

Real Estate Record and Builders Guide

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

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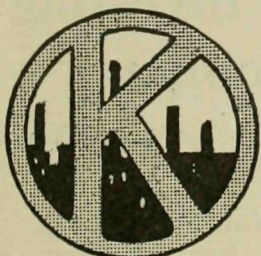
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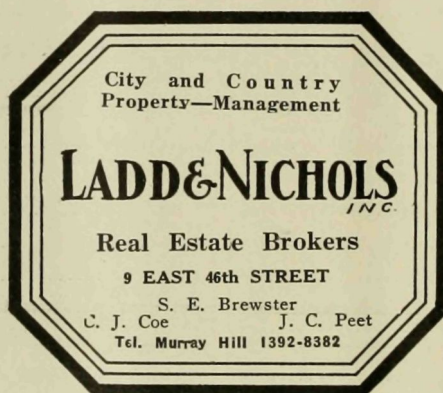
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E D I T O R I A L

An Experiment That Will Be Tried Out

Officials of the Metropolitan Life Insurance Company have become convinced that homes to rent for \$9 per room per month can be built successfully here in New York City and have announced their intention to demonstrate it. From the moment it was first suggested that apartments at such low rentals were possible of construction under present conditions there has been much skepticism about it. Many legitimate builders have pointed to the high cost and inefficiency of labor and to the existing conditions in the materials market as reasons why housing for such low rentals could not be constructed successfully during the current year. Frankly, few of them have been willing to even consider such an undertaking themselves, and many of them have doubted all along that any well-managed lending institution, especially one so ably officered as the Metropolitan Life, would make the attempt and assume the risks involved.

When the plan to permit life insurance companies to invest ten per cent. of their assets in such cheap housing was before the Legislature last winter it was not taken seriously in most quarters, and Governor Miller, while permitting the measure to become law through his signature, indicated that he regarded the plan merely as experimental and had little hope that it would prove an important factor in the housing situation. The Governor's view has been widely shared,—so generally accepted in fact as to make the Metropolitan's announcement of definite action under the new law come as a genuine surprise to most students of the situation.

Is it possible to build apartments to rent at \$9 per room? Where is accessible land cheap enough for such an undertaking? What sort of buildings can be erected to come within the circumscribed outlay? What modern conveniences can the \$9-a-room tenants have? Can the buildings be made attractive? What about light and air and shrubbery and grass plots, steam heat, hot water, safety from fire, and other desirable features so sadly lacking in the low-priced housing accommodations New Yorkers have known heretofore?

These and other pertinent questions are answered in the statement which the Metropolitan's architects, Messrs. Andrew J. Thomas and D. Everett Waid, have prepared, and which THE RECORD AND GUIDE publishes on another page of this issue. These experienced architects have studied their problem exhaustively, and the Metropolitan officials have decided to spend upwards of seven million dollars on the initial projects. Land has been bought, the contract for construction has been awarded, and the stage is set for the experiment.

If this project proves successful it seems bound to have, as the architects predict, a revolutionary effect on city housing and even on city life. Not only will the tenants of the new apartments be the gainers financially and in comfort, health and happiness, but the "how" of doing it will be revealed to other builders and to other lending institutions whose co-operation is requisite.

It is a very interesting experiment which the Metropolitan

officials have launched, and the progress of the enterprise is bound to be followed with keenest interest.

Doubts About Brick Supply Removed

Facts and figures relative to the brick-making industry in the Hudson River Valley, which were published in THE RECORD AND GUIDE last week, promise a steady and consistent supply of this important basic material through the remainder of the current building season. Brick producers, realizing that the prospects for the greatest building movement in the history of the industry in the Metropolitan District were endangered because of the grave scarcity of common brick, in the face of a series of discouraging obstacles have succeeded in speeding production in their plants to a degree that has brought new brick into the market much earlier in the season than the average for many years past. The efforts now being made by the manufacturers to make, burn and ship their product is an assurance that local construction operations will not be further retarded because of a lack of brick.

No doubt now exists as to the ability of the Hudson River brick manufacturers to adequately supply all current demands. The prevailing rate of activity along the river practically guarantees a reserve for an emergency, as well as for the non-producing winter season. The scarcity, so acute a few weeks ago, is now greatly relieved and each day witnesses the arrival of additional cargoes from production points which are immediately being distributed to centers where the demand is keenest. The crisis in the common brick supply is past. No active operations are now retarded because brick is not available, and during the past week or ten days a large amount of projected construction, which had been in temporary abeyance because of the shortage, has been started and its future progress, as far as the brick supply is concerned, is assured. Dealers in masons' materials now concede that they are in a position to supply immediate requirements without costly delays, and their attitude regarding future supplies is generally optimistic.

Manufacturers of common brick have not been able to relieve the shortage in this commodity, however, without cost to themselves both in extra energy and effort and mounting production costs. In order to speed up production so as to get common brick into the Metropolitan District earlier this season than ever before they have been forced to operate their plants at top speed and by so doing have had to pay premium prices for both labor and fuel.

Although there has been some adverse comment in the industry because of the prevailing high level of common brick prices, there is now little prospect that these levels can recede for some time to come. Labor all along the river is higher at present than it was at any time last season and fuel costs are now considerably greater than at their wartime peaks. Under these conditions the brick manufacturers are doing their utmost to meet the common brick requirements of the construction industry. The producers promise brick supplies and reserves to the limit of their

manufacturing capacity, and, unless retarded by increasing labor difficulties and absolute inability to secure the necessary fuel, there is now no doubt as to the fulfillment of these promises.

Loophole in the Strike Vote

There is quite a difference between voting to strike or voting power to union officials to call a strike, and in this development of the situation now confronting the business world lies a considerable degree of safety for both the railroad workers and the general public. Leaders of the men affected by the recent cuts announced by the Railroad Labor Board are clamorously announcing that a strike is inevitable, but at the convention of the American Federation of Labor, being held in Cincinnati, several declarations of an impending strike received only half-hearted applause, indicating a realization of lack of public sympathy with the effort to retain war wages when the feeling is general that the good of the whole community, including the welfare of railroad workers and their families, depends largely on a cut in the railroad payrolls.

The truth is that the country can ill afford to have business, now happily on the point of recovery, upset and a new period of depression insured by the inauguration of a strike by certain unions which would seriously impede the railroads in handling shipments of freight now so necessary to the reconstruction of commerce throughout the country. Railroad men as a body, by reason of their vocation itself, are brought into contact with many people and are able to gauge public opinion more accurately than those tied down

to one location. Undoubtedly they are cognizant of the impatience of the people generally with any suggestion for the tying-up of the main arteries of trade at this particular moment and of the widespread determination to thwart any body of men in any effort they may make to profit at the expense of the nation generally.

Giving the union officials power to call a strike under certain contingencies is a strategic move for trading purposes and may be justifiable as such. But certain defeat would follow the calling of a strike at this time, because the country is not in a mood to tolerate this reception of the decisions of the Railroad Labor Board as to wages, to which board the unions agreed to present their claims and by the arbitrament of which they promised to abide. The rejection by unions of the findings of arbitration because these are not wholly in their favor makes more urgent the demand for the open shop, a consideration the unions will do well to bear in mind before deciding upon walking out on July 1. The manœuvre to empower their officials with the right to call a strike, instead of retaining the making of the decision by the rank and file of the workmen, has been employed before. Quite often when this course has been resorted to a strike has been averted because the union officials are averse to ordering a strike which they feel cannot be successful. There never has been a time more unpropitious than now for the use by unions of this weapon of warfare against employers especially and the people generally. By delegating the power to strike to their officials instead of exercising it themselves the men apparently recognize that public opinion does not support their stand and have opened the way to compromise or backdown.

President Edwards of Realty Board Describes San Francisco Convention

AT the fifteenth annual convention of the National Association of Real Estate Boards held in San Francisco, Cal., during the week ending June 3, Charles G. Edwards, President of the Real Estate Board of New York, was elected a director of the Association for a term of three years. His address on "The Results of Zoning in New York City" was looked upon as a valuable contribution to a subject that is now engaging the attention of many municipalities throughout the country that have not yet adopted a zoning system. Real estate men from large cities throughout the country, who attended the convention, were much interested in it. Accompanying Mr. Edwards, from the New York Board, were J. Irving Walsh, treasurer, and Richard O. Chittick, executive secretary.

After his return last Saturday Mr. Edwards declared the convention had been most successful. He said:

"The Annual Convention of the National Association of Real Estate Boards held in San Francisco, California, the first week in June was beyond doubt the most successful convention that has ever been held by the National Association. The business-like attitude which prevailed throughout the sessions impressed one with the importance of Real Estate as a profession and the necessity for acquiring all the knowledge obtainable to further promote the best interests of the real estate broker throughout the United States. Many persons of national and local prominence addressed the meetings, but the one outstanding feature seems to have been the sub-division of the various subjects of the utmost importance of Realtors into separate conferences, each one of which was in charge of a Regional Vice-President and addressed on these important topics by men from all parts of the country—specialists in their line of endeavor. Too much importance cannot be attached to the National Association if its attitude on co-ordination of not only real estate boards but all real estate men in general can only be effected. Little or no attention has been paid in the past to legislation of a Federal character enacted almost daily through the sessions of Congress and so vitally affecting the interests of property

owners, and it is only through such an organization as the National Association that concerted effort can be made in times to come to secure remedial legislation and to combat such laws as may be suggested which tend to pull down the contractual rights of citizens or tend to destroy that basis of all wealth, real estate.

"The National Association has spent many years in perfecting an organization and in securing to its membership as many local boards as it was possible through its instrumentality to organize throughout the country. From now on, with the constitution as amended, the organization work completed, the National Association has begun to function in a manner befitting its position in the real estate world. The local board having membership in the National Association may well be proud of this connection, and it is certain that great good will result from a concerted effort on the part of Realtors throughout the Country to assist, insofar as their time will permit, in preaching the doctrine of co-operation among realtors and of adhering strictly to a code of ethics adopted by the National Association, in order that the real estate business may be lifted to the high place to which it is entitled and the public generally to respect it as a profession equal in importance to that of the lawyer, doctor and banker."

The officers of the National Association elected for 1923 are: President, L. F. Eppich, Denver, Col.; vice-presidents, J. H. Hanner, St. Louis, Mo.; R. T. Cragin, Cleveland, O.; A. H. Schaff, Fort Wayne, Ind.; H. H. Garfield, Rochester, N. Y.; A. G. Bauder, Cedar Rapids, Ia.; Leedy Mathews, Memphis, Tenn.; Coe A. McKenna, Portland, Ore.; E. S. Cary, Providence, R. I.; A. J. Simonson, Denver, Col.; W. E. Thompson, Hamilton, Ontario; secretary, W. H. Ball, Philadelphia, Pa., and treasurer, Hiram S. Cody, Chicago.

The Constitution as amended at the Washington meeting of the Executive Committee earlier in the year, was adopted with some minor amendments. Cleveland obtained the convention for next year.

REAL ESTATE SECTION

Metropolitan Life Ready to Build \$9-a-Room Apartments

Insurance Company Awards First Contracts in \$7,000,000 Experiment, Acting Under Provisions of Law Passed by Legislature This Year

THE Metropolitan Life Insurance Company announces the completion of plans and the awarding of contracts for its first investment under the law passed by the Legislature of 1922 permitting life insurance companies to invest ten per cent. of their assets in the erection of apartment houses to rent for not exceeding an average of \$9 per room per month.

Through the company's architects, Messrs. Andrew J. Thomas and D. Everett Waid, plans and specifications have been prepared which the Metropolitan officials believe will produce low priced homes superior to anything heretofore developed. From these plans, the insurance officials believe, apartment houses can be erected within the limits of New York City at a price low enough to realize, at the \$9 a room rental, the operating expenses of the property, six per cent. interest on the company's investment and a reasonable amount in excess to amortize the cost of the buildings. These plans were submitted to six contractors and, when estimates were received by the company on June 12, it was found that Henry C. Irons & Sons, 101 Park Avenue, were the lowest bidders. The Real Estate Committee of the Metropolitan Company held a meeting on June 15 and authorized the making of a contract with Irons & Sons for the erection of fifty houses containing 39 apartments each, which will provide housing for 1950 families in 8,250 rooms. The apartments will consist of four, five and six rooms with bath, the houses will be steam-heated and have hot water supply and electricity. Every room will open either on the street, yard or the large interior gardens in the rear and at the sides of the building, so that there will be cross ventilation to every apartment, and in many apartments three exposures. There will be no dark rooms in any of the buildings.

The Metropolitan officials expect to make an investment of from \$6,500,000 to \$7,000,000 in this first enterprise under the new law.

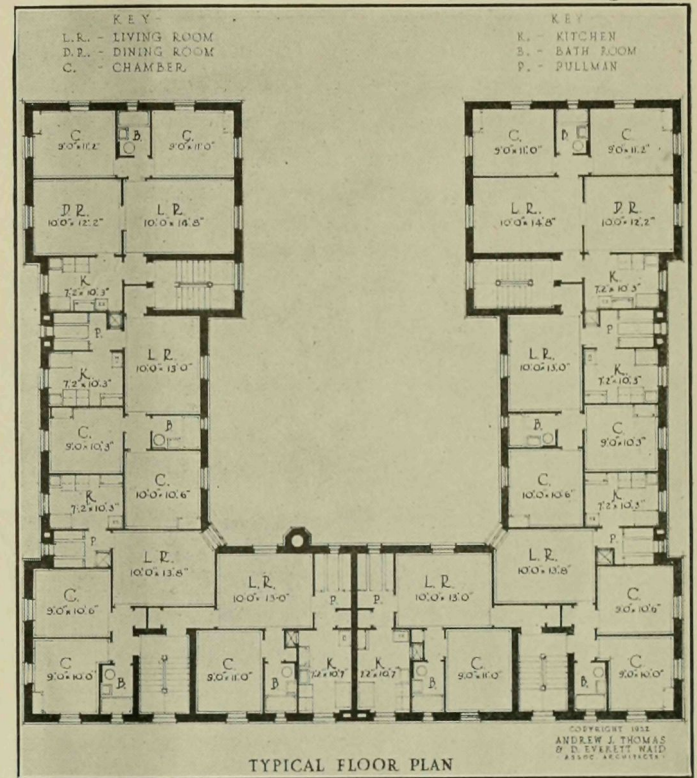
The location of the properties is in Queens, where land can be obtained at prices low enough to warrant the construction of these buildings. Grand Central Station of the Interborough Subway can be reached in about seven minutes from the Long Island City blocks and in less than twenty minutes from the Astoria block, and when the Brooklyn Rapid Transit is in operation to Astoria and Corona, Times Square can be reached in the same short time. Connection can also be made with the Second Avenue Elevated line for one fare. The Long Island City blocks are within a few minutes walk of the Bliss Street Station. The Astoria block is within a few minutes walk of the Ditmars Avenue Station, the terminus of the Astoria Subway.

The company has already received applications for practically enough tenants to entirely fill the buildings. It is not, however, the intention to offer any of them for rent until some of the buildings are completed and the tenants can inspect the apartments.

Interesting details of this new housing project are brought out in a statement issued by the architects, in which they predict that this will mark the beginning of a new era in the architecture of American housing. It creates an entirely new standard in multi-family housing, the statement declares, continuing:

There are necessarily many sides to such a vast project, with its countless technical ramifications, but the appeal for the public, as well as the professional housing experts, will lay in the practical sides.

The economics which have been worked out in the design are extraordinary, extending as they do from the main essentials down to the smallest details of architecture. More than anything else, it is the vast scale of the operation which creates the biggest savings. The benefits of large scale operation and organization are just as great in housing as in any other form of production. They extend to design and construction, the buying of materials, the systematizing of erection, and—equally im-



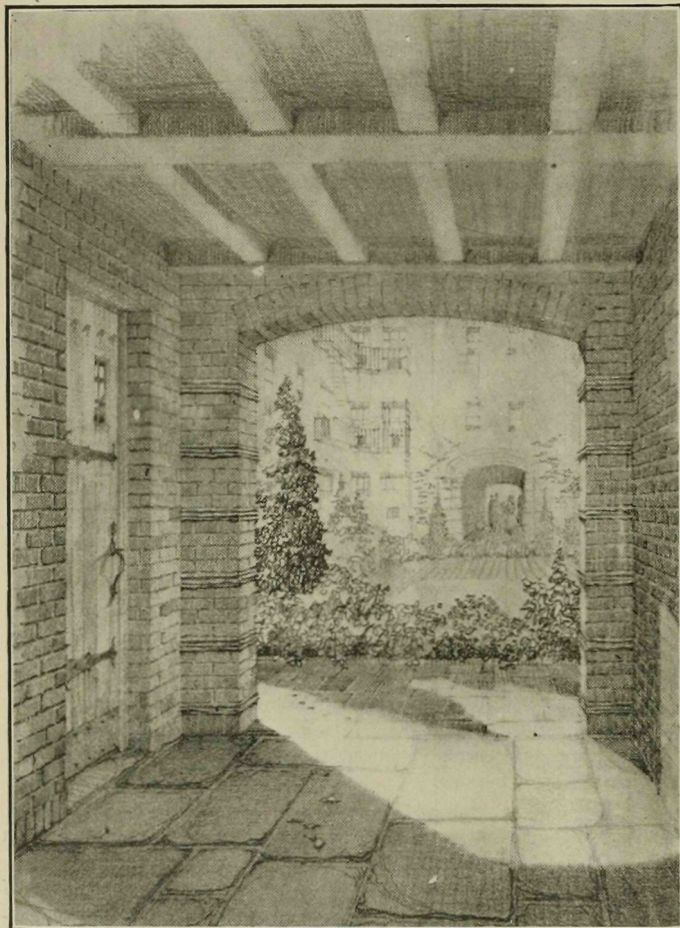
portant—to maintenance and operation of the houses after they are completed. The design of these apartment houses has been worked out to establish the maximum economy in all respects.

In these economics, the statement declares, the repetition of the one unit fifty times permits the design of that unit to be perfected with infinite pains, in a manner which would not be possible because too expensive if a single unit only were to be built. Every possible saving, large or small, has been made through intensive study of the design on the part of Mr. Thomas and Mr. Waid, with the help of expert building technicians and housing experts whom they have consulted, and will be repeated fifty times and its cost distributed over fifty buildings. Concentration of space, compactness of details, the splendid openness of the plan, the careful consideration of every brick and every piece of timber and trim, the use of stock details, and the careful working out of the mechanical features of heating, plumbing and electricity, where every foot of piping and each valve has been calculated as to cost and efficiency—these are only a few of the advantages created. As examples, the excavation work has been almost eliminated by placing the heating plant along the fronts of the building, requiring only one long trench on each street which is made by a steam shovel. Windows are generally of one size.

Great as these benefits are, however, they are not so important as these advantages gained by big scale planning of the city block as a whole—the highest point which housing economics can reach. Because of this concentration of space, with its absolute elimination of non-rent-paying space in the form of public corridors, in the apartments themselves, the plan of the buildings has been opened up to give the maximum of sunshine, of circulation of air and of cheerful outlook. Each unit stands free, dividing the usual solid street wall into twelve buildings, housing 39 families each. Together they occupy approximately only fifty per cent. of the area of the block. This type of design, together with the U-shaped plan of each unit, makes possible three great features. The

first of these is the great interior garden, about 36 feet wide and 600 feet long, extending through the center of the block, affording a beautiful outlook over green lawns and planting. This garden is infinitely preferable to the hot, dirty and noisy street. Second, is the series of twelve U-shaped courts, opening into this great garden and thereby creating cross gardens, so to speak, each about 154 feet by 40 feet at the widest point. And thirdly, there are passageways between buildings at intervals of 100 feet into the interior garden. These passageways have several advantages. Together with the courts, they bring outside light into the buildings and they add a large number of corner bedrooms and create splendid cross ventilation in the individual apartments. They permit the fire escapes—those disfiguring features which encroach on the sidewalks and ruin the appearance of New York City streets—to be placed in them, almost out of sight. Furthermore, they are important from a fire risk standpoint, because they cut down the risk by breaking up the solid building mass along the street with open passages.

The remarkable openness of this arrangement of isolated buildings, with interior garden, rear courts and side passageways, develops to the full the great principle which Mr. Thomas calls "block circulation." He first brought this idea out in two blocks of buildings, designed one



GARDEN VIEW THROUGH ENTRANCE ARCADE

at Jackson Heights for the Queensboro Corporation and the other in a district of Brooklyn, for the City and Suburban Homes Co. Its value may be appreciated by visiting these properties, particularly the Jackson Heights group. There anyone, standing in the interior garden on a day without any wind, will be astonished at the steady current of air circulating through the passages between the buildings.

The value of this plan to the individual tenant is easily seen. To begin with, one apartment is as good as another. The rear apartments with their quiet, refreshing outlook over the gardens are more desirable, if possible, than those situated along the front. What this means may be realized by comparison with the stereotyped discredited "rear" apartment, with its situation on narrow, pocketed, dark and badly-ventilated side courts; or on a dingy rear yard, with outlook over back fences and alleys, the only ornament of which are clothes lines with their public display of private laundry.

The cheerfulness and homelike character and the outlook and outdoor air and sunshine, were, as explained above, paramount. Every apartment has perfect cross circulation and corner rooms are frequent on the plan. There are always two and sometimes three exposures to each apartment, like a country house. When it came to the domestic arrangements the architects realized that the one to consult was not alone the expert, but the housewife herself, who could count better than anyone else the steps saved in performing her housework and the time she economized. The plans were passed upon by ladies expert in this type of work, who had carefully investigated the actual working out of the arrangements of the model tenements and had discovered that the women

who lived in them were much dissatisfied with many of the living arrangements. Particularly they found much complaint over the combination of living room and kitchen into one room, as adding immensely to their work and interfering with their privacy.

In addition, Mr. Thomas and Mr. Waid submitted their plans for criticism to an audience of mothers at several large meetings, held in one of the East Side Settlements, where every detail of the plans was discussed. The arrangements in the Metropolitan plan were unanimously approved.

The typical arrangement, brought out in a little perspective of an apartment interior, shows a triple division of each apartment into living room, kitchen and dining facilities and bedroom portions—an aid both to operation and to privacy. There are only two apartments to a stair-hall, adding further to the privacy of the plan, and each living room is separated from the hall by a little foyer. The kitchen part is separated from the living room, and contains the latest improvements in domestic equipment. A gas cooking range with hood; a sink and two wash tubs with white enamelled metal cover, hinged to swing up against the wall when the tubs are in use, and serving as a drainboard for the sink at other times; a dresser, a refrigerator and a dumbwaiter are the principal features. All is arranged to save the housewife steps, and a little space is provided, screened off from the rest of the kitchen, for eating.

The chambers, together with the bathroom, are screened off from the living room. All the interior details are simple but in good architectural taste. The rooms are of good size for this type of work, well above the minimum sizes allowed by law.

Thus is provided, the architects point out, a remarkably efficient, ample and comfortable, human home. Although a few of the apartments are larger or smaller, the Metropolitan Company has adhered to the standards of the four-room apartment for the great majority. This is a most progressive decision, because it repudiates the two- and three-room standard which has been adopted for much housing since the war as being definitely below the American standard of living. Still another great advance in living standards is the mechanical features. Although steam and hot water are not usually provided at these rentals, they could be included in the plan because of the savings made in other ways.

All this complex design has resulted in what Messrs. Thomas and Waid pronounce an architectural exterior of fine dignified effect. By reason of the separate buildings, the monotonous effect of the long street wall, with its monotonous appearance, like an institution rather than a home, is done away with. The simple building masses, with their contrast of windows and wall spaces and the big center archways of the entrance passageway and the vistas into the courts—these features, the architects feel, will furnish a homelike appearance to the group.

The Metropolitan Life hopes, through this enterprise, to produce results that will make it interesting to other builders and constructors to undertake the same kind of operation. Its desire is to produce homes at the lowest possible rental, in order that the part of the city's population which has up to this time had no new buildings, produced at rents that they could pay, will thereby have available homes that have heretofore been beyond their means. The Metropolitan Company's interest in this matter is the same that it has in many other of its so-called welfare activities. The company insures about forty per cent. of the population in the cities—a very large majority being working people and persons of small incomes who have been especially hard hit and inconvenienced by the high rents and improper housing which has existed during the past five or six years. It has loaned large sums of money to assist in the building of new apartment houses and dwellings and hopes, by this movement, to further assist in alleviating this situation. The Metropolitan Life officials declare they will need the co-operation of supply houses and mechanics in the building trades, and have been assured they will receive the hearty co-operation of these interests.

