luria et al; Mar3'20 352.30

MAY 22.

14TH ST, 240 W; Fredk R Smith—Wm S Hess et al; Mar30'22 88.05

MAY 23.

GLOBE SQ, 85; Jos Kelly—Globe & Commercial Advertiser Co et al; Nov 30'21 33.91
139TH ST, 217 W; Barnett Yelsky—Robt Robinson et al; Mar6'22 500.00
SAME PROP; Isidor Blumenthal—same; Mar6'22 200.00
SAME PROP; Wm Smith—same; Mar 6'22 245.00
45TH ST, 108 W; Louis Fein—Italian Sporting Union, Inc, et al; May11'22 (by bond) 254.90

MAY 24.

57TH ST, 27 W; Joseph Fischler—Irwin Leasing Co, Inc, et al; Mar9'22 350.00
55TH ST, 18 W; same—same; Mar9'22 350.00
57TH ST, 29 W; same—same; Mar9'22 300.00
45TH ST, 108 W; H Brown Co—Mary A Mahon et al; Apr27'22 1,170.60
SAME PROP; Jacob Adelman—Patrick Mahon Estate et al; Apr12'22 112.00
SAME PROP; Frank Barba—Patrick Mahon et al; Apr26'22 682.00
SAME PROP; same—same; Apr26'22 370.00

Bronx.

MAY 17.

138TH ST E, sec Brown pl, 25x100; Engineering Iron Works, Inc—Brown Place Theatre, Inc, et al; Feb10'22 15,215.70

MAY 18.

262D ST W, ns, 75 w Spencer av, 25x100; Oscar Abrams—Zay Holland et al; Apr19'22 2,053.10

MAY 19.

UNIVERSITY AV, 2522; Lippe Fire Proofing Co—Fusion Realty & Constn Corp et al; Jan10'22 699.58
SAME PROP; Colonial Mantel & Refrigerator Co—same et al; Nov1'21... 642.00
WALDO AV, ws, 15 n 264th, 62.5x117.9; Thos Haldane—Fannie S Rockwood et al; Mar11'21 371.79
WEBSTER AV, 2239; Fells, Lent & Cantor, Inc—M Bregman et al; May 3'22 200.00
SAME PROP; same—same et al; May 11'22 200.00

MAY 20.

CROTONA PARK N, 739; Vincent Bucenate—Philip Rosen et al; Oct 20'21 602.50
SAME PROP; same—same et al; July 27'21 401.71

MAY 23.

176TH ST, 983 E; Eden Brick & Supply Co, Inc—Jennie Ginsberg et al; Nov18'21 261.50

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

MAY 18.
53D ST, 3 & 5 E; Harry Odwak—Harry & Louis Ferguson; Moore & Patience; Greene & Weprinsky (54)... 1,366.00
SEAMAN AV, 40-42; A Pardi Tile Co—Harry Weprin; Lea Goldstein (55) 2,480.20

MAY 19.

42D ST, 233-39 W; Woodward Constn Co—233-39 West 42d St Corpn & Case Holding Co, Inc (61)..... 20,215.00
64TH ST, 412 E; Jan Wosowski—Rubin Sininsky & Leiser Rosenbaum (58) 554.40
116TH ST, 172 E; Morris Marks et al—J E Mautner & Wm Drummond (56) 317.00
121ST ST, 120 W; Francis C Berube—Nathan B Stang & Alfred A Berube (63) 998.71
143D ST, 131 W; Jacob K Nussebaum—Annmore Realty Co & Morris Moore Sons, Inc (62) 140.65
RIVERSIDE DR, 375; M F Westergren, Inc—375 Riverside Drive Corpn & Star Fireproof Door & Sash Co (57) 2,139.84
1ST AV, 147; Morris Waletzky—Samuel Dillman, Jacob Post & Nathan Weisberg (59) 75.00
SAME PROP; Paul Postelnik—same (60) 200.00

MAY 20.

21ST ST, 118 W; William I Hohausser—Harry Miner; Abr From & Morris Satnick (66) 30.00
BROADWAY, 2274; Daniel H Mittenhal—Ellen L Palmer; M W G Restaurant Co (64) 8,900.00
CHERRY ST, 20-22; Chrystie Cornice & Skylight Works, Inc—Estate of Daniel Murphy; John J O'Keefe & Sons, Inc (65) 100.00

MAY 22.