Louis Gold & Company make the following announcement:

"Of the 1,100 lots which we have recently purchased from the American Real Estate Company in Astoria, L. I., the Metropolitan Life Insurance Company has purchased 84 lots on Fourth avenue, Sixth avenue, Ditmars avenue and Wilcott avenue, where they expect to erect 39 apartment houses accommodating 624 families. They have also agreed to make 400 loans to builders who have purchased lots from us for the erection of 400 two-family houses. All buildings constructed will be semi-detached and will be of the most modern type, to sell for less than \$15,000. The apartments in these houses will rent for less than \$10 per room. It is our intention to make this place the garden spot of Astoria. We have named it 'Astoria Gardens.'

"The contract for the asphaltting, curbing, grading and sewers has been awarded and work will begin within a few days. The work of the construction of over 100 houses has already begun and others will follow within a few days."

Total Realized at Auction of 1669 Astor Lots Is \$1,718,110

Trustees of Estate of the Late Viscount Pleased with Receipts from Sale Conducted by Messrs. Day and Davies, Auctioneers

WITH a keenly interested audience, in the ball room of the Hotel Astor, Joseph P. Day closed a two days' auction sale on Thursday of last week of 1,669 lots comprising the Viscount William Waldorf Astor tract in the Westchester section of the Bronx. The total sum realized for the property was \$1,718,110. Many of the buyers during the first day of the sale, which was fully reported in THE RECORD AND GUIDE of last week, were also buyers on the second day. If there had been more lots to buy they would have bought them. The crowd held strong to the last minute of the auction when Mr. Day knocked down the last 81 lots to Jacob S. and Michael Friedman, operators, for the sum of \$29,160. They are situated on Bronx River road, between East 173d and East 174th street.

The sale indicates that investors as well as operators and speculators are in the market, as many of the lots have since been resold privately to investors who will build dwellings and to builders who will erect two-family houses and multi-family walk-up houses. The easy accessibility to transit routes makes the entire tract an attractive proposition for improvement.

The auctioneer knocked down the last lot at less than \$1,000. Thomas Morch and Edward Salomon, who bought heavily during the first day were busy buyers on the last day. They represented a Philadelphia syndicate and their aggregate purchase was \$200,150. During the first day they bought 120 lots at \$151,200.

D. J. Converser, a Brooklyn clothing merchant, who also was actively buying on the first day, bought during the two days \$100,150 worth of lots. During the second day he bought lots on Westchester avenue and abutting lots.

Jacob Cohen, a Bronx builder, on the second day bought 73 lots on Feteley avenue and on Metcalf avenue, between East 173d and East 174th street at \$875 each. He will improve them with 5-story walk-up apartment houses and with two-family houses, the latter type to be on Fetley avenue.

Felix Isman, of Philadelphia, who has for many years speculated in all kinds of New York real estate, followed up his purchase of \$39,000 worth of lots on Wednesday with the purchase of sixty lots on Thursday at \$450 each. They are situated on Morrison and Stratford avenues, between East 174th street and Bronx River road and aggregated \$27,000. His first day's purchase was sixty lots at \$650 each, or a total value for the day of \$39,000, making his final aggregate \$66,000.

Dr. J. Axelrod, a spirited bidder, bought sixty lots in the block bounded by Morrison and Stratford avenues, East 174th street and Bronx River road at an average price of \$450 each, or an aggregate of \$27,000.

Philip Goldberg was among the largest buyers, his aggregate purchase being \$191,000. He bought a block front on Morris Park avenue, from 180th to 181st street, for \$39,900; a corner plot, 100x100, for \$18,300; a block front on Westchester avenue, between St. Lawrence and Beech avenue, for \$51,250; a block front each

on Commonwealth and Rosedale avenues, from 172d to 174th street, for \$39,000; and other less important parcels that were scattered.

The Marlton Realty Company was another heavy buyer. It bought groups of lots, namely: 28 lots for \$28,000; two lots for \$2,800; six lots for \$6,000; 16 lots for \$33,000; 3 lots for \$4,350; 24 lots for \$72,600; 4 lots for \$8,800; 25 lots for \$25,000; 20 lots for \$12,000; and some smaller purchases.

Pacini & Mancuso bought 16 lots for \$22,400. Frank Grasso bought 22 lots for \$14,300; lot 477 for \$1,600; lots 478-483 for \$7,200; lot 484 for \$2,000; and lot 485 for \$825. The G. & L. Holding Corporation bought lot 947 for \$7,600; and lots 948-949 for \$8,400. Joseph Avola bought lots 968-982 (15 lots) for \$22,500. Thomas Healy bought lots 731 to 735 for \$13,850. Park Avenue, Inc. bought five lots for \$11,600. Edgar R. David bought lots 961-965 for \$7,500. Michael Lichtman bought lots 449-452 for \$4,000. Max G. Miller bought lots 758-761 for \$6,800 and lots 803-806 for \$7,400. Milton L'Ecluse, a prominent broker and developer of Nassau and Suffolk counties, Long Island, bought lots 1385-1390 for \$8,850; lot 1391 for \$2,400; lots 1392-1393 for \$1,700; and lots 1445-1452 for \$1,400.

Louis Cohen was a big buyer, among his purchases being 13 lots for \$14,600; 5 lots for \$4,500; and 2 lots for \$2,000. Klapon & Geltman bought various parcels, among them lots 442-444, for \$2,100; lots 682-684 for \$7,200; lot 681, for \$4,500; lots 315 316 for \$2,200; lots 342-343 for \$1,600. R. H. Isham bought numerous lots, among them being lot 317 for \$3,550; lots 511-513 for \$3,150; lots 848-849 for \$1,975 and \$3,250 respectively.

Kaplan & Cooper bought lots 850-853 for \$4,000. F. DeFine bought 5 lots respectively for \$1,000, \$1,300, \$1,500, \$2,000 and \$5,-300. M. Del Balso bought 3 lots for \$4,500 and 2 lots for \$3,000. Edelson Bros. bought lots 163-164 for \$1,000. F. E. Holywell bought lots 175, 176 to 181 for \$3,150; lot 182 for \$700; and lot 183 for \$525. G. Castaldo bought lots 195-198 for \$1,600. M. Birsan bought lots 199 200 for \$1,050. For the same figure Milton Rosenbluh bought lots 201-202. Lots 844-845 were bought by H. Adelman for \$3,600. Marcus Feldman bought a group of 4 lots for \$6,150. Bokhara Realty Corporation bought the six lots 319-324 for \$8,700. Samuel Nabolschek bought the six lots 382-387 for \$4,350.

William H. Callahan bought lots 1399-1403 for \$5,000. Emile Belstein bought lots 1427-1444 for \$4,500. Gustavus Willan bought lots 1546-1551 for \$3,450; lot 1552 for \$1,225; lot 1556 for \$425; and lot 1545 for \$675. Charles Starace bought lots 282-283 for \$2,000 and \$1,100 respectively. Jacob Purcell bought lots 284 285 for \$1,900. Mime Reiss bought lots 288-289 for \$1,025 and \$1,650 respectively. Morris Epstein bought lots 746-755 for \$9,250 and lots 905-913 for \$9,675. L. Landsman bought lots 489-492 for \$3,300.

The foregoing purchases give a comprehensive idea of the general trend of the sale. Comparatively few persons bought one lot each. The general public interest in the sale was shown by the cosmopolitan character of the buying.

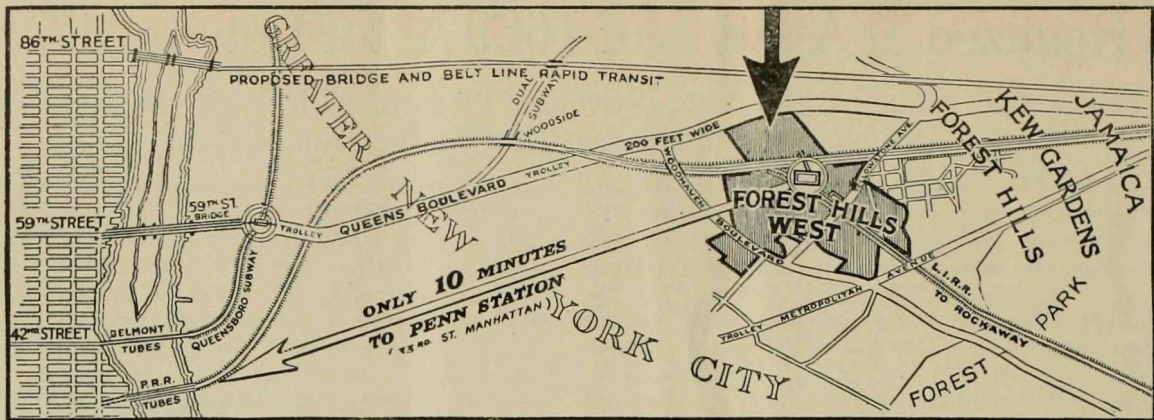
State Convention of Title Men Held at Geneva

THE annual convention of the New York State Title Association was held at Geneva yesterday, the program concluding with a dinner to the delegates and guests at the Geneva Country Club. The subjects discussed at the morning and afternoon sessions included those dealing with the needs of title men and abstractors throughout New York State. Mayor Robert A. Catchpole of Geneva made the opening address to the convention, which was held in Smith Hall, Hobart College. L. B. Bright, President of the Lawyers Title and Trust Company of New York City, responded. Following these addresses Cyril H. Burdett, Vice-President of the New York Title and Mortgage Company and President of the New York State Title Association, introduced Hon. Anson Getman, Deputy Attorney General in charge of titles and one of the foremost authorities in the country on his subject.

He spoke on "Sources of Title," laying stress upon water front property and the derivation of titles from the State.

In the afternoon session, William X. Weed, Esq., Counsel for the Westchester Title and Mortgage Company and the author of several well-known books, addressed the convention on "Tax Title, followed by Henry R. Chittick, Solicitor for the Lawyers Title and Trust Company of New York City.

At the dinner at the Geneva Club Lansing G. Haskins of Geneva acted as toastmaster and State Commissioner Knapp delivered the principal address. Other speakers were Hon. Loran L. Lewis, Jr., representative of the State Bar Association, and officials of the New York State Association of Real Estate Boards, State Banking Association, Farm Brokers Association and the Farmers Fund, Inc.



Just beyond where the Metropolitan Life are spending millions on new apartments.

YOU have passed this place hundreds of times—just this side of Forest Hills—stretching away on both sides of the Long Island Railroad—And, like thousands of others, you have asked yourself—when will it be opened up to the man who has been casting longing eyes on it for so long a time?

Have you noticed lately what is happening?

The Long Island Railroad

will open on Sunday, June 25th, a station there to take care of the thousands of people who are coming to live at

Forest Hills West

IN BORO OF QUEENS, NEW YORK CITY

L. I. R. R. main line station "Matawok"

Glance at the map. Nearer to Manhattan—with Forest Hills and Kew Gardens for next door neighbors, and bustling, busy Jamaica just beyond—Forest Hills West is Ten minutes from Penn Station or a short motor or trolley run from 59th Street.

At Last Forest Hills West is to be Opened up

And because Forest Hills West is what it is today—and what it is to be—there lie before you such speculative and investment opportunities as rarely are laid down before any man. Remember—there is a large frontage on QUEENS BOULEVARD.

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If ever there was a property that measured up to one hundred per cent. in location, environment, transportation, accessibility, desirability—Forest Hills West is certainly worthy of the rating. Now it is to be sold at

Absolute Auction Sale

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Review of Real Estate Market for the Current Week

Large Sales of Loft Buildings and Apartment Houses and Sites for New Ones Gave High Tone to Dealing.

THE market this week was distinguished by numerous large transactions instead of by a heavy volume of dealing. The diversity that is usually given to it by various operators in medium sized properties and by investors in medium sized parcels was lacking. Movements of large parcels, however, indicate strong interest in real estate in this town inasmuch as large parcels make up the properties on important thoroughfares and in the best apartment belts. Big leases were also a distinguishing feature of the week.

The sale of two Tenth avenue block fronts by the estate of William Waldorf Astor to Max Natanson is the first large West Side holding of this estate to change hands. The buyer has resold some of the parcels. The estate of "Al" Adams sold two tenement houses with stores in lower East 34th street, near the Long Island Railroad ferry. Not so many years ago these parcels were good rent producers. Traffic at that point is much less than in the past on account of railroad passengers taking trains in the Pennsylvania Station. The buildings in discussion will be altered into a garage. A large Broadway corner apartment house, at 135th street, figured in a trade for Bronx and Harlem parcels. The largest remaining vacant plot on Riverside Drive—a corner—changed hands for improvement with a large apartment house. That the region adjacent to the downtown ferries still has good retail trade strength is indicated by a prominent shoe dealer on Greenwich street buying the abutting building on Washington street for the purpose of enlarging his establishment. Evidently

the northward movement of retail trade does not appeal to him.

Eighth avenue contributed numerous sales to the aggregate. This thoroughfare has attracted much attention recently by the frequent sales of real estate along it. The Pinkney estate sold a plot of 12 lots in West Harlem to builders. A 12-story loft building in West 30th street, worth \$550,000 and another in West 27th street, worth \$400,000, formed some of the big items of the dealing. A 12-story apartment house covering an uptown block front was resold for about \$2,000,000. Only a few weeks ago the seller acquired it and he disposes of it at a good profit. Max Natanson took a profit on the Arena building in West 32d street running through to West 31st street. This was a \$1,500,000 deal and embodied a trade to a degree for Central Park West properties. The Park avenue zone witnessed the sale of a large apartment house. Other large transactions will be found in the news columns of this issue. A parcel on Beaver street and one on Chambers street was sold.

Notable among the leases was that of Maillard, confectioner, of a Madison avenue corner at 47th street. Two dwellings in West 48th street, near Fifth avenue, were taken for 21 years for trade purposes. The Claridge and Wallick hotels, on Broadway, from 43d to 44th street, formed an outstanding lease. A fine Fifth avenue dwelling was leased to a fashionable school. The Columbia Club renewed its lease of its 7-story club house, in West 43d street for a long term with privilege of another renewal. As a site for a 12-story building the plot 156-158 West 34th street was leased for 21 years. There were many other interesting leases.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 57, as against 75 last week and 161 a year ago.

The number of sales south of 59th st was 23, as compared with 18 last week and 34 a year ago.

The number of sales north of 59th st was 34, as compared with 57 last week and 95 a year ago.

From the Bronx 35 sales at private contract were reported, as against 33 last week and 45 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 786.

Annual Convention of Realtors

The National Association of Building Owners and Managers is holding its annual convention at Bedford Springs, Pa. The membership of this association is composed of men in all parts of this country and Canada whose business is the management of improved real estate.

At the convention papers will be read by men who are prominent in their profession, among them Walter Stabler, A. E. Horne, Douglas Grant Scott, Stephen Frank Voorhis, Ira H. Woolson and Dr. Joseph J. Klein, all of New York; Frederick Swetland of Cleveland, J. A. Dickinson, Bureau of Standards, Washington, and W. J. Palmer of Omaha.

The subjects of some of the papers are "Office Building and Apartment House Building Mortgages," "The Chemistry of Building Management," "Determination of Profit in Building Rents," "Planning of Buildings for Economy of Operation," "Some of the Common Faults in Construction of Office and Apartment House Buildings as Regards Fire Hazards and Their Correction," "Depreciation and Obsolescence," "The Owner," "Elevator Codes," "Plan Construction and Operation of Small Apartment Houses."

The New York association, which has 276 members, sent 25 delegates. It represents most of the largest buildings there, including the Equitable, Woolworth, Singer and Metropolitan and large apartment houses.

Brooklyn Year Book for 1923

The Brooklyn Real Estate Board has announced its intention to publish a Year Book for 1923, which shall serve as a real estate manual as well as diary.

The initial publication of the board, the Year Book for 1922, met with such a favorable response, and the demand for it so far exceeded the expectations of the committee in charge, that it is planned to triple the 1923 edition.

The manual, in addition to containing a complete list of the board's membership, will also contain a directory of city and county offices,

building statistics, synopsis of realty laws, tables for use in appraising, historical data of Brooklyn and Long Island, annotated calendar, directory of financial institutions in Brooklyn and Queens, and much other information of value to those interested in the real estate business.

The committee in charge, M. C. O'Brien, chairman; Charles L. Gilbert, George H. Gray, George S. Horton and William G. Morrissey, are busily at work gathering material for the book, which will be issued about December 1.

Natanson Sells the Arena

The Arena Building, 38 and 40 West 32d st, extending through to 39 and 41 West 31st st, has been sold by Max N. Natanson to Victor Weichman, through Byrne & Bowman. In part payment the seller takes two 6-sty apartment houses, 83.4x100, at 225 and 226 Central Park West, having a reported rental of \$40,000 and held at \$270,000.

The Arena Building is a 16-sty structure, on a plot 50x197x41.6. It has a reported rent roll of \$200,000 a year and was held at \$1,500,000. Together with the Hendrik Hudson and Hendrik Hudson Annex apartments, at Riverside Drive, Broadway and Cathedral Parkway, the structure was sold about three years ago by the American Real Estate Company to Frederick Brown, the operator. The latter subsequently resold the three properties to Mr. Natanson. Mr. Natanson soon after resold the apartment houses to co-operative tenant organizations. The resale of the Arena Building therefore marks the disposal of all the properties.

Sale Near Park Ave.

Charles Wynne and Louis H. Low sold the 12-sty apartment house 68 East 86th st, which they bought last November. It was formerly owned by the Roosevelt estate, which held it at \$525,000. The structure stands on a plot 65x100, and rents for about \$75,000 annually. It adjoins the southwest corner of Park av and is arranged with 2 suites on a floor.

Operators Active in Two Boroughs

The Five County Realty Corporation, Abraham Sachs, president, purchased from the Pinkney estate the plot of 12 lots, 148 feet on 125th st, running through 206 feet to Moylan pl, Harlem. The 125th st front will be improved with stores and offices. Part of the plot will be developed with a bank building, negotiations for the lease of which are now pending.

The Title Guarantee & Trust Co. represented the seller, Edward P. Sobel, attorney, represented the Five County Realty Corporation.

Plans prepared by Margon & Glaser, architects, for the Five County Realty Corporation, Abraham Sachs, president, will develop five Astoria blocks with substantial business buildings and apartments.

On Grand av, between Sixth and Seventh avs, work will start at once on "The Norwood," a

business building, containing 9 stores. The block front on Grand av, between Fifth and Sixth avs, will be improved with four apartment houses, with stores, on 200 feet frontage. The block front on Second av, between Fifth and Flushing avs, adjacent to the Hoyt av subway station, will be improved with a 2-sty building, consisting of 8 stores and offices.

On the plot, 200x70, on Second av, adjacent to the Ditmars av subway station, the "Astoria Market" will be erected. This section is barely 15 minutes from 42d st, and is being developed with a multitude of two-family houses by a group of builders.

The Five County Realty Corporation consists of Abraham Sachs, president, Joseph Jaffe, secretary, and Harry Schnell, treasurer. Edward P. Sobel is the attorney for the corporation and represented them in the above transactions.

Forrest Chambers Resold

Forrest Chambers, a 12-sty apartment, and the adjoining 5-sty dwelling occupying the block front on the west side of Broadway between 113th and 114th sts, have been resold through A. Robinson by Samuel Brenner, who bought it 3 weeks ago. The property is valued at \$2,000,000, fronts 201 feet on Broadway and measures 100 feet on 113th st and 125 feet on 114th st. The buyer, the Witt Forrest Corporation, plans to erect on the 114th st corner a structure to conform with Forrest Chambers, which was designed by George and Edwin Blum. A first mortgage of \$765,000 is on the property and a purchase money mortgage of \$400,000 has been allowed to remain on it. Incorporation papers for the buying corporation, the directors of which are Nathan H. Stone, Abraham B. Paley and Sol Schneider, have been filed.

Recommend School Sites

Recommendation has been made by the Board of Education to the Board of Estimate for the purchase of property for school sites in The Bronx in the vicinity of Easton rd and East Chester av; Dewey, Logan and Edison avs, Throgs Neck and 151st and 152d sts and Courtland av.

Real Estate Boards to Assist Brokers in Obtaining Licenses

Co-operation with the Real Estate License Bureau in making the new license law effective was pledged by the State Association of Real Estate Boards at the convention held last week at Utica. The operation of the law was explained by officials and discussed by delegates. All affiliated boards were urged to offer assistance to any applicant for a license, whether a member or not.

H. H. Garfield, of Rochester, president of the State Realty Association, announced the appointment of the following special committees which are to make reports and recommendations for

legislation at the annual real estate convention to be held next September:

Committee on Taxation—James Frank, New York, Advisory Council of Real Estate Interests; George E. Barrows, Buffalo Real Estate Board; James S. Simmons, Niagara Falls Real Estate Board; Hugh Thompson, Yonkers Real Estate Board; Edward B. Morris, Westchester County Realty Board; John J. Halleran, Long Island Real Estate Board.

Committee on Standardized Assessment Methods—Cuthbert E. Reeves, Buffalo Real Estate Board; W. R. Bull, Port Chester, Westchester County Realty Board; William S. Pettit, Far Rockaway, Long Island Real Estate Board; Ten

Eyck T. Mosher, Albany Real Estate Board; R. H. Houston, Middletown Real Estate Board.

Committee on Public Service—John A. Barhite, Rochester Real Estate Board; Edmund H. Lewis, Syracuse Real Estate Board; Charles Hyde, Long Island Real Estate Board.

Committee on City and Suburban Planning, Zoning and Building Codes—Charles W. Leavitt, Westchester County Realty Board; Richard T. Childs, Long Island Real Estate Board; C. E. Howard, Syracuse Realty Board; Arthur Suor, Buffalo Real Estate Board; Egbert Bagg, Utica Real Estate Board; E. E. Fisher, Rochester Real Estate Board.

"Al" Adams' Estate Sells

The Adams Holding Co., Albert J. Adams, president, sold 413 and 415 East 34th st, at the ferry, two 4-sty brick tenement houses with stores, on a plot 49.6x98.9, to Frederick Brown, who is also negotiating for the purchase of the adjoining property, also formerly owned by the Albert J. Adams estate. The entire plottage is to be used for a large commercial garage site. George C. Blackwell was the broker.

Upper Broadway Project

Conrad Glaser purchased from the Tiffany Realty Co., through Slawson & Hobbs, the vacant plot on the west side of Broadway, north of 122d st, 126x91x irregular, as the site for a 2-sty and basement business building, which will contain about 10 stores on the ground floor. Negotiations are pending for the leasing of the second floor for an Oriental restaurant. The sign privileges have been leased to the Van Buren and New York Billposting Co.

Site Bought for Sales Building

The Argonaut Service Corporation, Frank A. Davis, president, bought the entire block on the east side of Eleventh av, between 55th and 56th sts, a site fronting 200 feet on each of the three thoroughfares. With the exception of one lot at the 55th st corner, acquired from the General Motors Corporation, all of the land was bought from the Lewali Realty Co., representing Chanler estate interests. The stated consideration being \$250,000. The Argonaut Co. filed plans 2 weeks ago with the Building Department for improving the site with a 6-sty salesroom and service building. Albert Kahn, architect, of Detroit, Mich., estimated the cost at \$400,000. The sale is recorded.

In the Chelsea Section

Samuel Brener purchased from Thomas Wallace the three 5-sty brick Chimes apartment houses, 420 to 424 West 20th st, on a plot 100.2x109. The houses, which were acquired through George C. Blackwell, rent for \$36,000 annually and contain 45 apartments. They are opposite the General Theological Seminary.

Shoe Merchant Buys Building

James S. Coward, shoe dealer, purchased the 4-sty brick building, 21.1x83.11, at 265 Washington st. A. Costa & Sons were the sellers. William H. Whiting & Co. were the brokers. The property abuts the Coward store property on Greenwich st.

Estate Sells Bleeker Street Corner

Leonard Weill, operator, purchased the 5-sty building, 25x125, at the southwest corner of Bleeker st and West Broadway from the Calvin Stevens Estate. The property has been in the Stevens family since 1874. It was formerly known as the South Fifth Avenue Hotel, with stores on the ground floor.

The corner is the second one in Greenwich Village purchased by Mr. Weill in the last 60 days, the other parcel being the northeast corner of Houston and Macdougall sts, directly opposite the Macdougall Theatre, now under construction.

Hudson Motors Sells Corner

Alexander Selkin and Carl Jaffe sold the southeast corner of Amsterdam av and 62d st, a 2-sty brick taxpayer, on a plot 100.5x100, for the Hudson Motor Car Co.

Sells West 125th Street Parcel

Samuel A. Potter sold through F. J. Rullman 48 West 125th st, a 4-sty brick flat with stores, on a lot 15.7x100.11, between Fifth and Lenox avs.

Add to Corner Holdings

Weil & Mayer have increased their realty holdings at the southeast corner of Park av and 88th st by purchasing the 5-sty brick flat with stores, 25x80, at 1065 Park av, from Henry L. Ughetta. They recently acquired 1069 to 1075 Park av and 104 and 106 East 88th st, a site fronting 100.8 feet on the avenue and 107.2 feet on the street.

New Home for Daughters of Peace

The Daughters of Peace Benevolent Association, now on West 116th st, purchased 66 West 114th st, a 3-sty and basement brick dwelling, on a lot 17.4x100.11. After alterations are completed the organization will make it its headquarters. Mrs. J. H. Schwartz is president, and L. Bromberg secretary.

Sale of Nassau Street Holding

F. & G. Pflomm, in conjunction with Tinsley May, sold for the estate of John Cropper \$6 Nassau st, a 5-sty brick mercantile building, on a lot 16.7x51.6.

Buyers West Side Apartment House

Charles M. Whitney, Jr., president of the Whitney-Foster Corporation, and Herman Seklir, sold to a client the 12-sty apartment house 164-168 West 72d st, on a plot 59x102.2. This is one of the most important sales taking place recently in this type of building on the West Side.

Site for New Hotel Bought

Julius Tishman & Sons resold the vacant plot, 100x100.11, recently acquired by them at 61 to 69 East 96th st, adjoining the northwest corner of Park av, to Paul A. Starrett of the Fuller Construction Co., who will improve the site with a 6-sty elevator apartment house. The plot was held at \$100,000. Douglas L. Elliman & Co. were the brokers.

Durant Buys Willys Factory

The sale to W. C. Durant, automobile manufacturer, of the Elizabeth works of the Willys Corporation by Charles S. Gerth on Friday, June 9, was confirmed on June 19 by Judge Joseph L. Bodine in the United States District Court, Newark. The price paid by Mr. Durant was \$5,525,000. Title to the property will be conveyed by the receivers, James Kerney, C. I. Voorhees and C. O. Miniger, at the plant on July 21, after which Mr. Durant will begin making a motor car known as the Star.

Buy Large East Side Tenement House

Joseph H. Schwartz sold through H. D. Baker and Abe Robinson to Meister Builders, Inc., 249-251 Broome st, a 7-sty brick fireproof tenement house, on a plot 40.2½x98.6. It contains 33 tenements and 2 stores. It was held at \$100,000.

Highcliffe Apartments Sold

The Highcliffe, Inc., J. Bergoff, president, sold to M. Rutehiser, operator, 227 Audubon av, southeast corner of 177th st, a 6-sty elevator apartment house, known as the Highcliffe, on a plot 99.11x100. It contains 36 apartments.

Sell Upper Madison Avenue Corner

The Gomberg Co. sold for the Rosemont Realty Co. to the Anglo-American Advertising Co. 1435 Madison av, northeast corner of 99th st, a 5-sty brick flat with store, on a lot 27.10x100. The purchaser gave in part payment a factory at Spotswood, N. J. The transaction involves \$75,000. Alexander Slater represented the purchaser, and Max Monfried the sellers.

Buyers Subway Easement Corner

The vacant plot at the northeast corner of Broadway and Canal st purchased by the city to build the B. R. T. Broadway subway has been sold by the New York Municipal Railways Corporation. The property fronts 62.1 feet on Broadway and 127 feet on Canal st, with an easterly line of 97 feet and a northerly dimension of 142.6 feet. The property is assessed at \$280,000, and is subject to the easement of a rapid transit route under it.

Builder Buys Riverside Drive Corner

Francis S. Paterno Building Corporation sold the northeast corner of Riverside dr and 144th st, a vacant plot, 100x128.8x99.11x124.4. It is the largest unimproved plot on the Drive. It will be improved with a large apartment house.

Sell Lofts Near Fifth Avenue

The Vivian Green Construction Co. sold 7-9 West 30th st, a 12-sty loft building, on a plot 50x98.9, to Joseph Shenk. The property rents for about \$80,000 and was held at \$550,000.

The 12-sty loft building, 50x98.9, at 22 to 24 West 27th st, has been purchased by Arthur Greenbaum from the Midtown Holding Co., N. J. Hess, president. It was held at \$400,000. Harry Cutner was the broker. M. & L. Hess recently obtained a mortgage loan of \$225,000 on the property from the Emigrant Industrial Savings Bank for a term of 5 years.

Lessee of Building Buys It

Edward Hart, who recently leased the 3-sty and basement brick building, on a lot 20x100.5, at 166 West 48th st, with an option of purchase, has bought the property from the Freeman Purveying Co.

Savings Bank Buys Site

The East New York Savings Bank purchased from the N. Willard Curtis estate the property at the junction of Atlantic and East New York avs, on the north side of Atlantic, Brooklyn, as a site for a new home. The property is 150 feet on each of the converging streets, which form a gore at this point, and amounts to about 5 city lots. Although the purchase price was not stated in the announcement made by the bank, it is understood to approximate \$45,000.

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An Interesting Trade

The E. J. Maas Realty Co., Inc., and Michael Bonn sold for Max Levinson the northwest corner of Broadway and 135th st, a 6-sty elevator apartment house with 12 stores and arranged for 60 families, on a plot 99.11x125. It has a rent roll of about \$70,000, and was held at \$450,000. Sarah Keidanz, the buyer, gave in exchange cash and 1025 Tiffany st, Bronx, a 5-sty and basement brick walk-up apartment house on a plot 50.2x74.9, with an income of over \$9,000, and 40-42 East 112th st, a 6-sty brick walk-up apartment house, with 3 stores, on a plot 40.3x100.11, showing a rent roll of about \$11,500. The three properties are valued at \$600,000.

Corn Exchange Bank Buys

Charles F. Noyes Co. sold to the Corn Exchange Bank, for all cash, 53 Beaver st, a 5-sty and basement fireproof office building, adjoining the Corn Exchange Bank building at 15 William st, corner of Beaver st. With this purchase the Corn Exchange Bank has a total plottage of about 15,000 square feet at this point. The property was acquired by the buyers to provide for the future growth of the institution, the business of which is rapidly expanding. The building is rented at the present time on a long term lease to a group of marine insurance companies.

Astor Estate Sells to Natanson

Max Natanson, operator, bought from the estate of William B. Astor, the block front on the east side of Tenth av from 47th to 48th sts, eight 5-sty flats, each 25.1x100; the entire block front on the west side of Tenth av from 48th to 49th st, eight similar structures, and the four 5-sty buildings at the southeast corner of Tenth av and 47th st. Mr. Natanson resold two parcels, 705 Tenth av, northwest corner of 48th st, and 719 Tenth av, southwest corner of 49th st, each a 5-sty flat, on a lot 25.1x100, to a tenant.

Good Sale on Madison Avenue

The American Bond and Mortgage Co. bought for its own use 343 and 345 Madison av, a 13-sty office building, on a plot 50x100, adjoining the northeast corner of 44th st. The Schmitt Realty Corporation, W. G. Schmitt, director, is the seller. The buyer has been occupying quarters at 562 Fifth av.

Old Firm Spreads Out

M. & L. Hess, Inc., who for more than 30 years have been in the real estate business in New York, with their main office at 907 Broadway, will open early in July an uptown office in the Borden Building, Madison av and 45th st, where they have leased the second floor corner offices through Brady & Bowman.

M. & L. Hess, Inc., who have been active in the midtown and terminal zones, have promoted some of the largest and most important real estate transactions recorded in those parts of the city. A country department, specializing in Long Island and Westchester properties, will be added to the new office. The department will be in charge of John S. Pettit, formerly manager of the country department of Albert B. Ashforth, Inc.

Well Known Firms Merge

The M. Morgenthau, Jr., Co. and the Everett M. Seixas Co. have consolidated. For many years the Morgenthau company has been located in lower Manhattan, with branches in Jamaica and St. Albans, Queens borough. The Seixas Company has been located at 507 Fifth av. The consolidated companies will have offices in the Bush Building, at 120 West 42d st. The officers and directors of the consolidated company are M. Morgenthau, Jr., president; Everett M. Seixas, first vice-president; James Frank, second vice-president; Edgar Lowell, vice-president; Alfred H. Wagg, vice-president; Edw. Hart, treasurer; R. L. Seixas, secretary; I. Howard Lehman, counsel, and M. I. Borg, A. J. Erdman and George Fryhofer.

Buys Co-operative Apartment

Pease & Elliman, agents, sold stock in the cooperative apartment building 676 Park av, southwest corner of 78th st. The stock represents an apartment of 10 rooms and 3 baths. Nelson C. Holland is the buyer.

Brooklyn Real Estate Board Elects Grievance Committee

The Brooklyn Real Estate Board has announced the election of William P. Rae, Lewis H. Pounds, H. W. Ackerson, Charles C. Stelle and Frank H. Quinby as members of the Grievance Committee.

The powers of this committee are quasi-judicial in their relations to the board members. They shall sit as a court or commission, in a manner similar to the Grievance Committee of the Bar Association, in cases where complaints are made against board members for violations of the rules or regulations of the Board, unfair or unprofessional conduct, or any breach of good faith or abuse of confidence. The committee must cause written notice of any charges to

be personally served upon a defendant and the committee has the right, if, after trial, a member is found guilty, to admonish or suspend the offender, as, in their judgment, the gravity of the case may warrant. In the event that the committee determines that the seriousness of the case warrants expulsion from the board, they must report their findings to the board of directors, who shall impose such punishment as the majority of the board of directors deem warranted.

Buys Brooklyn Cooperative Apartment

Bulkley & Horton Co. sold an apartment in the apartment house at Brooklyn av and Pacific st, on the Co-operative Plan, for C. C. Spadone to Mrs. Louisa Kregel, for occupancy.

MORTGAGE LOANS

Slawson & Hobbs negotiated building and permanent loans aggregating \$952,000 on 68 6-family houses on the east and west sides of Sixth and Seventh avs, between Broadway and Jamaica av; also \$10,000 each on six 2-family houses on the east side of Sixth av, 590 feet south of Grand av, in the Norwood section of Astoria, Queensborough. The same brokers effected for the Arrow Holding Co. a loan of \$200,000 on the plot, 75.5x100, at the northeast corner of Seventh av and 54th st, Manhattan.

Ruland & Benjamin, Inc., secured a first mortgage of \$88,000 from the Mutual Life Insurance

Co. on 617-621 West 181st st, belonging to Charles-C. Marshall, and occupied by the Wertheimer Department Store.

The heirs of the Goelet estate obtained from the Union Dime Savings Bank loans totaling \$53,790 on three Broadway properties. On the 8 and 12-sty building, 101.5x125.6x irregular, at the northeast corner of Broadway and 43d st, \$319,936 was loaned; \$244,964.94 on 895 to 899 Broadway, extending to 9 and 11 East 20th st and 10 East 20th st, improved with two buildings, the site fronting 82.7 feet on Broadway, 25 feet on 20th st and 45 feet on 19th st; also \$88,289.10 on the 8-sty building, 55.1x108.8 x irregular, at 889 Broadway, northwest corner of 19th st.

For the erection of the 5-sty apartment house, 100x100, at the northeast corner of Bryant av and Aldus st, Bronx, the Abbarmor Realty Co. obtained from the New York Title and Mortgage Co. a building loan of \$130,000, and for a similar house, 100x100, on the east side of Bryant av, 120 feet north of Aldus st, a loan of \$105,000.

The Central Union Trust Company of New York and Maurice Wertheim arranged to loan to John A. Harrison \$800,000 on the block bounded by Broadway, Eighth av, 57th and 58th sts, for an office building.

Government owned first mortgages, aggregating \$2,400,000, covering 1,600 houses and 300 additional lots—comprising the entire villages of Fairview and Morgan (Camden), N. J., which cost the Government \$12,000,000—have

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

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

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 15, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., July 12, 1922, for extension to workroom and new mailing vestibule, new entrance vestibule, changes in Post Office Screen, wire mesh partitions, etc., United States Post Office, Albert Lea, Minn. Drawings and specification may be obtained from the Custodian at the building, Albert Lea, Minn., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Supervising Architect.

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
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been bought in bulk for the Prudence-Bonds Corporation and will be distributed to the investing public through a special issue of Prudence-Bonds in denominations of \$100, \$500 and \$1,000 each.

This is the largest and most important of the Government transactions in mortgages on housing developments and was made by the United States Shipping Board Emergency Fleet Corporation with realty associates of Brooklyn after a contest between New York, Philadelphia, Camden and New Haven interests.

The mortgages are secured from the public auction sale conducted by Joseph P. Day in the latter part of winter and early spring of the entire villages of Fairview and Morgan, adjoining each other and comprising an important section of Camden, across the river from Philadelphia.

The Hull Avenue Co. obtained from the City Mortgage Co. a loan of \$150,000 on the property, 100x105.10x irregular, at the southwest corner of Grand Boulevard and Concourse and 199th st.

For the erection of a 5-sty apartment house, the Shirenon Realty Corporation obtained from the New York Title & Mortgage Co. a building loan of \$125,000 on the plot, 89.6x113.1, on the east side of Walton av, 181.2 feet north of 184th st, Bronx.

The Sheridan Theatre Co. obtained a loan of \$100,000 on its theatre leasehold on the west side of Seventh av, from Greenwich av to West 12th st, from Arthur Knox. The site measures 263.9x212.6x irregular.

For the construction of the 9-sty mercantile building, 146 to 150 West 26th st, the Glaser Holding Corporation obtained from the John Alden Realty Corporation and William Henry Barnum & Co. building loans totaling \$265,000.

The 205 West 39th Street, Inc., which plans to erect a 16-sty store and factory building, 132 x197.6x irregular, at 205 to 223 West 39th st, extending to 206 to 216 West 40th st, obtained from the Emigrant Industrial Savings Bank a loan of \$850,000 on the property.

The Broadway Savings Institution loaned to Abraham Ruth \$100,000 on the property, 75x119.6, at 506 to 510 West 181st st, plans for the improvement of which with a 3-sty office and salesroom building were filed recently.

Brooks & Momand placed a permanent first mortgage loan of \$230,000 for the West 61st Street Corporation on their large garage property at 227 to 243 West 61st st.

MANHATTAN SALES

South of 59th Street

3D ST.—Pepe & Bro. sold for the owner to the Telegram Realty Co. 71 West 3d st, an old 2½-sty brick building, with store, on a lot 25 x90, between West Broadway and Thompson st. It will be altered into a private garage.

13TH ST.—David Lion and Samuel Kilpatrick purchased from William H. Schmidt the 5-sty brick tenement house, on a lot 25x103.3, at 521 East 13th st, containing two stores.

21ST ST.—O. D. & H. V. Dike sold for Margaret Miller 240 West 21st st, a 3-sty and basement brick dwelling, on a lot 19.8x109.6½.

21ST ST.—O. D. & H. V. Dike sold for Leonore V. Schluter 329 West 21st st, a 4-sty and basement brick single flat, on a lot 25x98.9.

38TH ST.—Estate of Sidney Smith sold through Charles E. Williams to Ennis & Sinnott 15 East 38th st, a 5-sty stone American basement dwelling, on a lot 23.9x98.9, adjoining the northeast corner of Madison av.

43D ST.—Charles W. Eidt sold for Morris Silverman to a buyer, for occupancy, 336 East 43d st, a 3-sty and basement stone dwelling, on a lot 16.8x100.5.

49TH ST.—Tankoos, Smith & Co. sold for the Zerwil Garage, Inc., G. A. Zerbst, president, 605-607 West 49th st, adjoining the northwest corner of Eleventh av, a 1-sty brick garage, on a plot 50x108.8. The buyer will use the premises upon expiration of present lease.

50TH ST.—Albert H. Stout sold for Maria Simpson 62 West 50th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.5, a Columbia University leasehold.

EIGHTH AV.—E. Stanton Riker sold for the Mary Mason Jones estate to an investor 852 Eighth av, a 5-sty stone flat with store, on a lot 25x80, adjoining the northeast corner of 51st st. The property had been in the selling family for 18 years.

EIGHTH AV.—William H. Whiting & Co. sold for the Lucania Realty Corporation, Anthony Campagna, president, 952-954 Eighth av, the 6-sty brick elevator apartment house, known as the Elise, on a plot 40x90, with an "L," 25x100.5 known as 243 West 56th st. The property was held at \$250,000. The transaction was an all cash one over existing mortgage. The parcel was acquired by the sellers in exchange about 3 weeks ago.

North of 59th Street

62D ST.—Harris, Vought & Co. sold for Clarence L. Harding of Boston the 3-sty and basement brownstone dwelling 209 East 62d st, on a lot 18.7x100.5, which the new owner will alter and occupy. This is the last unaltered dwelling on the block.

76TH ST.—G. Tuoti & Co. sold for the Class Realty Co. 357 East 76th st, a 4-sty brick tenement house with stores, on a lot 25x102.2.

86TH ST.—The Bernard Ullman estate sold the 5-sty dwelling, 20x100, at 129 West 86th st, to a physician for occupancy. The property was held at \$48,000. John H. Loscarn was the broker.

86TH ST.—E. J. Welling and E. K. Van Winkle sold 162 West 86th st, a 5-sty American basement dwelling, on a lot 23x106.10, to Dr. I. O. Poleski, who will occupy it.

87TH ST.—M. H. Gaillard & Co., Inc., sold for the estate of James A. Renwick the 3-sty and basement dwelling 117 West 87th st, on a lot 16.8x100.8½, and held at \$25,000.

92D ST.—James H. Cruikshank purchased from Ralph E. Kempner, Irving I. Kempner and Jeanette K. Harris 70 East 92d st, a 4-sty and basement stone dwelling, on lot 16.5x100.8. This is the first transfer of the property since 1904. Joseph P. Day was the broker.

92D ST.—Slawson & Hobbs sold for Mrs. Hester D. Estes 309 West 92d st, a 4-sty brick and stone dwelling, on a plot 50x52.11, between West End av and Riverside dr. It was held at \$85,000.

94TH ST.—Ernest T. Bower sold for Mrs. Adelaide C. Heuermann to a buyer, for occupancy, 151 West 94th st, a 3-sty and basement stone dwelling, on a lot 17x100.8½.

96TH ST.—Douglas L. Elliman & Co. sold the vacant plot, 61-69 East 96th st, 50x102.2, for Julius Tishman & Sons to Paul Starrett for improvement.

101ST ST.—S. Ullman sold for John A. Mansell and others 410 East 101st st, a 6-sty brick tenement house with stores, on a plot 50x100.11.

105TH ST.—Joseph L. Nasanowitz sold for James H. Cruikshank 216 East 105th st, a 2-sty and basement stone dwelling, on a lot 16.6 x100.11, to Samuel Hadler, who resold the property to Simon David, who will occupy after alterations.

113TH ST.—S. Soraci sold for Margaret Oats to A. Baratta 335 East 113th st, a 5-sty brick tenement house, on a lot 25x100.11. It is the first sale of the premises in 31 years.

114TH ST.—David Lion and Marcus L. Osk bought the 5-sty brick tenement house 245 East 114th st, on a lot 20x100.11, from Mrs. Helen M. Grant, who has owned the property for 15 years. William W. Jones was the broker.

129TH ST.—L. Stadecker sold through Robert Levers to Charles Weill 237 West 129th st, a 3-sty and basement stone dwelling, on a lot 18.9 x99.11.

130TH ST.—Louis George resold for Jas. H. Cruikshank to Mary Pearce 34 West 130th st, a 3-sty and basement brick dwelling, on a lot 25 x99.11.

138TH ST.—John H. Pierce sold for Nannie Dyer 250 West 138th st, a 3-sty and basement brick dwelling, on a lot 23x99.11, to a client for occupancy.

143D ST.—Moore, Schutte & Co. sold for Nellie C. Bauer to Dr. Harry A. Keune, 470 West 143d st, for occupancy. The property, a 4-sty stone dwelling, on a lot 16.8x99.11, was held at \$25,000.

CONVENT AV.—Charles A. Du Bois sold for Max Augner and Max Weiss to Kathleen M. Ryan the 4-sty brick dwelling, on a lot 20x100, at 347 Convent av. The house was formerly owned and occupied by James A. Hearn.

EDGEcombe AV.—Vivian Green Construction Co. sold to Joseph Shenk 393 Edgecombe av, a 6-sty and basement elevator apartment house, known as the Vivia, on a plot 75x100, and overlooking Colonial Park.

SECOND AV.—Peter A. & Martin Lalor sold for Richard E. Costello 1310 Second av, southeast corner of 69th st, a 4-sty stone and brick tenement house with store, on a lot 20.4x75.

THIRD AV.—George Brettell & Son sold for Mrs. Amy G. Rosenstein to E. Friedman 2194 Third av, a 5-sty brick tenement house with store, on a lot 25.6x108.3. It is the first sale of the parcel in 25 years.

WEST END AV.—Leroy Coventry sold for Frederick Gilsey 487 West End av, a 3-sty and basement brick dwelling, on a lot 17x82, adjoining the northwest corner of 83d st. The property was held at \$35,000.

BRONX SALES

FOX ST.—Arnold Realty Co., Inc., purchased from the Nameart Holding Corporation the newly constructed taxpayer on the northwest corner of Fox st and Leggett av, containing 12 stores and renting for about \$14,000. The property was held at \$85,000. David Stewart was the broker.

135TH ST.—Charles A. Weber sold for David Curtin the 4-sty and basement brick double flat, on a lot 25x100, at 591 East 135th st, to Kate Schoenfeld.

137TH ST.—J. Clarence Davies sold for Morgan Washburn to Walnut Club, 453 East 137th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.

156TH ST.—Charles Kuntze sold for Casper Fischer, 283 East 156th st, a 2-sty and basement frame detached dwelling, on a plot 51x103, to Joseph Ziola, who will alter and occupy it.

177TH ST.—Samuel Alkoff sold to the Milton Barkin Realty Co. the frame stable, 75x115, on the north side of East 177th st, 90.2 feet east of Marmion av.

194TH ST.—Morris Sax sold for S. Goldman the 5-sty and basement brick apartment house 389 East 194th st, on a plot 35x95, to an investor.

BRIGGS AV.—Robert Foley sold for Louis Singer to Joseph Vauenhauer 2873 Driggs av, a 4-sty and basement brick apartment house, on a lot 25x100.

BROOK AV.—Alexander Greenebaum sold through Jacob & Emil Seitzer, Inc., for the Edward Greenebaum estate, 1356 Brook av, a 6-sty and basement brick apartment house, on a plot 50x100.5, to the Harding Realty Corporation, Joseph A. Polsky, president.

CLAREMONT PARKWAY.—Isaac Lowenfeld and William Prager purchased from the Wendover Grand Realty Corporation 537 Claremont Parkway, northeast corner of Third av, 40x102, a 5-sty brick apartment house with 6 stores, housing 16 families, with a rent roll of \$11,000 and held at \$70,000. Isaac Goldberg was the broker. The plot is 39x100.

CRESTON AV.—J. C. Kraus Cast Stone Works, with a factory at the northwest corner of Creston av and 181st st, has purchased that property, measuring 44.3x74.4x irregular, from George Ehret.

CRESTON AV.—Nonvel Realty Co. sold to Charles Danewitz the property, 50.2x106.1x irregular, at the southwest corner of Creston av and 198th st.

CYPRESS AV.—Hyman Schulman, of Schulman Bros., who erected the five 5-sty and basement brick apartment houses, 354-370 Cypress av, on a plot 200x100, sold the property to the E. H. & M. Realty Co. The houses return a yearly rental of \$40,000 and were valued at \$215,000. The buying company, of which Samuel Eichorn is president, was represented by Max Silverstein, attorney.

FAIRMOUNT PL.—Duff & Brown sold for J. W. Planten 716 Fairmount pl, a 4-sty and basement brick apartment house, on a plot 26.7x96.

JACKSON AV.—Julius Trattner sold for Mrs. J. Hegelein the 5-sty brick apartment house with stores, 742 Jackson av, southeast corner of 156th st, on a plot 33.5x90, to a client of S. Bittermann.

JEROME AV.—Lawmar Improvement Co. sold to the Efficient Building Corporation the vacant plot, 75x100, on the west side of Jerome av, 400 feet north of 176th st.

KINGSBRIDGE RD.—Armstrong Bros. sold for Marietta H. Hull to Samuel Gary, operator and builder, the vacant plot, 50x94x52x38x30x55, on the south side of Kingsbridge rd, 150 feet north of Fordham rd. The buyer will build stores on the plot. He also owns the 75 foot front plot adjoining.

LAFONTAINE AV.—H. and S. Sonn purchased from the Newhouse estate five lots on the west side of Lafontaine av, 63.6 feet north of Tremont av.

POPHAM AV.—Robert Foley sold for Mary Dreyfuss to Gertrude McMaster, 1791 Popham av, a 2½-sty and basement frame dwelling, on a lot 25x100.

SOUTHERN BLVD.—Herman Israel sold to Morris Cohen 876 Southern blvd, a 4-sty and basement brick apartment house, on a plot 33.3 x100.