109TH ST, 329 E; J Nemirow, Inc—Margaret Carbone & Arthur A Guarino (68) 207.25
BROADWAY, 2270-2; Philip Levitt, Inc—Chas Rohe et al; Realty Conversion Corpn & Stewart Hemingway (67) 594.40
LEXINGTON AV, 252; Wm Sirefman—Margaret Currier, G Albert & Robt Moulton (69) 300.00

MAY 23.

CHERRY ST, 40; Otis Elevator Co—Henry S Northrop & Geo M Cavanagh Inc (70) 67.75
45TH ST, 11-15 E; Western Electric Co—45th & 46th St Corpn & Haynes Co (72) 283.16
73D ST, 102 W; Hugo P Voss—Otto R Roeder & Harry R Roeder (71)..... 863.88
86TH ST, 340-46 W; Nicholas Amoroso—Netherland Holding Corpn (73).... 1,041.60

MAY 24.

64TH ST, 167 E; Enfield Pottery & Tile Works—Mabel H Duell; John M Hatton (74) 460.66
45TH ST, 11 to 17 E; Reana Fireproofing Co—East 45th & 46th St Realty Corp (75) 728.67
53D ST, 58 W; C H Southard Co—Dr Geo F Laidlaw; Thomas J O'Brien Contracting Co (26) 243.50

Bronx.

MAY 17.

WEBSTER AV, 2290, 2292, 2298, 2300, 2302, 2304 & 2306; Ever Realty Roofing & Waterproofing Co—Israel Glick Glick Const Co 1,050.00
WESTCHESTER AV, 1037; Fells, Lent & Cantor, Inc—Estate William C Schermerhorn; B Grossman; Wm D Stein 46.80

MAY 18.

175TH ST, 871 E; Francis Scanlan et al—Rachel & Louis Kantrowitz... 975.00
KING AV, ws, 100 n Sutherland st, 60x100; East New York Woodwork Mfg Co—Ida C & Robert F Mul-len 1,125.00

MAY 19.

MATHEWS AV, es, 150 s Adece av, 20x 86; Sunevitch & Frank—John Palmere & Jos Iberti & A D A Realty & Constn Co, Inc..... 6,500.00
SOUTHERN BLVD, 1216; Active Metal Ceiling Co—Gustave Fischer..... 476.90
UNIVERSITY AV, es, 122.7 s 192d, 125 x250; Herman Schaeffer—Gotham Bldg Corpn 9,500.00

MAY 20.

243D ST E, ns, 148.3 e White Plains av, 50x100; Samuel Guterman—Morris Weston; Brokau Constn Co..... 1,050.00
FOWLER AV, ws, 252.6 s Neill av, 25 x84.4; Better Built Homes Co—Richard D & Martha James; Richard James 336.50
WALDO AV, es, 102 n 238th, 50x100; George E Sealey Co—Edw Hisnay; Louis E Gunset 300.00

MAY 22.

EASTCHESTER RD, 3220; John A Delz—A Delz & Son, Inc..... 312.00
LONGWOOD AV, 860; Fells, Lent & Cantor, Inc—John Jones, Jacob Goodman & Chelsea Partition Co, Inc 133.56
KINGSBRIDGE RD W, ws, 275 n Kingsbridge ter, 75x98.4; Maurice Courland—Michael Herman, Inc.... 112.50
KINGSBRIDGE RD W, ws, 75 n Kingsbridge ter, 75x131.1; same—same 800.00
KINGSBRIDGE RD W, ws, 200 n Kingsbridge ter, 75x123.1; same—same 225.00
KINGSBRIDGE RD W, ws, 350 n Kingsbridge ter, 75x98.4; same—same 112.50

MAY 23.

TIFFANY ST, 1035; Isaac Brisk—Annie Silverman; Herman Knepper Co 134TH ST, 452 E; Isaac Friedlin—Stephen O'Brien 455.00
LOGAN AV, 839; Louis M Frazin—P Peaceman 140.00
MONTREY AV, 2031; Isaac Brisk—Isaac Meyerowich, Irving Soplefield & Sophie Knepper; Herman Knepper Co 276.00
WILKINS AV, 1460; Isaac Brisk—Annie Silverman & Sophie Knepper; Herman Knepper Co 75.00

SATISFIED MECHANICS' LIENS

Manhattan.

MAY 18.

24TH ST, 116-122 E; David B Roberts—Annie Guth et al; May17'21 8,300.00
24TH ST, 118-122 E; Nathan Guttman—David B Roberts et al; Nov12'21.. 60.00