SOUTHERN BOULEVARD.—Abraham Zauderer, Inc., purchased from Jacob Grass the 2-sty brick taxpayer containing 8 stores and 8 apartments, 1492 to 1500 Southern blvd, on a plot 125x100. I. Lewine was the broker.

THIRD AV.—J. Clarence Davies sold for John H. Henshaw, trustee, to E. Horowitz, 3706 and 3710 Third av, three 5-sty brick flats with stores, on a plot 78x100.

VYSE AV.—George Steinman, Inc., sold for Irwiness Holding Co. 1893 Vyse av, a 22-family apartment house, 56x145, renting for about \$15,000. The property was held at \$90,000. The purchasers were Moss & Lehr. The brokers have been appointed agents.

WILLOW AV.—Cross & Brown Co. sold for the Port Morris Land & Improvement Co. to the Koken-Chisholm Corporation the vacant plot, 150 x100, at the northwest corner of Willow av and 134th st. The new owner will erect a fireproof building on the plot.

Furriers Take Seventh Avenue Corner

J. Arthur Fischer leased for a client to the Arrow Fur Co. for a term of years, the store in 342 Seventh av, northwest corner of 29th st.

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BROOKLYN SALES

BERGEN ST.—Mrs. Marie Powers sold 200 Bergen st, a 3-sty and basement brick dwelling.

PACIFIC ST.—Bulkeley & Horton Co. sold 1419 Pacific st, a 3-sty and basement dwelling, on a lot 18x100, to Bertha Scheidemann.

PRESIDENT ST.—N. Murray sold 696 President st, a 3-sty and basement dwelling.

88TH ST.—Frank A. Seaver & Co. sold plot, 50 x100, on the south side of 88th st, 100 feet west of Colonial rd, for A. Mesnick.

EAST 18TH ST.—F. A. Unsworth sold to the J. & M. C. Construction Co. the plot, 120x100, on the east side of East 18th st, about 160 feet north of Av L, held at \$14,000.

ATLANTIC AV.—John J. Dillon sold 523 Atlantic av, a 3-sty flat with store.

CONEY ISLAND AV.—William Liss, Inc., sold for I. Seltzer to the Elinore Realty Corporation the Kings Lawn Garage on the east side of Coney Island av, 20 feet north of Av P, built, 34x100.64, in the rear by irregular. This property was held at \$25,000.

DE KALB AV.—Vollckening estate sold to operators 590-598 De Kalb av, three 5-sty brick apartment houses with stores. The new owners will remodel and resell the properties.

EMPIRE BOULEVARD.—R. H. Harper for the Davenport Real Estate Co., Inc., and M. C. O'Brien sold the 1-sty brick garage at 229 to 243 Empire Boulevard, for the Heitkap Construction Corporation, Inc., to Auguste Rother, for occupancy. The property was held at \$75,000.

FOURTH AV.—John D. Cosgrove sold 78 Fourth av, a 3-sty apartment house with store.

FIFTH AV.—Edward C. Cerny sold for the estate of F. J. W. Bursch 881 Fifth av, a 4-sty brick apartment house, on a plot 35x100. It contains 14 apartments and 2 stores.

FORT GREENE PL.—Harry M. Lewis sold for Letitia W. Warsaw to Caroline W. Fischer,

for occupancy, the 3-sty and basement brick dwelling, on lot 20x100, at 52 Fort Greene pl.

LEFFERTS AV.—Ross & Agar sold for M. Tierney 352 Lefferts av, a 2-family house, to an investor.

SIXTH AV.—M. Barnaby sold 125 Sixth av, a 3-sty and basement dwelling.

STERLING PL.—Bulkeley & Horton Co. sold 996 Sterling pl, a 2-sty and basement dwelling, on a lot 20x100, to Dr. William L. Felter.

STERLING PL.—Bulkeley & Horton Co. sold for Dr. William L. Felter to a buyer, for occupancy, 996 Sterling pl, a 2-sty and basement limestone dwelling on a lot 20x100.

ROGERS AV.—Ross & Agar sold for a client 971 Rogers av, a 2-sty brick flat with store.

RECENT LEASES.

Broadway Corner Leased for 63 Years

A rental of about \$2,500,000 will be paid by the newly formed Broadway-67th Street Corporation for the group of 7 buildings at the northwest corner of Broadway and 67th st, opposite the Marie Antoinette Hotel. Henry M. Weill and J. J. Cohen represent the leasing concern. The properties were taken from the 1981 Broadway Corporation, Charles L. Bernheimer, president.

The plot comprises 1981 to 1987 Broadway and 101 to 107 West 67th st, having a frontage of 85 feet on Broadway and 135 feet on 67th st. The lease is for 63 years, divided into three periods, and calls for an annual rental of \$40,000. The lessees, who control other large West Side properties, may improve the site with a business building and theatre.

Charles F. Noyes Co. leased store and basement, 411 Broadway, to Samuel Schein for cafeteria at aggregate rental of about \$30,000; also the 2d and 3d floors of the same building to Andrew Aversano for 6 years, to be used as a billiard academy.

Stand Privileges Leased

Twenty-seven stand privileges under the jurisdiction of the Department of Docks were sold at auction on June 15 by Henry Brady. The privileges, which include the operating rights for 3 years from July 1, 1922, brought a total of \$50,000 in rents a year, as compared with only \$2,400 a year under old schedule.

The most striking increase affected the stand in front of the passenger entrance of the West Shore Railroad Ferry on West 42d st. The stand, which now rents for \$120 a year, was taken by Joseph P. Peccinni for \$9,300.

Renewal of Big Lease

Fleitmann & Co., now occupying the store, basement, second and third floors, covering 80,000 square feet in the Hess building, Fourth av, southwest corner of 26th st, have renewed their lease for a further term of 10 years at an aggregate rental of \$1,000,000.

The floor space will be re-arranged to accommodate a number of new departments. Fleitmann & Co. are one of the largest factor and commission merchants in the United States. M. & L. Hess, Inc., were the brokers.

A Long West Side Leasehold

F. & G. Pfomm leased for Mrs. Alfred B. Taylor the 8 lots on 59th st, running through to 60th st, 100 feet east of West End av, to Richard Carvel, for a term of 21 years, at an aggregate rental of about \$200,000. The tenant will improve the present buildings with a modern structure as soon as possession is acquired.

F. & G. Pfomm leased for the owners the first loft in 9 West 29th st to Simon Jeiven, at a yearly rental of \$3,000; also the second loft at 171 Duane st to George B. Gunshor.

Glove Merchants Lease Corner

Roy Scherick leased for Bing & Bing the store and basement in the Victoria building, Broadway, northeast corner of 27th st, now occupied by Mused Bros., to Wimbelsbacher & Rice, one of the largest dealers of gloves in this country, and for many years at 39 Union sq. The lease is for a long term of years, and the store was held at \$38,000 per annum.

Long Lease for Medical Purposes

Maurice Wertheim leased for John F. Boyle the 3-sty and basement dwelling 140 East 44th st for a term of 21 years. The building will be remodeled into doctors' offices, for which there is an active demand in the easterly part of the Grand Central Zone.

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New Leasehold in West 34th Street

The property at 156 to 160 West 34th st, 65 feet wide, and 71 feet east of the southeast corner of Seventh av, considered one of the most valuable sites available for reimpovement in the Pennsylvania Station zone, is passing to new interests through a long term lease, and is to be improved with a 12-sty commercial structure, according to report. The property had been in the possession of the heirs of Daniel A. Loring for a great many years.

The site is at present occupied by three 5-sty buildings converted for business. The lease is for 21 years, with the privilege of a similar renewal, and carrying an option of purchase at about \$600,000. The rental for the first 10 years is reported at \$30,000 per annum and for the remaining 11 years at \$35,000.

Broadway Hotel in New Hands

The Hotel Claridge, on the east side of Broadway, between 43d and 44th sts, is being leased to interests identified with hotel management in Cleveland, Ohio. The lease, it is said, is for a long term. The Claridge is at present owned and operated by L. M. Boomer, who is also a director in the Waldorf-Astoria and the McAlpin Hotel companies. It comprises the Claridge Hotel, at the southeast corner of Broadway and 44th st, and the old Hotel Wallick, at the northeast corner of Broadway and 43d st, and contains 600 rooms. The Broadway frontage is 203.10 feet.

The Claridge was formerly Rector's and is a 13-sty building. The Wallick Hotel is an 8-sty building. Mr. Boomer purchased control of the Claridge in 1916 from the Thompson-Starrett Construction Co. He took over the Wallick about two years ago.

Maillard in Madison Ave.

Henry Maillard, confectioner and restaurateur, for 14 years at the southwest corner of Fifth av and 35th st, has leased a large portion of store and basement in the building that is being erected by Webb & Knapp at the southeast corner of Madison av and 47th st, opposite the Ritz-Carlton. The lease is for a term of 20 years, and the aggregate rental is reported to be more than \$1,000,000. Edgar A. Manning was the broker.

According to Buchman & Kahn, architects for the lessees, the Madison avenue frontage will be devoted to the store, which will be finished after the style of exclusive French shops. On the 47th st side will be two large dining rooms, one of which will be exclusively for men. The main dining room, 50x80, will be a free adaptation of the French Renaissance executed in marble and walnut. The men's dining room,

50x50, will be at the corner of Vanderbilt av and 47th st, and will be finished in natural wood. Separate entrances will be provided on 47th st for each restaurant.

Columbia Club Makes New Lease

The Columbia University Club has extended the lease on its club quarters, at 4-14 West 43d st, for a term of 19 years, the new lease to begin next May. It calls for an annual rental of \$42,500, and was obtained from Elbridge T. Gerry, who gives the club an option of 20 years renewal. The premises is occupied by a 1-sty building, 125x100.5.

Leases in Old Drygoods Zone

The 5-sty building 58-60 Worth st, extending through to 35-37 Thomas st, has been leased for a term of 10 years by the Hunter Manufacturing & Commission Co. from the New York Real Estate Association through Alfred R. Kirkus, secretary. The lessees now occupy part of the structure and they will take over the entire space as soon as possession can be obtained.

The building has a frontage of 39.8 feet on Worth st and a depth of 192.2 feet. It is partly occupied at present by the S. W. Long Textile Co. and Craig, Maben & Co. The latter concern has leased through Daniel Birdsall & Co. and Alfred R. Kirkus the lower portion of 85 Leonard st, at present occupied by the Durham Manufacturing Co.

Harlem Business Block Leased

The easterly block front on Fifth av, from 125th to 126th st, a 3-sty brick building, formerly occupied by the Buckley-Newhall Furniture Co., which recently moved into its new building at Sixth av and 40th st, has been leased by Max J. Zeleko, a builder, through Bauer, Milbank & Molloy, Inc., from the Empire Trust Co., as trustees for the Powers estate. Mr. Zeleko, who has operated in downtown sections, is a believer in the future of 125th st, and is making this his first operation in that section. He plans to alter the ground floor into modern store fronts, and to convert the second and third floors into show rooms, offices and meeting rooms. The brokers are negotiating with several of the large chain store corporations to lease space in the remodeled building. The plot is 199.10x85.

Tenant Renews Lease

The 4-sty brick building, with stores, 24.8x 100, at 558 Seventh av, southwest corner of 40th st, has been leased by Catherine A. McGirr from John H. Helmken for a term of 21 years at an annual rental of \$15,000.

Two Long Leases Near Fifth Avenue

George Comport, Inc., leased for Amy A. Sands to Harry Karger for a term of 21 years 58 West 48th st, a 4-sty stone dwelling, on a lot 22.6x100.5; and leased for Isaac Schiff to Isaac Krainer, for a term of 21 years, 60 West 48th st, a 4-sty and basement stone dwelling, on a lot 20.10x100.5.

New Leasehold on Third Avenue

Ruland & Benjamin, Inc., leased for the estate of Susan Le Roy Rogers the ground, 26x100, at 100 Third av, to Grant W. Anson, for a long term of years. After extensive alterations the premises will be used by Mr. Anson as a motion picture house.

Some Mercantile Leases

M. Rosenthal Co. leased to Letter, Singer & Lerner the 6th floor in 141-143 West 24th st; for Sipkin & Gorshen, west store and basement in 154-156 West 27th st, for a long term of years, at an aggregate rental of \$120,000, to Harfenist & Ropkin; to Cohen & Weinrib 8th floor at 24-26 West 30th st; to S. Levinson 2d floor at 141 West 20th st; to Pansy Embroidery Works 2d floor at 133 West 23d st; to Arnold Mark Co., 8th floor at 145-147 West 28th st; to Oscar Schleifer space at 236-238 Fifth av; to Kasselith & Meskin East store and basement in 154-156 West 27th st; to Sherman & Pertschuk store and basement in 130 West 28th st; for Lion Cafeteria top floor at 205 West 38th st, to M. Halperin; to Finkelstein & Ruskin 3d floor in 143-145 West 29th st; for Burnstine & Geist to Pelzerman & Son, 4-sty building 228 7th av, for a long term of years, at an aggregate rental of \$180,000; to Reliable Dress Co. 3d floor in 19 East 30th st; to Deszo Fishcer 8th floor at 122-126 West 26th st; to A. & H. Leopoldstadt 6th floor at 163-165 West 26th st; to A. Burnstine & Co. the store and basement at 123 West 26th st; to I. Kishlansky 8th floor at 141-143 West 28th st, and to Merit Costume Co. top floor at 375 Seventh av.

Leases of West Side Spaces

James N. Wells' Sons leased for Chelsea-Moore Corporation in the building at West 23d st and Thirteenth av, 20,000 square feet to the Morse Dry Dock & Repair Co.; 10,000 square feet to the Chadick DeLamater Co., dealers in motor parts and accessories; 10,000 square feet to the Day-Elder Motor Truck Co., and 10,000 square feet to the New York Yellow Cab Sales Agency, Inc., in addition to space on the ground floor to the Panama Line. Also the stores are for the purpose of lunch room, cigar store, fruit store and barber shop.

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Long Lease Near Fifth Avenue

Harry Karger leased from Amy S. Sauls 56 West 48th st, a 4-sty and basement dwelling, 22.6x100.5, for a term of years at an annual rental of \$6,000, with an option of renewal for 15 years.

Restaurant Makes Long Lease

Henry Shapiro & Co. leased for Morris B. Bronner to the St. Regis Restaurant, Inc., the 6-sty building 754-756 Seventh av, adjoining the southwest corner of 50th st. The property measures 33 1/2 x 90, and at the present time the ground floor consists of stores and the upper portion is conducted as an apartment hotel, which is fully tenanted. The lease is for a period of 21 years, starting 2 1/2 years hence, and the aggregate rental involved amounts to \$500,000.

Printer Leases West Side Floor

The Fenimore C. Goode Co. leased for the Herald Square Press Building Corporation the entire 4th floor in the new 8-sty printing building just completed at 313-17 West 37th st, to a client for the business of printing and engraving, for a term of 10 years. The same brokers

leased the front portion of the 7th floor in the same building to Cramer-Tobias Co., Inc., also for a term of 10 years.

Lease a Green Street Building

Adams & Co. leased for Henry Gernshym the 6-sty and basement building 130 Greene st to Harry Kottler for a long term of years, at an aggregate rental of \$100,000. The lessee will modernize the building.

New Tenant For Old Corner

Duff & Brown Co. leased to Louis Erlich for 21 years the southwest corner of West 3d and Greene sts, a 5-sty building. Extensive alterations will be made, converting the premises into stores and lofts, on vacating of present tenant, who has occupied the same for 30 years as a saloon.

A Bush Terminal Lease

Bulkley & Horton Co. sublet for the Burroughs Adding Machine Co. 5,000 square feet of space in the Bush Terminal, South Brooklyn, to the Shotwell Manufacturing Co., for a term of years.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 11 to June 19	1921 June 14 to June 20
Total No.....	242	240	299	199	963	1,192
Assessed Value.....	\$14,331,400	\$15,615,100	.....	.....	.....	.....
No. with consideration	32	21	74	16	35	70
Consideration	\$1,408,600	\$984,100	\$269,550	\$146,275	\$302,019	\$641,331
Assessed Value.....	\$976,000	\$968,800	.....	.....	.....	.....
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	5,782	5,238	5,858	4,101	19,221	17,369
Assessed Value.....	\$399,876,600	\$297,632,199	.....	.....	.....	.....
No. with consideration	564	559	598	278	788	971
Consideration	\$28,133,460	\$29,731,271	\$4,842,663	\$3,057,867	\$11,244,673	\$11,384,857
Assessed Value.....	\$27,206,150	\$25,784,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 11 to June 19	1921 June 14 to June 20
Total No.....	200	173	224	137	1,081	950
Amount.....	\$6,315,813	\$5,926,071	\$2,938,940	\$1,577,770	\$5,507,644	\$5,856,280
To Banks & Ins. Co.	30	29	17	11	238	158
Amount.....	\$1,461,190	\$3,724,000	\$298,500	\$550,730	\$1,424,400	\$1,261,250
No. at 6%.....	163	146	165	121	1,051	909
Amount.....	\$3,982,048	\$3,747,750	\$2,774,381	\$1,408,070	\$5,350,894	\$5,660,430
No. at 5 1/2%.....	11	1	42	4	23	29
Amount.....	\$1,065,725	\$14,500	\$63,609	\$35,800	\$125,250	\$159,250
No. at 5%.....	.....	4	1	5	4	8
Amount.....	.....	\$30,500	\$1,200	\$12,800	\$22,000	\$26,100
No. at 4 1/2%.....	.....	.....	1	.....	.....	.....
Amount.....	.....	.....	\$1,000	.....	.....	.....
No. at 4%.....	.....	1	1	.....	.....	.....
Amount.....	.....	\$1,773	\$1,000	.....	.....	.....
Unusual Rates.....	.....	4	.....	1	1	3
Amount.....	.....	\$1,928,000	.....	\$4,500	\$2,500	\$8,500
Interest not given...	26	17	13	6	2	1
Amount.....	\$1,268,040	\$203,548	\$97,750	\$116,600	\$7,000	\$2,000
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	4,762	3,953	4,710	2,533	20,373	14,079
Amount.....	\$164,411,861	\$119,522,550	\$52,653,940	\$20,042,658	\$114,394,043	\$76,935,769
To Banks & Ins. Co.	709	664	416	163	4,151	2,092
Amount.....	\$48,987,648	\$48,422,162	\$8,117,680	\$3,352,275	\$33,084,353	\$20,038,471

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21
Total No.....	51	49	16	16
Amount.....	\$2,105,250	\$2,068,500	\$366,500	\$284,400
To Banks & Ins. Companies...	31	30	6	10
Amount.....	\$1,739,000	\$1,602,000	\$255,500	\$171,000
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	1,410	1,126	455	367
Amount.....	\$92,237,073	\$90,402,609	\$13,405,200	\$8,425,321
To Banks & Ins. Companies...	930	699	269	191
Amount.....	\$70,390,756	\$76,517,207	\$8,523,800	\$5,038,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21	1922 June 14 to June 20	1921 June 15 to June 21
New Buildings...	10	13	49	91	115	199	393	303	15	113
Cost.....	\$2,311,500	\$1,211,313	\$1,130,175	\$1,897,100	\$5,096,500	\$1,470,210	\$1,599,570	\$1,553,986	\$42,530	\$334,600
Alterations.....	\$607,680	\$759,450	\$15,800	\$71,050	\$96,500	\$66,975	\$83,015	\$239,275	.....	\$31,625
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21
New Buildings...	468	378	2,220	1,033	6,085	3,901	10,416	5,078	1,102	1,044
Cost.....	\$68,910,136	\$46,045,668	\$59,379,138	\$24,984,720	\$64,873,425	\$43,048,100	\$63,923,169	\$27,857,509	\$3,493,805	\$3,144,508
Alterations.....	\$14,741,399	\$13,087,857	\$1,817,265	\$1,027,069	\$3,247,660	\$3,731,005	\$1,790,877	\$1,731,132	\$152,485	\$207,862

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BUILDING SECTION

American Construction Council Organized at Washington

By-Laws Adopted and Constructive Plan Outlined for Correcting Evils in Building Industry Under Leadership of Hon. Franklin D. Roosevelt

ABOUT two hundred representatives of the ten major groups which comprise the construction industry met at the Hotel Washington, Washington, D. C., Monday and Tuesday, June 19 and 20, to organize the American Construction Council. The preliminaries of this meeting were recently arranged at Cleveland at which time it was announced that the fundamental idea of the organization had the hearty endorsement of Secretary Hoover of the Department of Commerce and that Hon. Franklin D. Roosevelt had consented to become its presiding officer as soon as the council had completed its organization.

Secretary Hoover delivered the address which formally opened the conference last Monday morning, and in his remarks congratulated the construction industry upon its effort to co-ordinate its various elements and readjust those things which for some time past have been responsible for bringing discredit upon one of the most important of the nation's industries. He explained that the Government is in hearty accord with the American Council and will lend its full support to rejuvenate construction in the United States.

"The initiative in the administration of the building industry must come from within the industry itself and not from bureaucratic regulation," declared Secretary Hoover. "If we would stem the tide tending to refer every little need and complaint to the government, there must be independent action among members of the industry."

Among the subjects suggested by Secretary Hoover for consideration of the Council were standardization of grades, inspection of, and simplification of dimensions of construction materials, the collection of statistics, the encouragement of home building, zoning, proper building codes, seasonal and intermittent employment, jurisdictional disputes, apprenticeship, vocational training and in general the elimination of unnecessary speculation and the better functioning of industry in regard to our national needs.

A warning against "an intense stratification of the various economic interests in our national life" which lead to selfish aims and purposes was voiced by Willis H. Booth, Vice President of the Guaranty Trust Company of New York in following Secretary Hoover. If the public confidence is to be gained the aims and purposes of the Council must square and comport itself entirely with the best public judgment, he said. He denied proposing an impractical altruism which was not consistent with actual facts but declared such a basis was "an enlightened kind of selfishness which will take us further because it is more nearly right." Illustrating his point he went on to say "If we can surround the construction industry with a feeling of stability we immediately add to its ability to secure credit." This feeling of stability he stated was based on the confidence which the public gave to the industry.

Following the opening addresses a series of five-minute talks were given by representatives of the various elements which comprise the industry.

Henry H. Kendall, Past-President of the American Institute of Architects, stated that the architects were happy to be among those who are participating in the organization of the Council.

"We see in it potentialities far beyond its present capacity," he said, "and we hope soon to see them realized in actual achievements. We shall gladly give to it our best efforts and cooperation to achieve these so much desired results. We are to bring together a group of men, vitally interested in different phases of the building industry, an occupation, in which, directly or indirectly, almost every trade and industry is represented, and by our counsel and advice solve the many problems which have arisen and will continue to arise between groups and trades; to fix standards

and formulate rules of conduct which shall govern our business relations and promote good will, efficiency and fair play in building and construction."

William McClellan of New York, representing public utilities construction said: "The extreme difficulties encountered in construction as compared with other industrial problems, makes an organization, such as this, an inevitable factor. When a manufacturer gets an order he puts it through a factory with an organized force and system well established. Construction on the other hand necessitates in the very nature of things that those engaging in it have even to clear the ground, create their plant and organize their forces before they can begin to build. And on the next contract, they must do it all over again. The ability to overcome such problems as these is the kind of ability which must be put into handling the problems before such a council as this. The great need is to translate the general ideals here expressed into specific accomplishments. If construction men can't do it, nobody else can."

A very significant stand was taken by labor engaged in building trades when the organized building trades endorsed the American Construction Council and voted unanimously to affiliate with the Council at their recent convention in Cincinnati.

"We believe that the Council can be a most potential factor in the stabilization of the industry we serve," said John Donlin, president of the Building Trades Department, American Federation of Labor, "and we hope that all the elements of the industry will affiliate."

He stated that the Council should be a fact finding agency to determine rights and wrongs, and serve to eliminate wrongs inflicted by a few in each element of the industry. It was his opinion that the Council should establish and maintain local conference committees in all cities, these being necessary for local guidance to hold the confidence of the public, to avoid strikes, lockouts and to protect the industry against uneconomic abuses.

"Some one of the many elements contributing to the industry," said Mr. Donlin, "is at one time or another responsible for some injury. If one member is working with detriment to his group, he should be called to task. Responsibility for any bad condition can be determined and a remedy applied. If the banker, the manufacturer, dealer, or worker is responsible, all others are concerned. We must all be guided by a determination for absolute justice."

In speaking for the engineers, Calvert Townley of the Westinghouse Electric and Manufacturing Company said:

"The engineers believe in organization and in organization for public service. That was the motive which led them to organize their own organization. They do not feel that organization for public service means a sacrifice of private industry. It means the increased reward for private industry because not only does the organization have a feeling of satisfaction of good, well done, but they reap a large pecuniary reward in the important character of their reputation among their associates who come to believe in them, which of course results in time in a very great increase in business. A movement to coordinate with the object of performing better public service is distinctly a move in the right direction."

Owing to illness, Hon. Franklin D. Roosevelt, president-elect of the American Construction Council, was unable to be present at the meeting. A letter from him was read which said in part:

"I much regret that I am unable to be present at the organization meeting of the American Construction Council, but I know that under the inspiring leadership of Mr. Hoover the conference will be, not merely an opportunity to get at facts, but will result in a definite move for the good of the nation

"There is absolutely no doubt that the construction industry must do something constructive! I refer not to abuses of power in the past, by this, that or the other individual or local organization; I speak of the fact that an immense sum of money, energy and happiness on the part of the American people can be saved if the existing waste is eliminated.

"In my judgment the American Construction Council must be broad enough to include every element, and it must be strong enough to strike at any individual or association of individuals which fails to live up to certain simple standards of ethics in business dealings. It may be felt by some that there would be danger through the limitation of freedom of action of the individual, but it must be remembered that the public as a whole are concerned in the efficiency, honesty and honor of all the groups constituting the construction industry. It goes without saying that if the members of the construction industry are unable to keep their own house in order, an exasperated public will some day regulate their house for them."

The Monday afternoon and evening sessions were devoted to the presentation of the report of the Operating Committee on Organization by General R. C. Marshall, Jr., General Manager of the Associated General Contractors of America, a discussion of the proposed by-laws by the ten major groups representing all elements in the industry, into which the Council has been divided, and the election of the Executive Board composed of the following members:

GROUP NO. 1.—ARCHITECTS: William Stanley Parker, Boston; D. Knickerbocker Boyd, Philadelphia; Abram Garfield, Cleveland; Robert D. Kohn, New York; L. P. Wheat, Washington (Alternate).

GROUP NO. 2.—ENGINEERS: Charles T. Main, Boston; Bion J. Arnold, Chicago; Peter Junkersfeld, New York; Charles F. Loweth, Chicago.

GROUP NO. 3.—GENERAL CONTRACTORS: W. O. Winston, Minneapolis; F. L. Cranford, Brooklyn; N. F. Hoggson, New York; H. H. Wilson, Muncy, Pennsylvania.

GROUP NO. 4.—SUB-CONTRACTORS: A. E. Coleman, Chicago; J. R. Alpine, New York; Benj. Dickinson, Bedford; Oscar Reum, Chicago.

GROUP NO. 5.—LABOR: John Donlin, Washington; John Coefield, Chicago; John J. Hynes, Chicago; William J. McSorley, Cleveland.

GROUP NO. 6.—MANUFACTURERS: Wright D. Goss, New York—Natl. Brick Mfrs. Assn.; F. W. Walker, Beaver Falls—Asst. Tile Mfrs.; W. M. Wood, Decatur, Ill.—Natl. Steel Fabricated Assn.; William Ritter, Columbus, Ohio—Ritter Lumber Co.

GROUP NO. 7.—DEALERS: W. T. Rossiter, Cleveland; E. L. Jahneke, New Orleans; John E. Lloyd, Philadelphia; M. T. Eannigan, Utica.

GROUP NO. 8.—FINANCIAL BOND, INSURANCE & REAL ESTATE ORGANIZATIONS: Willis Booth, New York; Harry A. Wheeler, Chicago; Irving B. Hiatt, Toledo; James T. Haviland, Charles A. Henery, New York.

GROUP NO. 9.—UTILITY: Gano Dunn, New York; Francis Blossom, New York; Jos. Alexander, Cleveland; C. M. Markham, Chicago.

GROUP NO. 10.—STATE, FEDERAL, COUNTY & MUNICIPAL: Rudolph P. Miller, New York; Charles Upham, Raleigh; J. M. Gries, Washington, D. C.; W. T. Sargent, New York.

GROUP NO. 11.—BUILDING EXCHANGES & BUILDING TRADE EMPLOYERS ASSOCIATION: Wm. F. Chew, Baltimore; Walter Klie, Cleveland; E. W. Reaugh, Cleveland; G. C. Mills, Webster City, Iowa; Max Baumann, New York (Alternate).

The discussion on the proposed by-laws for the council was most interesting and the various trade group committees offered suggested changes which were referred to the committee on by-laws for further consideration. The preamble to the proposed by-laws outlines briefly the purposes of the organization and is largely a statement of intent. The preamble follows:

"With the desire to place the construction industry on a high plane of integrity and efficiency and to correlate the efforts towards betterment made by the existing organizations, all the component parts of the industry are joining in formation of the American construction council, a conference association representative of the whole industry and dedicated to the improvement of the service which the construction industry renders to the community, the state, and the nation."

Tuesday's sessions were devoted to the consideration of subjects to be taken up by the council and the adoption of an immediate program of action.

The morning session was opened with an address by Walter Gordon Merritt, counsel for the Silk Association, upon the subject of "Determining the Proper Relations Between the Several Elements in the Construction Industry."

"Builders must reform by abolishing combinations and monopolies in restraint of trade, purging their ranks of lawbreakers, prosecuting grafters and arbitrating industrial disputes," said Mr. Merritt. "The construction industry is guilty of economic waste and is the most inefficiently conducted of any. Distrust between employers and employes must give way to mutual understanding.

"We must have a permanent arbitration council to settle disputes, instead of periodic armistices between capital and labor," he said.

"By co-operation and closer contact with labor and placing of public interest above individual selfishness alone can evils of the industry find remedy. Architects, builders, supply men and all branches of the industry need correction."

Mr. Merritt further said the construction industry had been frightened by public condemnation into attempting corrective action. They had in the past been bargaining with corruption, because they feared it would hurt their business to combat it, he said, but must now, by joint effort, overcome it.

These statements of Mr. Merritt had the endorsement of the council. One of the members said his unexpected attack was exactly what they needed.

He said the construction industry was the most intimately associated with the welfare of the people and unless based on a platform of service, the council could not overcome public distrust and animosity.

Dr. John Gries, chief of the housing bureau of the Department of Labor, and chairman of the committee on building materials of the district housing committee, told the council one of its important problems was to encourage production of more and better houses throughout the country.

He said one of the difficulties confronting the industry was the lack of authentic information. He advocated a survey showing wage scales and other information affecting the industry, to be placed in the hands of a neutral and scientifically minded organization for mutual benefit.

"It is impossible to get at the statistics needed to guide the council," said Mr. Gries, "because those who compile them are interested in their own interpretations."

John B. Larner, a Washington banker and member of the finance committee of the housing committee, spoke on the necessity for building a standard of responsibility on the part of members of the industry.

Other speakers were Robert D. Kohn, architect; M. C. Rorty, New York; Walter Elie, Cleveland; D. K. Boyd, Philadelphia, and D. A. Garber, of New York.

The Tuesday afternoon session was opened with an address by F. M. Feiker, of the McGraw-Hill Company, who spoke on the imperative need for a code of ethics for the construction industry. He outlined briefly the outstanding reasons for such a code and pointed to the work already accomplished along this line by the New York Building Congress.

The concluding work of the meeting was the adoption of the report of the program committee of which Noble Foster Hoggson was the chairman. The proposals of the committee were as follows:

The first efforts of the council should be devoted to a solution of the more pressing of the many problems which await settlement. Among the most important of these are:

The formation of a code of ethics acceptable to the industry and to the public;

The gathering of adequate statistics so that the industry may operate intelligently. While there are partial statistics collected by many sources, they have not been brought together and interpreted in the light of all the facts;

To establish and strengthen local organization throughout the country, designed to attain the cooperation of the various elements in the construction industry in conformity with the principles of the American Construction Council.

A reduction of the national shortage of building mechanics and the establishment of the necessary apprenticeship system;

To promote legislation and vocational guidance through the educational systems of the country increasingly raising the standard of efficiency and workmanship.

To cooperate in the establishment of uniform building codes throughout the country.

To cooperate with the railroads in expediting the revision of existing freight rates on construction materials which the railroads are now undertaking.

To mitigate the evils of seasonal employment in the trade migration of labor;

The encouragement of local building shows and the adoption of a publicity program capable of giving the public an adequate conception of the magnitude and the work of the construction industry.

Simplification, standardization and elimination of waste.

Educating the public to the distribution of its construction and maintenance requirements more evenly throughout the year.

To promote health and safety of employes on construction work.

To reduce loss of life and waste of construction materials from preventable fires.

To study old buildings in order to make better new buildings, and particularly buildings being demolished in order to obtain practical knowledge of comparative depreciation of material and thus to establish superior methods of construction.

To inform the public as to the necessity and economy of properly maintaining existing structures.

The program committee recommended that only the president be elected by the executive board at their meeting immediately after this session, and that the executive board then declare a recess until Friday, 3 P. M., when they will meet president-elect, Mr. Roosevelt, at his home in New York City, and proceed with the election of other officers of the board and decide what problems should be undertaken at once by the Council.

Building Activity Gains Are Noted in Local Territory

Weekly Statistics of F. W. Dodge Company Show General Improvement in Volume of New Construction Planned and Placed Under Contract

A STATISTICAL report covering local construction activity for the twenty-fourth week of this year shows continued progress in practically all branches of the industry, with an increasing volume of new work being planned and commitments under contract indicative of exceptionally busy months ahead. These figures, which were tabulated by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, show that in the week of June 10 to 16, inclusive, 701 new building and engineering operations, at an estimated total cost of \$22,673,100, were reported as projected or being planned. During the same week the contract commitments numbered 430 and represented a total outlay of \$18,427,200.

The figures for the five boroughs of New York City also show a steady and consistent improvement in the volume of active construction. Reports for the week show that in this city plans for 295 new construction projects, estimated to cost \$9,493,100, were being prepared and the contracts actually awarded during that period

numbered 113 and will require a total outlay of about \$10,084,000.

New York City building projects planning were grouped as follows: 57 business structures, such as stores, offices, lofts, commercial garages, etc., \$1,549,500; 8 educational buildings, \$1,068,300; 2 hospitals and institutions, \$110,000; 6 factory and industrial projects, \$496,000; 7 public works and public utilities, \$375,000; 5 religious and memorial edifices, \$155,000; 208 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$5,727,300 and 2 social and recreational buildings, \$12,000.

Among the 113 projects for which contracts were awarded during the twenty-fourth week of this year were 25 business buildings of various types, \$3,465,000; 1 educational project, \$35,000; 1 hospital, \$19,100; 3 factory and industrial buildings, \$265,000; 4 public buildings, \$735,000; 6 public works and public utilities, \$116,600; 4 religious and memorial structures, \$250,000; 67 residential buildings such as multi-family and one- and two-family houses, \$5,181,300 and 2 social and recreational projects, \$17,000.

PERSONAL AND TRADE NOTES.

Wilder & White, architects, have moved their offices from 50 Church street to 16 East Forty-first street.

International Time Recording Company has moved its Brooklyn office from 32 Court street to 23 Flatbush avenue.

Lee & Hewitt, architects and engineers, have moved their offices from 25 Broadway to 53 Park Place.

Harold E. Paddon, architect, has moved his office from 280 Madison avenue to Thirty-sixth street and Broadway.

Frank G. Lippert, architect, formerly at 5 Beekman street, is now located at 47 West Thirty-fourth street.

Charles Downing Lay, landscape architect and town planner, announces the removal of his offices to the Architects' Building, 101 Park avenue.

M. Bernard Adler, architect, has moved his office from 217 Havemeyer street, Brooklyn, to 236 West Fifty-fifth street, Manhattan.

W. I. Sherwood, formerly with William Vogel & Bros., Inc., manufacturers of sheet metal products, has opened an office as a consulting engineer in metal fabrication at 30 Church street.

Wyckoff Engineering Corporation has moved its headquarters from 233 Broadway to 56 West 45th street in order to obtain room for the necessary expansion of the activities of the firm.

Dykes Lumber Company announces the opening of a branch yard at 702 to 708 Clinton street, Hoboken, N. J., which was formerly conducted as the Farr Lumber Company. This is the fourth yard of the Dykes Lumber Company.

Elbert H. Gary, chairman of the United States Steel Corporation, is to receive the honorary degree of Doctor of Laws from Northwestern University, Evanston, Ill., June 21. Judge Gary has been a trustee of the university for thirty years.

May Structural Sales at 82 Per Cent.

Sales of fabricated structural steel during May amounted to 82 per cent of fabricating capacity, according to reports made to the Department of Commerce by firms comprising 70 per cent of the fabricating capacity of the United States. The May business reported by 82 firms, having a capacity of 130,600 tons, totaled 106,620 tons as against April sales of these same firms amounting to 121,211 tons, or at the rate of 93 per cent of capacity. Total sales throughout the United States, based on the reported per-

centage and a total capacity of 180,000 tons, amounted to 146,900 tons in May, while revised figures for April give a total of 165,900 tons. The April figures are based on reports from 87 firms, having a total capacity of 132,600 tons, whose sales amounted to 122,198 tons, or at the rate of 92 per cent of capacity.

Preservation of Timber

The increased demand for permanent timber structures is shown in a recent report of the Service Bureau of the American Wood Preservers' Association.

Over 2,400,000,000 board feet of timber for various purposes were pressure treated in 1921 by the 122 wood preserving plants in operation throughout the United States, thereby surpassing the 1920 record by nearly 17 per cent. Approximately equal amounts were treated with coal-tar creosote and with zinc chloride, the standard wood preservatives.

To treat this wood 51,375,360 pounds of zinc chloride, with an absorption of one-half pound per cubic foot, and 79,384,326 gallons of creosote, with an absorption of 5 to over 20 pounds per cubic foot, were required.

Ease of handling and the permanence of well-treated wood at low cost are given as the reason for the increased demand. The proper use of a wood preservative adds a new quality to timber which enhances its value as a construction material.

The material treated consisted mainly of construction timbers for wharf, bridge, highway, mining and building purposes, piling, telephone and power poles, ties, fence posts, wood blocks for street paving and for factory floors, and timber for miscellaneous uses.

Simplification of Materials

Simplification of building materials as a means of eliminating waste in industry was discussed at a recent conference held between officials of the Department of Commerce and representatives of architectural, engineering and building organizations. The meeting expressed itself as being in full accord with Secretary Hoover's program for elimination of waste as a major means to the stimulation of American business. In selecting the items of building materials to be given attention first, the following were designated: Mill work, plumbing, heating, interior wall construction, hardware, lighting fixtures, clay products, the latter including brick, tile and all kinds of terra cotta, sewer pipe, and so forth. In giving these items attention the department will form sub-committees to bring together the manufacturers and others having to do with each particular commodity or service.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Board of Jurisdictional Awards will hold its annual meeting at Atlantic City, July 6.

Portland Cement Association will hold its annual convention at the Hotel Traymore, Atlantic City, June 27 and 28 inclusive.

Refractories Manufacturers' Association will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

Wall Paper Manufacturers' Association of the United States will hold its annual convention at the Hotel Commodore, New York City, during the week beginning July 31.

National Council of Lighting Fixture Manufacturers will hold its midsummer convention at Cleveland, June 28 and 29 inclusive. The program for this meeting is now being arranged.

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

American Institute of Electrical Engineers will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

New York State Retail Hardware Association will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year. Headquarters will be established at the Powers Hotel. Sessions and exposition will be held at Exposition Park.

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.

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.

CURRENT BUILDING OPERATIONS

REPORTS from local construction interests during the past week indicate the industry is now at the height of the season's activity and practically all of the elements and trades composing the industry are busy to the limit of men and materials. Considerable new work has been started during the past week and contracts recently awarded predict a continuation of activity at the present rate for a long time to come. Architects and engineers are exceptionally busy with plans which include several projects of more than ordinary importance and interest and recently there has been a decided increase in the volume of new work released to the trades for estimates.

There is practically no change in the building labor situation. In the majority of trades the supply of skilled mechanics is satisfactory, but speculative builders continue to pay bonus wages for bricklayers, plasterers, painters, etc., and there is no indication that building labor costs are to be greatly reduced during the remainder of the year.

Local building material markets are all active and the volume of business reported is generally satisfactory. Prices are somewhat more stable than they were a few weeks ago and the feeling is quite general that prevailing levels will continue for some time to come. The supply situation, however, is favorable and deliveries are being made in practically all lines without delay.

Common Brick—Although arrivals of new brick were lighter this week than they were a week ago the local wholesale market has been very active. This commodity is now coming into the market in sufficient quantity to supply all immediate requirements and as a result the recent shortage has been relieved. There is now every indication that all need for anxiety over the brick supply is past and manufacturers assure the building public that this material will be forthcoming as rapidly as it can be absorbed by the industry. Prices are holding very firm and there is little prospect of a lower price level for some time to come. The heavy rains of the past week have retarded manufacturing operations in the open yards along the Hudson River and in a number of instances have spoiled a large amount of newly-moulded brick. The heavy storm of last Saturday caused particular damage. There is little change in the fuel situation. Brick producers are getting their coal on a hand-to-mouth basis and are hoping for the early settlement of the strike of the miners.

Summary—Transactions in the North

River brick market for the week ending Thursday, June 22, 1922. Condition of market: Demand active; prices, firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 42; sales, 42. Distribution: Manhattan, 15; Bronx, 5; Brooklyn, 16; New Jersey points, 4; Tarrytown, 1; Yonkers, 1.

Lumber—Business continues extremely active in the local lumber market. Buying is keen in both wholesale and retail departments of trade and there is promise that the demand for lumber products will

maintain its prevailing intensity for some time to come. Lumber requirements of the construction industry are the dominating factor in the lumber market at present, but there is a growing volume of business coming from manufacturing consumers. Prices are very firm in the wholesale market and there is a decided upward trend to levels. This situation is reflected in the retail trade where quotations are uniformly higher than they were several months ago. Shipments from production centers have been regular, but the mills are getting far behind

BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

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

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

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

Hydrate Common, in paper bags \$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

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

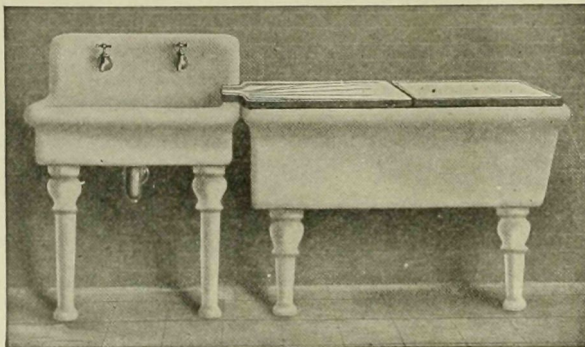
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

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

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

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MATERIALS AND SUPPLIES

on their orders which are piling up faster than they are able to fill.

Structural Steel—At present the local steel situation is duller than it has been for several months past, but there are prospects of increased business in the near future. Quite a large amount of new construction is being planned by architects and engineers and it is anticipated that a good percentage of this work will shortly be released for estimates and bookings for the required steel will naturally follow soon thereafter. Reports from production centers indicate a slowing down of activity in the mills

because of the serious coal situation. Prices are firm and likely to hold to the prevailing levels as the majority of the mills have considerable forward business on their books and are not anxious to commit themselves much further ahead owing to the doubt as to fuel supplies.

Builders' Hardware—The demand for these items is steadily increasing due to the growing volume of suburban construction and the intense activity of the building industry in this city. Reports from the manufacturers are indicative of steady progress in production, but a number of the leading plants are getting behind on

their orders. At present local stocks are fair and jobbers are in a position to fill orders promptly, but some doubt prevails as to the ability of the industry to keep up with the demand if it gains to any extent. Prices are steady and no important changes are anticipated.

Cast Iron Pipe—Demand for this material is very keen and manufacturers are generally operating their plants on full time. Although municipal buying is lighter than anticipated it would be during the spring months private purchasers are making heavy inroads on the available supply and pipe mills are booked several months ahead. Prices are very firm with New York quotations as follows: 6 in. and larger, \$50.80 per net ton; 4 in. and 5 in., \$55.50; 3 in., \$65.80, and Class A and gas pipe \$4 extra per ton.

Window Glass—Buying has increased to some extent during the past week or so with the greatest demand coming from speculative builders who have apartment house projects in nearing the final stages of construction. There is a developing difficulty in obtaining plate glass because of the demands of the automobile manufacturing industry, but ordinary window glass is plentiful and its supply adequate for all requirements. Prices are fairly steady and no changes have been reported.

Linseed Oil—The market has improved somewhat during the week with demand slightly heavier and the outlook more favorable for active business conditions during the summer and autumn months. Prices are slightly weaker.

Nails—The demand is fairly active at present and jobbers look for a continuation of the favorable market they have enjoyed for some months past. Supplies are adequate for all demands and dealers are experiencing no difficulty in keeping their assortments up to par. Prices are firm and without change although concessions are obtainable on large orders.

Electrical Supplies—No change of importance has occurred in the market for electrical supplies during the past week. Demand continues brisk and both manufacturers and jobbers anticipate steady business throughout the remainder of the summer. The local construction program is now well advanced and requirements from this source are steadily growing in volume. Considerable business is also coming from repair work. Prices on electrical materials are generally firm and there is no immediate prospect of a softening in values. Stocks are adequate for all demands and the tone of the industry is optimistic.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x½ in. \$0.34 each
 32x36x¼ in. 0.20 each
 32x36x¾ in. 0.22 each
 32x36x½ in. 0.23 each

Sand—

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

White Sand—

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

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 1.98c. to —
 Beams and channels over 14 in. 1.98c. to —
 Angles, 3x2 to 6x3. 1.98c. to —
 Zees and tees. 1.98c. to —

Lumber—

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

3x4 to 14x14, 10 to 20 ft. \$40.00 to \$52.00
 Hemlock, Pa., f. o. b., N. Y., base price, per M. 37.50 to —
 Hemlock, W. Va., base price, per M. 37.00 to —
 (To mixed cargo price add freight, \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered).. 28.50 to —
 Wide cargoes 31.50 to —
 Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.
 Cypress Lumber (by car, f. o. b., N. Y.):
 First and seconds, 1-in. \$105.00 to —
 Cypress shingles, 6x13, No. 1 Hearts 15.00 to —
 Cypress shingles, 6x13, No. 1 Prime 13.00 to —
 Quartered Oak to \$166.00
 Plain Oak to 126.00

Flooring:

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

Window Glass—

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

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.88 to —
 Less than 5 bbls. 0.91 to —

Turpentine—

Turpentines \$0.87 to \$0.90



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CONTEMPLATED CONSTRUCTION.

Manhattan CHURCHES.

155TH ST.—Eli Benedict, 355 East 149th st, has plans in progress for a 1 and 2-sty brick and stone church house, 50x100 ft, at 527 West 155th st, for North Presbyterian Church, J. R. Mackay, pastor, 525 West 155th st, owner. Cost, \$60,000.

DWELLINGS.

FORT CHARLES PL.—Necarsulmer & Lehlbach, 507 5th av, have plans in progress for a 2-sty brick dwelling, on plot 53x65 ft, irregular, at 42 Fort Charles pl, for Ft. Charles Development Co.—James H. Brundage, owner, care of architects. Architects will take bids.

66TH ST.—Raymond M. Hood & J. A. Fouilboux, 7 West 42d st, have completed plans for alterations to the 5-sty brick dwelling, 20x88 ft, at 48 East 66th st, for Dr. Eleanor A. Campbell, 26 East 58th st, owner. Cost, \$20,000. Architect will soon take bids on general contract.

FACTORIES AND WAREHOUSES.

34TH ST.—John H. Knubel, 305 West 43d st, has completed plans for a 2-sty brick factory, 25x95 ft, at 513-19 West 34th st, for Benj. Fox's Sons, 511 West 34th st, owners. Cost, \$37,000.

STORES, OFFICES AND LOFTS.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for a 2-sty brick store & office building on plot 220x100 ft, on the north side of Burnside av, from Davidson to Grand avs, for J. L. S. Realty Co.—Jos. Silverson, president—103 Park av, owner and builder. Cost, \$250,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Andrew J. Thomas, 15 East 47th st, has plans in progress for a 5-sty face brick apartment, 70x100 ft, at 59-61 East 190th st, for M. S. C. Holding Co., 598 Madison av, owner.

SPUYTEN DUYVIL.—Robt. W. Gardner, 43 Cedar st, has preliminary plans in progress for a 3-sty stone apartment, 70x50 ft, irregular, at the corner of Spuyten Duyvil rd and Palisade a, for the Northern Realty Co., 43 Cedar st, owner. Cost, \$75,000. Architect will take bids on general contract.

203D ST.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick, limestone and terra cotta apartment house, 75x100 ft, with stores, at the southwest corner of 203d st and Bainbridge av, for Isaac Weinstein, 2385 Grand Concourse, owner. Cost, \$130,000.

BURNSIDE AV.—Chas. Kreymborg, 2534 Marion av, has plans nearing completion for a 5-sty brick, limestone and terra cotta apartment, 50x104 ft, with stores, at the northeast corner of Burnside av and Loring pl, for A. & L. Bldg. Co., care of Lansky & Aginsky, 4122 Hill av, owner. Cost, \$100,000.

177TH ST.—Plans are being prepared privately for three 5-sty brick apartment houses, 100 x175 ft, irregular, in East 177th st, 200 ft east of Castle Hill av, for Geo. E. Herck, 504 West 142d st, owner and builder.

HALLS AND CLUBS.

156TH ST.—Dave Bleier, 2366 Webster av, has plans in progress for alterations to the 2-sty brick store at 734 East 156th st, which is to be converted into a club house, for Bronx Regular Republican Club, 783 Westchester av, Isadore Silver, president, owner. Cost, \$15,000.

STABLES AND GARAGES.

172D ST.—S. J. Kessler, 529 Courtlandt av, has completed preliminary plans for a 3-sty brick garage, 365x159 ft, at the northwest corner of 172d st and Sheridan av, for Tremont Webster Bldg. Co., Aug. F. Schwarzler, president, 2434 Grand Concourse, owner and builder. Cost, \$175,000.

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STORES, OFFICES AND LOFTS.

TREMONT AV.—Jas. F. Meehan, 172d st and Grand Concourse, has completed plans for a group of 1-sty brick and stone stores, 250x50 ft, at the northeast corner of Tremont and Davidson avs, for Billingsley Holding Corp., Logan Billingsley, president, 172d st and Grand Concourse, owner and builder. Cost, \$175,000.

169TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for five 1-sty brick & stone stores, 70x50 ft, at the southeast corner of 169th st & Nelson av, for Isaac Weinstein, 2385 Grand Concourse, owner and builder. Cost, \$15,000.

184TH ST.—John P. Boyland, 120 E. Fordham rd, has completed plans for a group of 1-sty brick and stone stores, 100x70 ft, at the northeast corner of 184th st and Walton av, for John J. Dolan, 128 West Fordham rd, owner. Cost, \$25,000. Owner will take bids on general contract about July 9th.

MISCELLANEOUS.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans nearing completion of a 4½-sty brick & stone community house, with school, in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Points Talmud Torah Educational Centre—Rabbi Smolovitz, 900 Hunts Point av, owner. Cost, \$300,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

42D ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 4-sty brick and limestone apartment, 100x88 ft, on the north side of 42d st, 150 ft west of 8th av, for Parkville Homes Association—Kasper Laitiner, 775 40th st, owner. Cost, \$75,000.

BANKS.

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

DWELLINGS.

28TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for two 2-sty frame dwellings, 13x60 ft, in the west side of East 28th st, 600 ft north of Farragut rd, for Salvatore Dragonetti, 822 East 35th st, owner. Cost, \$12,000.

SARATOGA AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 2-sty brick and limestone dwellings, 20x80 ft, with stores, on the west side of Saratoga av, about 40 ft south of Livonia av, for Max Rothschild, owner. Cost, approximately \$60,000.

GRAVESEND AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick and limestone dwellings, 20x55 ft, with stores, at the northeast corner of Gravesend av and Av J, for Samic Realty Corp. Cost, approximately \$60,000.

HINSDALE ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 6-family brick and limestone buildings, 25x70, in the west side of Hinsdale st, 100 ft south of Livonia av, for Geller Bros, owner. Cost, approximately \$80,000.

HANSEN PL.—John M. Levin, 371 Fulton st, has completed plans for alterations to the 3-sty brick dwelling, at the northeast corner of Hansen pl and South Portland av, for Fred Herbst Sons, 697 3d av, owner. Cost, \$20,000.

HEMLOCK ST.—Irving Kirschenblitt, 355 Miller av, has completed plans for three 2-sty frame dwellings, 1x24 ft, in the west side of

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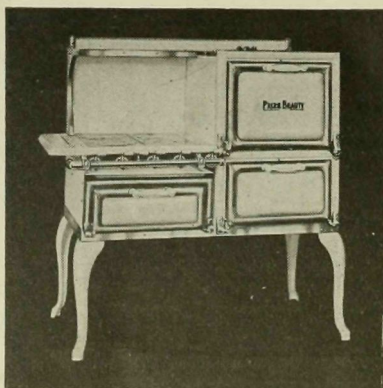
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Hemlock st, 29 ft north of Sutter av, for Sam Shapiro and Isidore Mathew, 276 Miller av, owner. Cost, \$12,000.

MISCELLANEOUS.

3D AV.—McKenzie, Voorhees & Gmelin, 43d st and Madison av, Manhattan, have plans in progress for a 3-sty brick telephone building, 100 x149 ft, at 7701-7713 3d av, and 302-318 77th st, for N. Y. Telephone Co.—Howard E. Thurber, president—15 Dey st, Manhattan, owner. Cost, \$425,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Plans have been prepared privately for alterations to the 2-sty brick store building in the northwest side of 5th av, 75 ft south of 53d st, for F. W. Woolworth Co.—John F. Mitting, vice-president—233 Broadway, Manhattan, owner and builder. Cost, \$20,000.

Queens

DWELLINGS.

HOWARD BEACH, L. I.—Edward M. Adelson, 1778 Pitkin av, Brooklyn, has plans in progress for two 2-sty brick and limestone dwellings, 20x40 ft, on the south side of Eagon av, 50 ft west of Lilly pl, Howard Beach, for F. & F. Realty Co., owner. Cost, approximately \$20,000.

PORT WASHINGTON, L. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have plans in progress for a 2½-sty brick cottage of irregular dimensions on plot of 6 acres, at Port Washington, for Vincent Astor, 23 West 26th st, Manhattan, owner. Architects will take bids on general contract about July 1st.

FOREST HILLS, L. I.—Lewis & Thompson, Inc., 47 West 34th st, Manhattan, have completed plans for a 2-sty brick dwelling, 24x34 ft, on the south side of Ocean av, 60 ft east of Greenway South, Forest Hills, for Frederick Plattev, 2352 University av, Manhattan, owner and builder. Cost, \$17,000.

SCHOOLS AND COLLEGES.

ELMHURST, L. I.—C. B. J. Snyder, southeast corner of Flatbush av extension and Concord st, Brooklyn, has completed plans for a 5-sty brick public school No. 6, 145x70 ft, on the south side of Polk av, from 20th to 21st sts, Elmhurst, for City of New York, Board of Education—Geo. J. Ryan, president—owner. Cost, \$450,000.

STORES, OFFICES AND LOFTS.

COLLEGE POINT, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has completed plans for three 1-sty brick and limestone stores, 50x65 ft, in the west side of 13th st, 300 ft south of 5th av, College Point, for Louis Swezey, 527 78th st, E Brooklyn, owner and builder. Total cost, \$10,000. Owner will take bids on separate contracts.

MINEOLA, L. I.—Arthur K. Wood, Garden City, has plans in progress for a 3-sty and basement brick and limestone office building, 50 x35 ft, irregular, on Franklin av, south of Old Country rd, Mineola, for Edw. W. Weeks and Wilmot Y. Hallock, Mineola, owners. Cost, \$40,000. Architect will take bids.

Westchester

DWELLINGS

BRONXVILLE, N. Y.—Plans are being prepared privately for a 2½-sty frame and stucco dwelling, 40x60 ft, with 2½-sty garage, at Elm Rock pl, Bronxville, for Oliver M. Oake, Paxton av, Bronxville, owner and builder. Cost, \$35,000.

PORTCHESTER, N. Y.—D. H. Ponty, 72 Westchester av, Portchester, has plans in progress for a 2-sty brick and ideal hollow brick dwelling, 28x31 ft, in Regents st, Portchester, for Edw. Poningo, Portchester, owner and builder. Cost, \$10,000.

PORTCHESTER, N. Y.—Stanley W. Wetmore, 1 No. Main st, Portchester, has plans in progress for a 2½-sty brick and frame dwelling, 30x40 ft, on Westchester av, Portchester, for A. Cesario, 51 S. Main st, Portchester, owner. Cost, \$20,000. Architect will take bids on general contract about June 30.

WHITE PLAINS, N. Y.—Chas. B. Platt, 174 Martine av, White Plains, has completed plans for a 2-sty frame dwelling, 34x31 ft, with garage, at Davis and Battle avs, White Plains, for M. J. Saunders, 199 S. Lexington av, White Plains, owner and builder. Cost, \$9,000.

PELHAM MANOR, N. Y.—T. Albert Hunt & Kline, 1 West 34th st, Manhattan, have plans in progress for a 2½-sty stucco dwelling, 29x44 ft, with garage, on Highbrook av, Pelham Manor, for J. S. Mason, owner, care of architect. Cost, \$18,000.

THEATRES.

HARRISON, N. Y.—Stanley Wetmore, Liberty sq, Portchester, has plans in progress for alterations and an addition to a theatre in Harrison for A. Balusco, Harrison, owner. Cost, \$50,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Kelly & Cowan, Trust Company of N. J. Building, Jersey City, have plans in progress for a 12-sty brick and steel apartment, 110x130 ft, at the northwest corner of Gifford av & Blvd, Jersey City, for Dr. O. H. Albanesins, 2465 Blvd, Jersey City, owner. Cost, \$900,000. Owner will take bids on general contract about July 1st-15th.

CHURCHES.

PATERSON, N. J.—Chas. E. Sleight & Son, Romaine Bldg., Paterson, have been retained to prepare plans for a synagogue, on plot 62x108 ft, at 92-96 Fair st, corner Paterson st, Paterson, for Congregation Agudath Achem-Anshel Lodz—W. Werner, rabbi—50 Goodwin st, Paterson, owner. Cost, \$75,000.

DWELLINGS.

SOUTH ORANGE, N. J.—John J. Lamb, 318 Main st, Orange, has plans in progress for a frame and brick dwelling, 37x40 ft, at Turrell av and Hillside pl, South Orange, for Mrs. J. L. Crosby, 58 N. Essex av, Orange, owner. Cost, \$25,000.

WEST HOBOKEN, N. J.—Wm. Weir, 250 Summit av, West Hoboken, has plans nearing completion for a 2-sty brick dwelling, 21x51 ft, at 159 Washington st, West Hoboken, for Geo. Buess, 311 Angelique st, West Hoboken, owner. Cost, \$10,000.

GLEN ROCK, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, has completed plans for a 2½-sty stucco on terra cotta blocks and frame dwelling, of irregular dimensions, with garage, at Glen Rock for G. N. McKown, Glen Rock, owner and builder. Cost, \$15,000.

RIDGEWOOD, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has plans in progress for a 2½-sty frame dwelling, 20x30 ft, at Ridgewood for Miss E. May Bundy, owner, care of architect. Architect will soon take bids on general contract.

PATERSON, N. J.—M. Van Vliederen, 140 Market st, Paterson, has completed plans for a 2½-sty brick and stucco dwelling, 40x29 ft, at the southwest corner of 19th av and East 38th

st, Paterson, for Mrs. Helen M. Warner, owner, care of architect. Cost \$20,000.

PATERSON, N. J.—F. W. Wentworth, 140 Market st, Paterson, has plans in progress for a 1 & 2-sty face brick & limestone dwelling, with 1-sty brick garage, 80x80 ft, a 1-sty stable, 22x86 ft, a 2-sty barn, 24x43 ft, and a 1-sty wagon shed, 22x66 ft, on 5th av, Paterson, for E. M. Redrock Co., 240 6th av, Paterson, owner. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Lockwood, Green Co., 101 Park av, Manhattan, has completed plans for a 1 and 2-sty concrete brick and steel foundry machine shop at 13th and Grand sts, Hoboken, for Fisher Sweeney Bronze Co., 1301 Grand st, Hoboken, owner. Cost, \$80,000.

CONTRACTS AWARDED.

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

BANKS.

JAMAICA, L. I.—Wm. Young & Co., 414 West 41st st, Manhattan, has the general contract for alterations to the 2-sty brick and stone bank building at Herriman av and Fulton st, Jamaica, for Lawyers Mortgage Co., Richard M. Hurd, president, 56 Nassau st, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects.

CHURCHES.

MANHATTAN.—F. G. Fearon Co., 280 Madison av, has the general contract for a 4-sty

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church, 55x91 ft, at 308-16 West 45th st, between 9th & 10th avs, for St. Luke's Evangelical Lutheran Church—Rev. Wm. Koepehen, pastor—431 West 43d st, owner, from plans by Tilton & Githens, 147 East 45th st, architects. Cost, \$150,000.

KING PARK, L. I.—Rogers & Blydenberg, Babylon, have the general contract for a 1-sty brick & limestone chapel, 24x88 ft, at Kings Park, for The Society of St. Johnland, 49 West 20th st, Manhattan, owner, from plans by Parish & Schroeder, 280 Madison av, Manhattan, architects.

DWELLINGS.

MANHATTAN.—Louis Chevalier, 207 East 43d st, has the general contract for alterations to the 3-sty brick dwelling, 18x40 ft, at 411 East 57th st, for Hugh Dillman, 334 West 56th st, owner, from plans by James McClymont & H. M. Wooley, 4 East 39th st, architects.

BRONX.—Thos. T. Hopper Co., 101 Park av, has the general contract for twelve 2½-sty frame & stucco dwellings, 18x37 ft., 20x40 ft., & 20x50 ft, at 238th st & Orloff st, for Albany Road Apartments, Inc., owner, care of general contractor, from plans by Hoppin & Koen, 4 East 43d st, architects. Total cost, \$100,000.

FOREST HILLS, L. I.—Cord Meyer Development Co., Queens blvd, Forest Hills, has the general contract for a 2½-sty brick dwelling, 25x35 ft, in the north side of Nome st, 100 ft west of Seminole av, Forest Hills, for J. G. Zuniga, Richmond Hill, owner, from plans by W. S. Worroll, Jr., Lynbrook, architect. Cost, \$12,000.

LOCUST VALLEY, L. I.—R. H. Carman, 3 Branford st, Jamaica, has the general contract for a 2½-sty frame dwelling, with a 1 & 2-sty garage, 34x98 ft, with cottages, at Locust Valley, for Arthur Ryle, owner, care of architect, from plans by Henry Bacon, 101 Park av, Manhattan, architect.

WHITE PLAINS, N. Y.—A. A. Johnson, 11 Rathbun av, White Plains, has the general contract for a 2½-sty frame & stucco dwelling, 30x24 ft, on Davis av, White Plains, for Florence Reinhardt, 1 Borneman pl, White Plains, owner, from plans prepared privately. Cost, \$8,000.

MT. VERNON, N. Y.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 3-sty frame, stucco & limestone dwelling, 38x42 ft, in Chester Hill Section, Mt. Vernon, for Richard W. Rhoades, Villa st, Mt. Vernon, owner, from plans prepared privately. Cost, \$25,000.

PORTCHESTER, N. Y.—Wm. F. Siesel, 335 Westchester av, Portchester, has the general contract for a 2½-sty hollow tile & stucco dwelling 39x26 ft, at Portchester, for F. W. Roberts, King st, Portchester, owner, from plans by W. Stanley Wetmore, Liberty sq, Portchester, architect. Cost, \$16,000.

MONTCLAIR, N. J.—John Young, 75 Florence av, Bloomfield, has the general contract for a 2½-sty frame, shingle & clapboard dwelling at Oxford st & Tremont pl, Montclair, for F. J. Deiterich, owner, care of architect, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$9,000.

ARLINGTON, N. J.—Jos. J. Dunn, 289 Maple st, Kearny, has the general contract for a 2½-sty brick dwelling, 32x45 ft, with garage, at the southeast corner of Bennett av & Pleasant pl, Arlington, for Ed. C. Thomas, 118 Washington av, Arlington, owner, from plans by Jos. Kennedy, 315 Devon st, Arlington, architect. Cost, \$20,000.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a 3-sty and basement brick and hollow tile residence of irregular dimensions, at Lloyds Neck, Huntington, for Marshall Field, 3d, 1101 Broadway, Manhattan, owner, from plans by John Russell Pope, 15 West 46th st, Manhattan, architect.

MT. VERNON, N. Y.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 3-sty frame and stucco dwelling, 38x42 ft, in Chester Hill section, Mount Vernon, for Richard W. Rhoades, Villa st, Mt. Vernon, owner, from plans prepared privately. Cost, \$25,000.

WHITE PLAINS, N. Y.—Emerson W. Adams, Realty Bldg., White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 36x30 ft, with garage, on Longview av, near Bryant, White Plains, for Dr. Leon E. Diceron, 2 Grand st, White Plains, owner, from plans prepared privately. Cost, \$15,000.

EAST ORANGE, N. J.—Wilbur W. Johnson & Co., Inc., care of owner, has the general contract for a 2½-sty frame and brick veneer dwelling, on Springvale av, East Orange, for Dr. David B. Warren, 31 Chelsea pl, East Orange owner, from plans by John H. and Wilson C. Ely, Firemen's Bldg., Newark, architects. Cost, \$27,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for a 4-sty reinforced concrete & brick factory building, 80x140 ft, at the northeast corner of Queens blvd & Moore st, L. I. City, for Riddleys Candy Co.—John S. Sutphin, in charge—345 West 40th st, Manhattan, owner, from plans by W. Kenneth Watkins, 15 East 40th st, Manhattan, architect.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 2-sty and basement brick and concrete warehouse, 105x80 ft, at 142-150 No. Canal st, Newark, for A. Augenblick & Bro., 116 Commerce st, Newark, owners, from plans by Frank Grad, 243 Springfield av, Newark, architect. Cost, \$65,000.

HALLS AND CLUBS.

GREAT NECK, L. I.—M. M. Porter, Port Washington, has the general contract for a 1-sty frame and clapboard club house, 32x46 ft, at Great Neck, for Great Neck Country Club, Jos. Kavanaugh, Great Neck, owner, from plans by Geo. Barnes, Grace av, Great Neck, architect. Cost, \$16,000.

SCHOOLS AND COLLEGES.

MASPETH, L. I.—P. J. Brennan & Sons, 624 Madison av, Manhattan, have the general contract for a brick and limestone grade school, No. 72, 135x69 ft, at Maspeth, for Board of Education of the City of N. Y., Geo. Ryan, president, 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av ext and Concord st, Brooklyn, architect. Cost, \$470,000.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—Geo. Tuttle, 45 Church st, White Plains, has the general contract for a 2-sty brick garage, 45x92 ft, at Martine av and Orawaupum av, White Plains, for Edw. J. Burgan, 31 Martine av, White Plains, owner, from plans by W. Stanwood Phillips, 121 Fisher av, White Plains, architect. Cost, \$17,000.

MANHATTAN.—Etting Contracting Co., 44 Court st, Brooklyn, has the general contract for a 2sty fireproof terra cotta garage, 100x200 ft, at 520-528 Broome st and 55 Thompson st, for Tunnel Garage, Inc.—Dr. G. S. Strivers, president—3 Charlton st, owner, from plans by Hamilton & Fragasso, 342 Madison av, architects. Cost, \$50,000.

MISCELLANEOUS.

LOCUST VALLEY, L. I.—Paul M. Sterling, 33 West 43d st, Manhattan, has the general contract for a 1-sty brick & limestone gymnasium, 39x80 ft, at Locust Valley, for Locust Valley Friends Academy—Henry W. Underhill, chairman building committee—Jericho, owner, from plans by Wallace & Warner, 1012 Walnut st, Philadelphia, architects. Cost, \$20,000.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame engineer's cottage, 30x20 ft, with 1-sty pump house, 18x17 ft, at Lloyd Neck, Huntington, for Marshall Field, 3d, Washington and State sts, Chicago, owner, from plans by John Russell Pope, 17 West 46th st, Manhattan, architect.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a group of frame and brick veneer farm buildings at Huntington, for Marshall Field 3d, Washington and State sts, Chicago, owner, from plans by John Russell Pope, 17 West 46th st, Manhattan, architect. Associate architect, Alfred Hopkins, 101 Park av, Manhattan.

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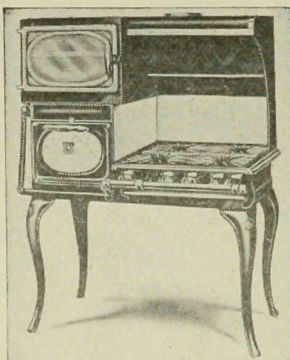
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.
58TH ST, 118-122 W, 9-sty bk apart, 50x101, slag roof; \$200,000; (o) 120 W 58th St. Corp., 110 W 42d st; (a) Schwartz & Gross, 347 5 av (352).

COLLEGES AND SCHOOLS.
BWAY, 4790-4806, two 1-sty fr school bldgs, 30x55x60, metal rf; \$10,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush and Courtlandt sts, Bklyn (351).

FACTORIES AND WAREHOUSES.
LAFAYETTE ST, 157, 1-sty metal storage, 10 x10, metal rf; \$2,000; (o) Jacob Turkel, 20 Bond; (a) Willard Parker, 424 Ditmas av, Bklyn (357).

26TH ST, 146-150 w, 9-sty bk stores and factory, 69x98, plastic slate rf; \$350,000; (o) Conrad Glaser, 22 E, 105 st; (a) Springsteen & Goldhammer, 32 Union Sq (319)

59TH ST, 127 E, 1-sty metal storage, 18x38, metal roof; \$400; (o) Keppeler Co., Inc., 81 Barclay st; (a) John A. Dittreich, 30 E 42d st (355).

STABLES AND GARAGES.

211TH ST, n e c 9 av, 1-sty metal garage, 10 x18, metal rf; \$100; (o) Est. Wm. B. Isham, Lords Court Bldg., William st & Exchange pl; (a) Ashley & Ashley, 1934 University pl (358).

STORES, OFFICES AND LOFTS.
BWAY, 1352-58, 1 and 2-sty bk bank, 6th av, 619-623, offices and storage, 98x159 and 197, tile rf; \$1,000,000; (o) Greenwich Savings Bank, 246-48 6th av; (a) York & Sawyer, 50 E 41st st (350).

MISCELLANEOUS.
DYCKMAN ST, 114, 1-sty bk storeroom, 16x27, slag roof \$800; (o) B & B Bldg Corp., 1501 52d st, Bklyn; (a) M. A. Canter, 373 Fulton st, Bklyn (354).

32D ST, 19 E, 3-sty bk transformer stations, 24x90, Earrett spec roof; \$100,000; (o) The N. Y. Edison Co, 130 E 15th (a) Wm. Whitehill, 709 6 av (353).

36TH ST, 206-240 W, 12-sty bk telephone exchange, 160x82, tile roof \$1,000,000; (o) N. Y. Telephone Co., 15 Dey st; (a) McKenzie, Voorhees & Gmelin, 342 Madison av (356).

Bronx

APARTMENTS, FLATS AND TENEMENTS.
208TH ST, s w c Bainbridge av, 5-sty bk tnt, 75x90, slag roof; \$130,000; (o) Isaac Weinstein, 2385 Grand Concourse; (a) Chas. Kreymborg, 2534 Marion av (1825).

GRAND AV, n e c Evelyn pl, 5-sty bk tnt, 100x100, slag rf; \$185,000; (o) Daar Hartman Const. Co., Meyer Harman, 852 E 172, pres.; (a) I. L. Causman, 2035 Southern blvd (1733).

SHERMAN AP, n w c 165th, 5-sty bk tnt, 100.2x120.2, slag roof; \$250,000 (o) Rolla Holding Corp., David J. Rubenstein, 1819 Weeks av, pres.; (a) Margon & Glaser, 2804 3 av (1797).

CHURCHES.

156TH ST, s s, 150 w Courtlandt av, 1-sty bk church, 40.4x74.8, asphalt shingle rf; \$35,000; (o) New York Corp. of the 7th Day Adventists, Rev. M. H. Shuster, 1262 Grant av, Rector; (a) Louis Allmendinger, 20 Palmetto, Bklyn (1722).

COLLEGES AND SCHOOLS.

THERIOT AV, s e c Randall av, 3-sty bk school, 170.10x59, slag roof; \$255,000; (o) City of New York; (a) C. B. J. Snyder, Flatbush av & Concord st, Bklyn (1795).

DWELLINGS.

REISS PL, s s, 161.1 e Bronx Park E, 2 1/2-sty fr dwg, 24x60, tile roof; \$14,000; (o) Mary H. Norden, 206 W 96th; (a) Aug. Sundberg, 236 Huguenot st, New Rochelle, N. Y. (1810).

WHITTIER ST, e s, 300 s Lafayette av, 2-sty h t dwg, 20x45, rubberoid roof \$8,500; (o) Antonio Avella, 1629 Melville st; (a) Paul Lagaua, 2526 Glebe av (1793).

227TH ST, s s, 350 w Bronxwood av, two 2-sty bk dwgs, 20.6x50, plastic slate roof; \$20,000; (o) Hattie Costigan, 707 St Nicholas av; (a) Geo. P. Crosier, 689 E 227th (1798).

DYRE AV, e s, 515 n 233d, 1-sty fr dwg, 26x40, shingle rf \$4,900; (o) Wm. & Carrie Ginty, 697 Jackson av; (a) Della Penna & Erickson, 289 E 149th (1803).

GUNTHER AV, w s, 225 n Barlow av, 2-sty fr dwg, 18x24, rubberoid roof; \$3,500; (o) Aug. Heikkinen, 1952 Park av; (a) F. R. Nicosia, 423 E 114th (1823).

HAMMERSLEY AV, e s, 100 e Fenton av, 2-sty fr dwg, 20x34.4, shingle rf; \$6,800; (o) Edw. F. Howe, 2042 Ryer av; (a) Carl B. Call, 81 E 125th st (1773).

HERMANY AV, n s, 115.6 1/4 w Olmstead av, 2-sty bk dwg, 16x36, compo shingle roof; \$4,000;

(o) W. Heinrich, 2066 Story av; (a) Geo. J. Dannenfels, 2211 Chatterton av (1814).

HOBBART AV, ws, 150 n Roberts av, 2-sty fr dwg, 19x38, asphalt shingle roof \$7,500; (o) Leonard Jacoby, 676 Union av; (a) Anton Pirner, 2069 Westchester av (1800).

HONE AV, e s, 100 s Pierce av, 2-sty h t dwg, 18.6x48, slag roof; \$9,500; (o) Mrs. Frank Lennon, 665 Oakland pl; (a) Tremont Eng. Co., 240 E Tremont av (1805).

INDEPENDENCE AV, e s, 336 s 254th, 2-sty h t dwg, 19.8x23.8, tile roof; \$6,000; (o) Geo. I. Fox, 164 E 25th; (a) M. E. Freehof, 135 E 43d (1821).

MATILDA AV, e s, 100 s 242d st, 2-sty fr dwg, 22x46, shingle rf; \$7,000; (o) Laura V. Trede, 685 E 243d st; (a) Geo. H. Olphert, Jr., 657 E 222d st (1774).

MINNIEFORD AV, w s, 150 n Ditmar, 1-sty fr dwg, 24x32, rubberoid roof; \$4,600; (o) Howard Wade, Carroll st, C. I.; (a) F. J. Wise, 3319 E Tremont av (1820).

MONTECELLO AV, n e c Edenwald av, 1-sty fr dwg, 29.6x50, asbestos shingle roof; \$5,000; (o) John Matzinger, 212 S 9 av, Mt Vernon, N Y; (a) Sibley & Fetherston, 101 Park av (1811).

MONTECELLO AV, w s, 250 s Strang av, 2-sty & attic fr dwg, 18x35, asphalt shingle roof; \$6,000; (o) Emma C Johnson, 181 Cedar st, Ridgefield Park, N J (a) Carl P. Johnson, 30 E 42d (1806).

MORGAN AV, e s, 200.8 n Waring av, 2-sty fr dwg, 18.6x32.6, shingle roof; \$7,000; (o) Jacobus C. Van de Zelder, 9 W 91st; (A) H. G. Larson, 154 Nassau st (1794).

MULINER AV, e s, 209.44 s Neill av, 1 1/2-sty fr dwg, 18x31, compo roof; \$6,700; (o) Thos. Sinclair, 147 E 125th; (a) Wm. Koppe, 2310 Waterbury av (1809).

POST ROAD, w s, 81.02 s 259th st, two 2-sty bk dwgs, 23.3x43.3, plastic slate rf; \$16,000; (o) A. H. Bell, 583 Bergen st, Bklyn; (a) C. G. Colvill, 2504 65th st, Bklyn. (1775).

RICHARDSON AV, e s, 120 s 237th, 2-sty concrete dwg, 27.3x42, plastic slate roof; \$10,500; (o) Bonifacio Verna, 452 E 117th; (a) Fredk Salvani, 108 E 125th (1822).

SEYMOUR AV, e s, 100 s Arnon av, 1 1/2-sty fr dwg, 20x41.4, shingle rf; \$5,000; (o) Lawrence E. McDonough, 505 E 184th st; (a) W. G. Faries, 1339 Bristow st (1781).

YATES AV, e s, 100 s Pierce av, 2 1/2-sty fr dwg, 20x30, shingle roof; \$6,500; (o) Theresa Paterson, 787 E 156th; (a) Wm. S. Irving, 261 E 135th (1796).

STABLES AND GARAGES.

179TH ST, n s, 105.73 e Webster av, 1-sty bk garage, 33.6x77, slag rf; \$10,000; (o) Josephine Mady, 413 E 179; (a) L. W. Feldmann, 28 Van Buren, Bklyn (1702).

INWOOD AV, n e c Clark pl, 1-sty bk garage, 99.3x126.10, plastic slate roof; \$20,000; (o) Henry Molwitz, 88 E 165th; (a) John De Hart, 1039 Fox st (1824).

SHERIDAN AV, n w c 172d, 3-sty bk garage, 364.14x159.54, rubberoid rf; \$175,000; (o) Tremont-Webster Bldg. Co., Aug. F. Schwarzler, 2430 Grand Concourse, pres.; (a) S. J. Kessler, 529 Courtlandt av (1767).

STORES AND DWELLINGS.

136TH ST, n s, 186 w St. Anns av, 1-sty bk str and dwg, 80x50, slag rf; \$18,000; (o) Nonvel Realty Co., Abram Levenson, 2720 Decatur av, pres.; (a) M. W. Del Gaudio, 158 W 45th st (1778).

TREMONT AV, w s, 112.07 s Eastern blvd, 1-sty bk str & dwg, 50x70.1 1/2, slag roof \$9,000; (o) Samuel H. Fritz, 2591 Westchester av; (a) W. M. Husson, 135 Westchester sq (1804).

STORES, OFFICES AND LOFTS.

FORDHAM RD, n e c Hughes av, 1-sty bk str & garage, 101.10x101.10, plastic slate roof; \$30,000; (o) Builtwell Realty Co., Max Marcus, 277 Bway, pres; (a) John J. Dunnigan, 394 E 150th (1801).

SOUTHERN BLVD, w s, 67.1 n Leggett av, 1-sty bk str, 50x60, slag roof; \$12,000; (o) M. Maude Williamson, Plandone, N. Y.; (a) Chas. Kreymborg, 2434 Marion av (1799).

149TH ST, n w c St. Ames av, 1-sty bk str, 75x100, plastic slate rf; \$50,000; (o) Marwin Bldg. Co., Morris M. Sinske, 135 Bway, pres.; (a) Spingstein & Goldhammer, 32 Union Square (1780).

180TH ST, n w c Anthony av, 1-sty bk str, 50x100, slag rf; \$25,000; (o) Nouvel Realty Co., Abram Levenson, 2720 Decatur av, pres.; (a) M. W. Del Gaudio, 158 W 45th st (1777).

183D ST, s s, 84 e Webster av, 1-sty bk str, 42x50.1, slag roof; \$20,000; (o) Nouvel Realty Co., Abram Levenson, 2720 Decatur av, pres; (a) M. W. Del Gaudio, 158 W 45th (1816).

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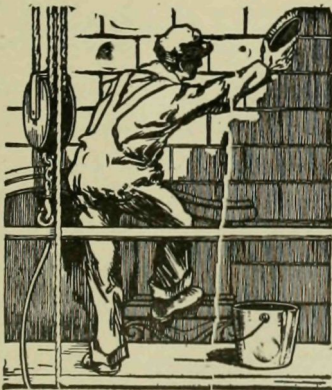
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BURNSIDE AV, s, 592.3 e Anthony av, 1-sty bk str, 62.6x50, plastic slate rf; \$20,000; (o) Efficient Bldg. Corp., Frank Shaw, Tremont and Jerome avs, pres.; (a) Nathan Rotholz, 3295 Bway (1782).

SHERMAN AV, n e c 165th, 1-sty bk str, 75x100, plastic slate roof; \$40,000; (o) G & F Constn Co., Isidore Fein, 22 Thornton st, Bklyn, pres.; (a) Springsteen & Goldhammer, 32 Union sq (1819).

TINTON AV, n w c 149th, 1-sty bk str, 94.6 x50, slag roof; \$30,000; (o) Rothbart Garage Co., Max Rothbart, 141 Marcy pl, pres.; (a) J. M. Felson, 1133 Bway (1818).

WALES AV, s e c 149th, 1-sty bk str, 50x75, slag roof; \$25,000; (o) Nowel Realty Co., Abram Levenson, 2720 Decatur av, pres.; (a) M. W. Del Gaudio, 158 W 45th (1815).

Brooklyn DWELLINGS.

CROWN ST, 502, s, 70 e Kingston av, 2-sty bk 2 fam dwg, 20x60; \$12,000; (o) Saml. Lapidus, 80 Georgia av; (a) E. M. Adelson, 1778 Pitkin av (3803).

DELAMERE PL, 1347, e, s, 370 n Av N, 2 1/2-sty fr 1 fam dwg, 18x53; \$8,000; (o) E. G. Dickinson, 1350 E 17th; (a) Slee & Bryson, 154 Montague (3785).

ESSEX ST, 423-31, e, s, 135 s Pitkin av, 4-2-sty bk 2 fam dwgs, 20.6x70; \$48,000; (o) White Star Bldg. Corp., 358 Atkins av; (a) E. M. Adelson, 1778 Pitkin av (3461).

GARDEN PL, 17-19, e, s, 169.2 s Joralemon, 3-2 1/2-sty bk 1 fam dwg, 16.9x72.2; \$30,000; (o) Ansoerge Realty Corp., 787 E 5th; (a) Slee & Bryson, 154 Montague (4069).

HIGHLAND PL, 151, e, s, 100 n Arlington av, 2-sty bk 2 fam dwg, 20.4x64; \$10,000; (o) Fred. Britner, 147 Highland pl; (a) Chas. Infanger & Son, 2634 Atlantic av (4020).

KENSINGTON ST, 31-5, e, s, 223.11 s Shore blvd, 2-sty fr 1 fam dwg, 26x38; \$15,000; (o) J. L. Mandracchia, M. D., 2115 Mermaid av; (a) Holger P. Larsen, 4-5 Court (4310).

LINCOLN PL, 158-62, s, s, 55 w 7 av, 2-2-sty bk 1 fam dwg, 20x38.8; \$16,000; (o) Robt. Ward, 189 Montague; (a) Wm. C. Winters, 106 Van Siclen av (4001).

MONTGOMERY ST, 803-11, n, s, 20 e E 8th, 4-2-sty bk 2 fam dwgs, 20x52; \$40,000; (o) Isaac Goldberg, 44 Court; (a) Seelig & Finkelstein, 44 Court (4098).

STODDARD PL, 20-38, w, s, 98.10 n Sullivan, 7-2-sty bk 2 fam dwgs, 20x65; \$84,000; (o) Realty Associates, 162 Remsen; (a) Benj. Dreisler, Jr., 153 Remsen (3413).

E 7TH ST, 2181-99, e, s, 225 s Av U, 7-2-sty fr 2 fam dwgs, 18x59; \$70,000; (o) Malkin Lumber Corp., 912 Av S; (a) Jas. J. Millman, 26 Court (3566).

E 14TH ST, 2005-11, e, s, 24 s Av T, 4-2-sty fr 1 fam dwg, 16x36; \$40,000; (o) St. Albans Bldg. Co., Inc., 1201 Kings Highway; (a) Allen A. Blaustein, 432 15th (4327).

E 23D ST, 1714-16, w, s, 100 s Av Q, 2-sty fr 2 fam dwg, 20.6x55; \$8,000; (o) Oakrest Bldg. Corp., 1414 Av J; (a) Wm. A. Lacerenza, 16 Court (3546).

E 29TH ST, 1057-9, e, s, 300 n Av K, 2-2-sty fr 1 fam dwg, 15.8x38; \$12,000; (o) Jas. A. Gamble, 1737 Brooklyn av; (a) R. T. Schaefer, 1543 Fulton av (3850).

59TH ST, 913-17, n, s, 100 e 9 av, 3-2-sty bk 2 fam dwgs, 20x60; \$27,000; (o) Endar Const. Corp., 247 E 83d, Manhattan; (a) John C. Wandell Co., 425 86th (3963).

60TH ST, 552-4, s, s, 240 w 6 av, 2-2-sty bk 1 fam dwg, 16x53; \$12,000; (o) Wm. J. Hefferman, 596 4 av; (a) McCarthy & Kelly, 16 Court (3648).

71ST ST, 61-9, n, s, 128.10 e Narrows av, 4-2-sty bk 2 fam dwgs, 21x50; \$40,000; (o) John P. Steich, 148 Montague; (a) Otto C. Maydagh, 148 Montague (3924).

71ST ST, 810-28, s, s, 60 e 8 av, 7-2-sty fr 2 fam dwgs, 20.4x58.6; \$70,000; (o) Hurrish Bldg. Corp., 989 Hopkinson av; (a) Hyman I. Feldman, 17 W 48th, Manhattan (3772).

AV D, 3315-17, n, s, 46 w E 34th, 2-2-sty fr 2 fam dwg, 18x52; \$16,000; (a) Wm. Ager & Iver Iverson, 780 Schenectady av; (a) R. T. Schaefer, 1543 Flatbush (3998).

AV P, 1417, n, s, 48 e E 15th, 2-sty bk 2 fam dwg, 20x67; \$10,000; (o & a) same as above (3533).

AV Q, 2105-15, n, s, 40 e E 21st, 2-2-sty fr 2 fam dwgs, 22x42; \$20,000; (o) Kingsboro Bldg. Co., 2316 Av Q; (a) Gilbert I. Prowler, 367 Fulton (3583).

BROOKLYN AV, 1550, w, s, 395 s Farragut rd, 2-sty fr 2 fam dwg, 22x53; \$12,000; (o) M. S. M. Realty Co., 1325 53d; (a) R. T. Schaefer, 1543 Flatbush av (3451).

BROOKLYN AV, 425-35, e, s, 20 n Empire blvd, 4-2-sty bk 2 fam dwgs, 20x67; \$48,000; (o) Wm. Levine, 1627 Union; (a) Jas. J. Millman, 26 Court (4111).

EASTERN PKWAY, 750, s, s, 350 e Brooklyn av, 2-sty bk 1 fam dwg, 22x68; \$15,000; (o) Mrs. Ella Seiderman, 1475 Lincoln pl; (a) Chas. Infanger & Son, 2634 Atlantic av (3403).

ELM AV, 1303-19, n, s, 20.8 e E 13th, 8-2-sty bk 1 fam dwg, 16x47; \$40,000; (o) Rannon Velez, 122 W 93d, Manhattan; (a) V. Hugo Koehler, 122 E 25th, Manhattan (3658).

Queens

DWELLINGS.

FLUSHING.—21st st, w, s, 380 n State st, 2-sty fr dwg, 38x28, shingle roof, 1 family, gas, steam heat; \$9,000; (o) Martens H. Isenberg, 152 W 42d st, N. Y. C.; (a) P. C. Resnyk, 152 W 42d st, N. Y. C. (3990).

FOREST HILLS.—Nome st, n, s, 275 e Colonial av, 2-sty fr dwg, 14x38, shingle roof, 1 family, gas, steam heat, elec; \$12,000; (o) Cord Meyer Development Co., Forest Hill; (a) Bloch & Hesse, 18 E 41st st, N. Y. C. (4436).

HOLLIS.—181st st, e, s, 169 n 91st av, nine 2 1/2-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat, elec; \$54,000; (o) Gross Bros., Amhurst av, Jamaica; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (4253 to 4261 incl.).

HOWARD BEACH.—Morrell av, s e c Thadford av, 1 1/2-sty fr dwg, 30x45, shingle roof, 1 family, gas, steam heat; \$7,500; (o) Daisy B. Reynolds, Howard Beach; (a) A. F. McNamee, Howard Beach (4549).

JAMAICA.—Ocean View av, s, s, 235 e Alsop st, 2 1/2-sty fr dwg, 30x25, shingle roof, 1 family, gas, hot water heat; \$8,000; (o) J. Henry Muller, 448 Hillside av, Jamaica; (a) W. H. Spaulding, 375 Fulton st, Jamaica (4374).

JAMAICA.—Jamaica South rd, s, s, 60 w Birch st, two 2-sty fr dwgs and store, 15x50, tar and gravel roof, 1 family, gas; \$12,000; (o) Joe Storms, Herriman av, Jamaica; (a) H. T. Jeffrey, Jamaica (4263).

JAMAICA.—166th st, e, s, 167 s 71st av, four 2-sty fr dwgs, 24x22, shingle roof, 1 family, gas, hot air heat; \$12,000; (o) Ernest A. Sweet, 365 Fulton st, Jamaica; (a) W. Halliday, 28 Union Hall st, Jamaica (4321 to 4324).

KEW GARDENS.—Park la, s w c Abington rd, 2 1/2-sty fr dwg, 76x27, shingle rf, 1 family, elec, steam heat; \$30,000; (o) Walter Mordecai, 52 Duane, Manhattan; (a) Slee & Bryson, 154 Montague, Bklyn (4419).

L. I. CITY.—Irwin st, w, s, 40 n Williams pl, 2-sty fr dwg, 28x54, tile rf, 2 families, gas, hot water heat; \$9,500; (o & a) Robt. Busch, 454 Harmon, Bklyn; (4236).

L. I. CITY.—5th av, w, s, 500 n Vandeventer av, 2-sty b kdwg, 20x52, slag rf, 2 families, gas; \$12,000; (o) Jos. De Rosa, 953 4 av, L. I. City; (a) Chas. W. Marsac, Astoria Theatre Bldg, L. I. City (4095).

L. I. CITY.—11th av, e, s, 100 n Wilson av, 2-sty bk dwgs, 25x26, slag rf, 2 families, gas; \$30,000; (o & a) Tricomi Const. Co., 987 Boulevard (4565-66-67-68).

L. I. CITY.—5th av, w, s, 187 n Vandeventer av, 2-2-sty bk dwgs, 22x55, slag rf, 2 families, gas, steam heat; \$19,000; (o & a) Joseph Henovese, 629 5 av, L. I. City (4215).

RICHMOND HILL.—Nebraska av, e, s, 140 n Linden av, 1-sty fr dwg, 20x40, shingle roof, 1 family, gas, steam heat; \$3,000; (o) N. Caraelo, 96 Linden av, Jamaica; (a) Edw. Jackson, Herriman av, Jamaica (7308).

RICHMOND HILL.—109th st, w, s, 150 s 97th av, six 2 1/2-sty fr dwgs, 16x35, shingle roof, 1 family, gas, steam heat; \$27,000; (o) John Siferlin, 9139 97th st, Woodhaven (o & a) (7158-9-7160-1-2-3).

RICHMOND HILL.—Chichester av, s, s, 50 w 107th st, two 2 1/2-sty fr dwgs, 16x35, shingle roof, 1 family, gas, steam heat; \$9,000; (o & a) John Siferlin, 9139 97th st, Woodhaven (7156-7).

ROCKAWAY BEACH.—Beach 77th st, n e c Boulevard, two 2-sty fr dwgs, 52x60, slag roof, 2 family dw & str, elec, steam heat; \$15,000; (o) Frank Eittinger, Beach 77th st, Rockaway Beach; (a) H. C. Strickland, Far Rockaway (7676).

Richmond

DWELLINGS.

FOUR CORNERS.—Butter av, e, s, 80 s Harold st, 1-sty fr dwg, 20x25; \$3,000; (o) Ludovica Corras, 149 Central av, Bklyn, N. Y.; (a) I. H. Lanzarone, 60 Jefferson st (1336).

GRANITEVILLE.—Renfrew pl, w, s, 44 n Murdock st, 2-sty fr dwg, 24x50; \$8,500; (o) Vincent Mengoyna, 223 E 100th st, N. Y. City; (a) International Mill & Timber Co., Bay City, Mich. (1338).

GRANT CITY.—Lisbon pl, w, s, 22 n Lincoln av, 2-sty, 24x40, fr dwg; \$7,500; (o) Luis Dunavien, 441 W 34th st; (a) International Mill & Timber Co., Bay City, Mich. (1337).

GREAT KILLS-BY-THE-SEA.—Russell st, w, s, 102 n William av, 2-sty fr dwg, 26x52; \$10,000; (o) Mary Eliz. Bushman, 509 Union av, Bronx, N. Y. City; (a) Charles A. Richter, 96 5th av (1330).

GREAT KILLS.—Robinson st, n w cor Hillcrest st, 2-sty fr dwg, 36x22; \$2,500; (o) Otto Arlund, 816 43d st, Bklyn, N. Y.; (a) Harry Pelcher, Pt. Richmond (1281).

HART PARK.—Sharon av, w, s, 474 n Reviere st, 2-sty fr dwg, 24x20; \$5,000; (o) Eliz Freund, Bayonne, N. J.; (a) Alphonse Russell, Forest and Davis av, W N Brighton (1300).

LINOLEUMVILLE.—Watson st, e, s, 200 s Decker av, 2-sty fr dwg, 20x28; \$4,000; (o) Andrew Sang, 22 Grand av, Carteret, N. J. (1225).

MIDLAND BEACH.—Third st, n w, 100 w Barnes av, 1 1/2-sty fr dwg, 22x42; \$5,000; (o)

Lillian F. Essex, Bklyn, N. Y.; (a) Charles B. Hewker, Tompkinsville (1363).

NEW DORP.—Beacon pl, e, s, 37 n Finlay av, 1-sty fr dwg, 52x95; \$9,000; (o) D. Bacci, Finlay av; (a) G. Butiro, 119 Mills av, Arrochar (1280).

PLEASANT PLAINS.—High st, w, s, 450 w Bloomingdale rd, 1-sty fr dwg, 25x36; \$3,000; (o) Joe Wood, 200 Woodvale av, Pleasant Plains; (a) Harris Bros. (1239).

PORT RICHMOND.—Morningstar rd, w, s, 120 s Richmond Terrace, 1-sty fr dwg, 22x40; \$2,500; Jos. J. Perosi, 275 Morningstar rd; (a) M. J. Lawler, 211 Prospect st (1324).

PORT RICHMOND.—Simonson pl, e, s, 30 n Catherine st, 1-sty fr dwg, 22x32; \$3,000; (o) Harry Bohm, 121 W 14th st, Bayonne, N. J.; (a) H. A. Midart, 97 Mt. View av, W. N. Brighton (1314).

SOUTH BEACH.—Andrew st, n, s, 494 e Old Town rd, 1-sty fr dwg, 29x28; \$2,500; (o) Stefano Ancona, 70 Sans st; (a) Dan Santora, 70 Sands st (1328).

WEST BRIGHTON.—S e c Richmond tpke, 3-1-sty strs, 40x40 each; \$2,500; (o) Isadore Dickstein, 152 Port av, Elizabeth, N. J. (1273).

PLANS FILED FOR ALTERATIONS

Manhattan

CHRISTOPHER ST, 59, new ext on 3-sty bk restaurant & apts; \$8,000; (o) Fyra H. Harper, 46 Cedar; (a) Frank E. Vitolo, 56 W 45th (1290).

ELDRIDGE ST, 50-52-54-56, new str front, doors in 7 & 8-sty bk factory & tnt; \$2,000; (o) Saml. Witty, 50-52 Eldridge; (a) Saml. Carner, 118 E 28th (1286).

HENRY ST, 135, remove beams, walls, partitions, raise tier beams, new beams, extension, balcony on 3-sty bk synagogue and apartment; \$20,000; (o) French Yenjovar Synagogue, 135 Henry st; (a) Philip Bardes, 230 Grand st (1360).

JACOB ST, 20-22, new stairs, bulkhead in 6-sty bk factory; \$1,000; (o) Cliff St. Inc., 89 Cliff; (a) Robt. J. Reiley, 477 5 av (1283).

LA SALLE ST, 22-24, remove floors, new stairs & enclosure, corridors, exits, partitions, bulkhead in 5-sty bk abandoned police station; \$55,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord, Bklyn (1293).

NASSAU ST, 35, remove 4 elevators & machinery, 4 new elevators & machinery, pent house remodel, beam reinforcing on 15-sty bk offices; \$130,000; (o) Natl. Bank of Commerce, 31 Nassau st; (a) Herbert Lucas, 117 E 60th (1383).

PELHAM ST, 3-5, remove partitions, fire retard str, new exts, partitions in 6-sty bk factory; \$4,000; (o) Mrs. Sophie Holzberg, 566 Main, Poughkeepsie, N. Y.; (a) Samuel Rosenblum, 51 Chambers (1376).

SNIFFEN COURT, 5, new pent house, partitions, bathrooms, raise rf on 2-sty bk dwg; \$6,000; (o) Sarah V. Moran, 5 Sniffen court; (a) De Suarez & Hatton, 527 5 av (1378).

STATE ST, 6, new add, slag rf, kal doors, beams, conc floor arches on 6-sty bk offices; \$110,000; (o) South Ferry Rty. Co., 115 Bway; (a) Schneider & Werther, 507 5 av (1381).

20TH ST, 101-111 W, new str fronts on 5-sty bk loft, offices & str; \$5,000; (o) Partos Rty. Corp., 194th & Ft. Washington av; (a) M. Whitelaw, 2 W 86th (1379).

22D ST, 134 E, new floors, beams, change partitions, windows, doors, front stooped on 4-sty bk garage and apartments; \$10,000; (o) Myra H. Harper, 46 Gramercy pk; (a) Herbert Lucas, 117 E 60 st (1367).

23D ST, 166 E, raise 1st & 2d tier beams, new str, floors, piers, girders, columns, stairs, cornices on 4-sty bk str and offices; \$15,000; (o) Polish American Investing & Const. Co., Inc.; (a) Sidney F. Oppenheim, 110 E 31st (1375).

37TH ST, 433, remove wall, partitions, new extension, stairs, plumbing fixt, stairs & fire escapes on 2-4-sty bk factory and apt; \$5,000; (o) Donaldson & Hewes, 309-11 5 av; (a) Herbert J. Krapp, 116 E 16th st (1362).

46TH ST, 34.6 w, new add sty on 5-sty bk stores and offices; \$9,000; (o) Alte Realty Co., 25 W 26th st; (a) Chas. B. Meyers, 31 Union Sq (1373).

53D ST, 2 W, rearrange partitions, repair elevator, reset windows, new dumbwaiter, partitions, stairs, in 5-sty bk dwg; \$20,000; (o) Francis L. Robbins, 2 W 53d st; (a) Gurdon S. Parker, 17 E 42d st (1369).

59TH ST, 125 E, remove walls, raise 1st & 2d tier beams, new ext, front on 3-sty bk str & apts; \$10,000; (o) Philip Margulies, 125 E 59th; (a) Henry Wilkens, 204 E 58th (1380).

67TH ST, 62 E, new elevator & shaft in 4 & 5-sty bk dwg; \$8,000; (o) Mrs. Dexter A. Hawkins, 62 E 67th; (a) Everett T. Meeks, 52 Vanderbilt av (1288).

68TH ST, 29 W, rearrange partitions, remove stoop, new steps, extensions, wall, dumbwaiter,

entrance, add sty on ext on 4-sty bk dwg; \$6,000; (o) Minnie Eisenberg, 30 E 3d st; (a) Oscar Goldschlag, 16 Court st, Bklyn (1370).

77TH ST W, bet Columbus av & Central Park W, new floors in 6-sty bk Museum of Natural History; \$6,900; (o) City of N. Y., Dept. Parks; (a) P. P. (1292).

79TH ST, 133 e, new add sty, partitions, roof, bathrooms, in 3-sty bk dwg; \$10,000; (o) Rachel G. Holmes, Osterville, Mass; (a) Geo. B. de Gersdorff, 103 Park av (1372).

99TH ST, 146 W, remove walls, new girders, walls, extension, stairs, partitions, toilets in 4-sty bk tnt; \$8,000; (o) John A. Marcato, 146 W 99th st; (a) Alfred C. Wein, 21 E 40th st (1365).

125TH ST, 201.5 w, remove stairs, new stairs, partitions, show cases, linoleum floors, in 3-sty bk store, billiard rooms, shops; \$5,000; (o) W. J. Nauss Est, 2289 3d av; (a) F. T. Joannes & M. Hyde, 16 E. 40th st (1371).

136TH ST, 600 W, new toilets, partitions, lunch room, str front in 6-sty bk str & tnt; \$3,000; (o) Wm. H. Brown, 600 W 136th; (a) Saml. Carner, 118 E 28th (1287).

138TH ST, 71 W, lower 1st tier beams, remove walls, columns, new show windows, beams, columns, toilets in 6-sty bk tnt; \$8,000; (o) Grohman Rlty. Co., 560 Lenox av; (a) Saml. Cohen, 32 Union sq (1282).

144TH ST, 425-27, new ext on 5-sty bk hospital; \$1,500; (o) Lutheran Hospital, Inc., 341 Convent av; (a) Rouse & Goldstone, 512 5 av (1384).

BROADWAY, 1162, remove partitions, stair halls, new partitions, walls, toilets, reset stairs in 4-sty bk restaurant, offices, factory; \$15,000; (o) Wm. F. Appelby, 118 William; (a) Harold L. Young, 131 W 39th (1284).

FORT WASHINGTON AVE, N W C. 178TH ST, remove partitions, new columns, beams in 1-sty bk church; \$1,000; (o) Chelsea M. E. Church (V. Chrnm, H. R. Haha), 561 W 179th st; (a) W. L. Uhl, 875 W 181st st (1368).

LEXINGTON AVE, 2050, new garage in rear of 2-sty bk offices and storage vaults; \$5,000; (o) The Provident Loan Soc. of N. Y., 346 4th av; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (1361).

MADISON AV, 681-683, remove facade, partitions, wall, stairs, new add sty, ext, exits, stairs, elevator, floors in 2-5-sty bk lodging houses; \$40,000; (o) Camas Bros., 234 W 44th; (a) Dinney-Newgarden Co., Inc., 17 W 42d (1289).

PARK AV, 33, remove stoop, new vestibule, entrance, stairs, windows in 4-sty bk dwg; \$2,000; (o) Mrs. Julia Wheelock, 33 Park av; (a) Theo. A. Meyer, 150 E 41st (1291).

1ST AV, 882, new beams, fire retard floors & ceilings of 4-sty bk garage & storage; \$6,500; (o) Geo. M. Zimmler, 882 Lockwood av, Bronx; (a) John J. Dunninger, 394 E 150th (1281).

5TH AV, 725, new stairs, dumbwaiter in 5-sty bk str, loft & apt; \$3,000; (o) Frank Improvement Corp., 244 W 42d; (a) Nathan Rotholz, 3295 Bway (1377).

5TH AV, 235-37, remove wall, stairs, new partitions, stairs, beams, columns, kal bronze sash and frames in 7-sty bk stores and offices; \$10,000; (o) Griffon Hold'g Corp., 149 Bway; (a) Adolph P. Wohlpart, 12 E 42d st (1364).

5TH AV, 955, remove stairs, new elevator, stairs, doors, rooms, ext on 6-sty bk dwg; \$15,000; (o) Thornton Rlty. Co., 15 Broad; (a) Chas. P. H. Gilbert, 1 Madison av (1294).

Bronx

FREEMAN ST, 978, 1-sty bk extension, 36x25, to 4-sty bk str and tnt; \$5,000; (o) Max Mass, on prem; (a) Philip Bardes, 230 Grand st (328).

135TH ST, 311, new beams, girders, str fronts and new partitions to 4-sty bk str and tnt; \$2,500; (o) Giuseppe Cairaccio, 524 W 131st st; (a) Vincent Bonagur, 789 Home st (319).

154TH ST, n s, 300, e Courtlandt av, new partitions to 2-sty fr dwg and clubrooms; \$1,000; (o & a) Bricklayers' Realty Assoc., Inc., on prem. (327).

163D ST, 870, new cols, beams, and new plumbing to 3-sty bk str and dwg; \$1,500; (o) Samuel D. Cohen, on prem; (a) Albert E. Davis, 258 E 138th st (322).

172D ST, 496, 1-sty bk extension, 17.5x24.7, to 2-sty fr str and dwg; \$2,000; (o) Abraham Fox, 1648 Bathgate av; (a) Melsner & Uffner, 501 Tremont av (324).

183D ST, 113, e, 3-sty bk extensions, 25x20.2, 3x69.10, and increase to 3 stys present 2-sty and attic fr str, offices and dwg; \$12,000; (o) Isaac L. Kleban, 1832 Plimpton av; (a) Zipkis Wolff & Kudroff, 432 4 av (320).

206TH ST, 176, w, 3-sty fr extension, 17x22, and move 3-sty fr tnt; \$7,000; (o) Catherine Seisenti, on prem; (a) Crumby & Skrivan, 355 E 149th st (318).

221ST ST, 681, e, 1-sty fr extension, 35x9, to 2 1/2-sty fr dwg; \$1,200; (o) F. W. Trumpler, on prem; (a) Emil Liske, Jr., 748 E 225th st (323).

CLARENCE AV, n s, 20 w Lafayette av, new plumbing, new partitions, to 1-sty fr dwg; \$1,100; (o) A. Kunstadt, Dean and Lafayette avs; (a) L. A. E. Patterson, 5278 Barkley av (330).

FORDHAM RD, 381-385, new stairs, new front walls, new partitions, to 2-sty str and offices; \$40,000; (o) The Corn Exchange Bank, 13 William st; (a) S. E. Gage, 126 E 29 st (317).

TINTON AV, 840, two 1-sty bk extensions, 26.0x19.10, 20.6x28.4, to 2-sty fr str and dwg; \$8,000; (o) Weissman & Weil, 790 E 161st st; (a) Carl J. Itzel, 1281 Union av (329).

UNIVERSITY AV, 2614, new rear stone foundation and wall to 1-sty bk garage; \$3,000; (o) Adolph Kohler, on prem; (a) John P. Bayland, 120 E Fordham rd (326).

VALENTINE AV, 2350, new door, new partitions, to 2-sty fr dwg and garage; \$1,500; (o) O. Borst, on prem; (a) Wm. A. Geisen, 2403 Creston av (321).

Brooklyn

FULTON ST, n e c Reid av, extension and int alt; \$10,000; (o) S. Schwartz, 1755 Fulton st; (a) Koch & Wagner.

GOLD ST, w s, at East River, new roof; \$40,000; (o) Bklyn. Edison Co., Inc., 360 Pearl st; (a) F. C. Podyne.

HANSON PL, n e cor S Portland av, new extension, etc.; \$20,000; (o) Fred Herbst & Sons, 697 3 av; (a) J. N. Lewis.

LIVINGSTON ST, n s, 147.7 w South, ext & int alts; \$6,000; (o) City of N. Y.; (a) A. A. Ross.

PIERREPONT ST, s s, 105.1 w Fulton st, int alt and pl; \$5,000; (o) City of N. Y., City Hall, N. Y.; (a) J. R. Slimey.

PROVOST ST, e s, 97.1 n Green, new ext; \$2,000; (o) M. T. Kelly, 241 Greene av; (a) Roman Bronze Co.

BOERUM ST, s s, 75 e Manhattan av, new extension, etc.; \$7,000; (o) Best Realty Co., 471 5 av; (a) H. A. Yarish.

SCHERMERHORN ST, s s, 179 ft s Court st, new extension, etc.; \$70,000; (o) Brooklyn Children's Aid Society, 68 Schermerhorn st; (a) W. B. Tubbey.

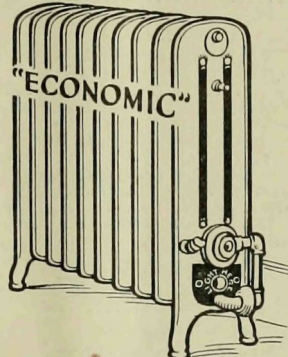
STAGG ST, s s, 175 w Bushwick av, new ext, etc.; \$7,000; (o) Palmeri & Bilello, 210 Stagg; (a) P. Sanfilippo.

LINCOLN PL, 266, s w c Plaza pl, elevator, int alts & plumbing in 3-sty bk 1 fam dwg; \$10,000; (o) Mrs. C. C. Peck, prem; (a) C. P. H. Gilbert, 1 Madison av, Manhattan (8619).

MONTAGUE ST, 143, n s, 150 e Henry, int alts & plumbing in 4-sty bk office & non-house-keeping & 2 fam dwg; \$7,000; (o) The Heights Co., Inc., prem; (a) Mangre & Larkin, 81 Fulton, Manhattan (8770).

REMSEN ST, s s, 214 w Clinton, new ext; \$7,000; (o & a) R. J. Sherlock, 208 8 av.

E 15TH ST, w s 240 ft s Av P, new extension; \$4,000; (o) 1634 E 15th St. Co., Inc., 1634 E 15th st; (a) R. T. Schaefer.



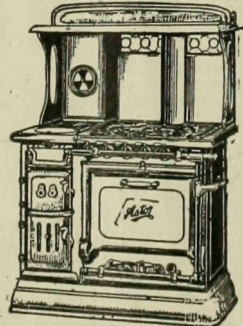
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41ST ST, s s, 220 ft w 2d av, new extension, etc; \$5,000; (o & a) V. Esposito, 162 41st st.

63D ST, s s, 80 ft w 16th av, new extension, etc; \$7,000; (o) D. Caracera, 1558 63d st; (a) F. Savignano.

82D ST, s s, 186.8 e 18 av, ext, int alts; \$6,000; (o) F. Malveshito, 51 Spring, Manhattan; (a) F. A. Savignano.

E 92D ST, 1070-4, w s, 191 n Glenwood rd, ext on 2 1/2-sty fr 1 fam dwg; \$4,000; (o) Adolph Haack, prem; (a) Geo. W. Bush, 193 Court (8674).

ATLANTIC AV, s e c Hicks, ext & int alt; \$5,000; (o) G. Fogden, Stamford, Conn.; (a) McCarthy & Kelly.

ATLANTIC AV, 121, n e c Henry; int alts to 4-sty bk str & 3 fam dwg; \$2,000; (o) Elias Kirdaby, 187 Atlantic av; (a) Gilbert & Prowler, 367 Fulton (8779).

COTTAGE AV, 3027-41, e s, 214.7 s Surf av, str front, int alts & plumbing in 3-sty fr str & hotel; \$10,000; (o) Harry Weissberg, 52 2 av; (a) Jas. J. Millman, 26 Court (8636).

FLATBUSH AV, s e c Empire blvd, new extension, etc.; \$10,000; (o) R. Niederstein, Richmond Hill; (a) Bly & Hamman.

FLATBUSH AV, e s, 107.4 s Lenox rd, ext and int alt; \$4,000; (o) A. Steinberg, 1023 E 9th st; (a) M. N. Weinstein.

HOWARD AV, e s, 98 s Herkimer, new ext, etc; \$15,000; (o) F. McDaniel, 126 Schenectady; (a) W. A. Lacerenger.

KENT AV, s e c Penn st, exterior and interior alterations; \$4,000; (o) R. F. N. Realty Corp., 2941 Atlantic av; (a) M. Hirsch.

MARCY AV, e s, 75 ft s Hewes st, new ext, etc; \$4,000; (o) J. Benkov, 281 Marcy av; (a) J. S. Amsel.

MERMAID AV, 2512, s s, 80 w 25th, exterior & int alts & str front to 1-sty fr str; \$4,000; (o) Weisinger & Hernstadt, 2940 W 30th; (a) Jacob Lubroth, 44 Court (8730).

PITKIN AV, 1668, s w c Chester, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$2,500; (o) David Isackowitz, 1367 President; (a) Jacob Fisher, 25 Av A (8672).

PROSPECT AV, 1252-60, w s, 258.5 s Vanderbilt, int alts & plumbing in 1-sty fr school annex; \$2,500; (o) City of N. Y.; (a) same (8753).

ROCHESTER AV, 103-5, e s, 52.6 s Dean, str front & int alts & plumbing in 2-sty fr shop; \$2,500; (o) Advanced Cleaning Corp., prem; (a) Jack Fein, 1709 Pitkin av (8699).

TOMPKINS AV, 233, e s, 150 s Kosciusko, porch, int alts & raise bldg, 3-sty fr str & 2 fam dwg; \$3,000; (o) Sholmick Bros., Inc., 37 Van Buren; (a) Shampam & Shampam, 188 Montague (8613).

5TH AV, n w s, 75.2 s 53d, int alt & plbg; \$20,000; (o & a) F. W. Woolworth Co., 233 Broadway, N. Y.

Queens

ARVERNE.—68-22 Boulevard, n s, 20 e 69th, metal elec sign on str; \$135; (o) Harry Westrich, prem (1526).

ARVERNE.—74-17 Boulevard, s e c Beach 75th, metal sign; (o) Wm. C. Rubbrick, prem (1524).

BELLE HARBOR.—Crensten av, w s, n of Beach 138th, 1-sty fr ext, 20x20, on garage; \$300; (o) Jos. Kieslich, 315 W 35th, Manhattan (1532).

BLISSVILLE.—Pearsall st, s s, 100 e Gale, plumbing in dwg; \$50; (o) Rose Stormbrust, prem (1505).

FAR ROCKAWAY.—Mott av, 1920, n s, 100 e Central av, metal elec sign on str; \$90; (o) Library Mott Bldg. Corp., prem (1453).

FAR ROCKAWAY.—Central av, e s, 125 s Lockwood av, 1-sty fr ext, 20x18, tin rf, enclose back porch, int & exterior alts & repairs to hotel; \$1,800; (o) Y. Z. Realty Co., Far Rockaway (1456).

FLUSHING.—N. 14th st, 118, construct side porch, enclose & glass all porches, repairs to dwg; \$1,244; (o) Dr. Jones, 158 W 62d, Manhattan (1553).

FLUSHING.—Colden av, w s, 50 n Holly, raise rf 1 sty, build porch to dwg; \$250; (o) Anthony Santorello, prem (1513).

FLUSHING.—Murray st, n e c Madison av, int & exterior alts to dwg; \$1,000; (o) Dr. George, Lawrence, 14 Murray, Flushing; (a) D. F. Kennedy, 110 Murray, Flushing (1512).

FLUSHING.—S 20th st, 230, int repairs & alts to dwg; \$150; (o) Edw. Muller, prem (1511).

FLUSHING.—Main st, e s, 25 n Washington, new str front & int alts to str; \$1,200; (o) Morris Abrams, 43 Main, Flushing (1459).

FLUSHING.—Madison av, s s, 200 w Union, bk ext, 8x8, side, exterior & int alts to tnnts; \$2,200; (o) Mrs. W. Bulder, 238 Central av, Flushing (1467).

FLUSHING.—20th st, e s, 225 e Sanford av, plumbing in dwg; \$50; (o) E. Burns, prem (1496).

JAMAICA.—Norris av, w s, 225 s Pacific, raise bldg 4 ft., concrete foundation, int & exterior repairs; \$500; (o) G. Campanelli, 130 Norris av, Jamaica (1497).

JAMAICA.—Fulton st, w s, 225 n Market,

2-sty fr ext, 12x24, on dwg; \$400; (o) Jos. Salvador, prem (1500).

JAMAICA.—South st, n s, 34 w Evergreen, 2-sty fr ext, 4x8, slag, rf, int alts; \$675; (o) Michael Wallace, 291 South, Jamaica (1501).

RICHMOND HILL.—Atlantic av, n s, 200 w 107th, plumbing in dwg; \$75; (o) C. W. Morton, prem (1479).

RIDGEWOOD.—Myrtle av, s s, 200 e Putnam av, new str front on str & dwg; \$500; (o) S. Dembitzer, prem (1549).

RIDGEWOOD.—Myrtle av, 2301, n e c Forest av, metal elec sign on str; \$250; (o) Max Semel, 9712 Ridge blvd, Ridgewood (1545).

RIDGEWOOD.—Myrtle av, 1829, 1-sty bk ext on str, plumbing, int alts & repairs to str & dwg; \$2,800; (o) Harry Wasserman, 1813 Myrtle av, Ridgewood (1488).

WOODHAVEN.—76th st, e s, 75 n 91 av, plumbing in dwg; \$50; (o) Chas. Kennel, prem (1527).

MECHANICS' AND SATISFIED LIENS

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MECHANICS' LIENS

JUNE 15.

55TH ST, 14 W; Melvon Rosenberger—E M Kane Co (38)..... 684.50

42D ST, 128 W; Schwartz Electric Co—Pease Piano Co, Jennie Thorley & Edw S Kiger (39)..... 631.90

JUNE 16.

45TH ST, 108 W; Ralph Astrove—Italian Sporting Union & Jos Paganessi (40)..... 175.00

SAME PROP; same—same (41)..... 500.00

JUNE 17.

89TH ST, 300 W; David H Morris—Cath F Wright; F Arthur Clawson (44)..... 391.45

4TH AV, 443; Hanley & Bisantz—Standard Varnish Works and 4th Ave & 30th St Realty Co; Everett S Kiger (45)..... 250.00

42D ST, 128 W; Hanley & Bisantz—Pease Piano Co & Jennie E Thorley; Everett S Kiger (46)..... 289.45

42D ST, 130-32 W; Hanley & Bisantz—E Burnham, Inc & Exhibition Building, Inc; Everett S Kiger (47)..... 149.50

WADSWORTH TER, es, 100 n 190th, 102x84; M & L Langer—Docklin Realty Corp; J Langer (48)..... 4,000.00

JUNE 19.

101ST ST, 416 E; A J Panoff, Inc—Isaac Friedman; Morris Nelson & Daniel Williams (47)..... 320.00

101ST ST, 416 E; Harlem Building Material Supply Co—Isaac Friedman; Nelson & Williams (48)..... 146.43

173D ST W, ss, 150 w Ft Washington av, 100x100; Spallone Contracting Co—Thelma Realty Corp; Isnaizzio F Cavalluzzi (49)..... 625.00

37TH ST, 304 W; Crane & Clark, Inc—Iolsem Constantindes; H & Y Alli Co (50)..... 35.03

DUANE ST, 42; Hyman Tenenbaum—Elm Duane St Corp; H & L Busy Bee, Inc (51)..... 424.00

JUNE 20.

PARK AV, 485; Starobin Electrical Supply Co—485 Park Ave, Inc, Dwight P Robinson Co & Rector Electric Co (52)..... 2,842.80

128TH ST, 219 W; Nathan Finkel—Laura Jones (53)..... 65.00

JUNE 21.

23D ST, 111 & 113 W; Chelsea Bldg Co—Elmer A Darling; Chas G Keller & International Fixture Co (54)..... 483.75

2D AV, nwe 122d, 71.8x17.6; Benjamin Warshow—H & E Holding Co; Alexander C Roussell (55)..... 127.65

Bronx.

JUNE 14.

OAK TREE PL, 613; Wm H Blank—Sarah Harris..... 25.00

243D ST E, ns, 148.3 e White Plains av, 50x115.5; Aaron Weschkw—Morris Wetzler, Sol M & Harry Brodsky.. 1,250.00

JUNE 15.

CLARENCE AV, es, 100 n Layton av, 50x100; Bronx Engineering Co—Geo O Glendinger, Inc..... 2,600.00

WEBB AV, es, 178.6 s 195th, 54.2x82.1; Anthony Castaldi & Co—Chas Schefer & Westchester Bldg & Const Corpn. 732.00

WEBB AV, ws, 200 n 195th, 50x120; Anthony Castaldi & Co—Arthur Dern & Westchester Bldg & Const Corpn. 2,500.00

JUNE 16.

SOUTHERN BLDG, swc Intervale av, 117.4x108.9; Royal Marble Works—M V S Realty Corp & Frank S Loraci Co..... 2,039.00

LONGWOOD AV, sec Fox st, 100x100; Royal Marble Works—Foxwood Constn Co, Inc & M V S Realty Corpn. 663.40

CLAY AV, 1812; Glass & Weiss, Inc—H S V Realty Co..... 980.00

EASTCHESTER RD, 1620; Tremont Roofing Corp—Valencia Piacentilli & Michael Capiello..... 100.00

ROEBLING AV, 2866; Tremont Roofing Corp—Gaetano Palumbo & Michael Capiello..... 75.00

ST ANNS AV, 455, & 146TH ST, 550 E; John P Kane Co—Pasquale Greco... 57.00

JUNE 19.

SOUTHERN BLVD, 1216; Active Metal Ceiling Co—George Kahn..... 476.90

WILDER AV, es, 250 n Edenwald av, 25x100; Bronx Engineering Co—Wm I Klein..... 4,000.00

JUNE 20.

HOLLYWOOD AV, ws, 253.4 n Coddington av, 25x100; Henry G Silleck, Jr—Matthew Cahill, John Doe & John E Brady..... 96.73

HOLLYWOOD AV, ws, 228.4 n Coddington av, 25x100; Henry G Silleck, Jr—John Anholm, Joe Doe & John E Brady..... 70.17

175TH ST, 871 E; Francis X Scanlan—Rachel Kantowitz & Louis Kantowitz..... 1,280.89

BOSTON RD, —, as junction of ws of Minford pl, 81.7x126.1; Morris Marks—Weingold Realty Corpn.... 1,000.00

SATISFIED MECHANICS' LIENS

JUNE 15.

113TH ST, 55 W; Saml Kramer—Saml I Schiller et al; May11'22..... 1,984.00

AUDUBON AV, 311; Wm Hahn—Millington Holding Co et al; Mar16'22... 987.85

SAME PROP; Lloyd & McCahan—Millington Holding Co et al; Mar10'22... 2,490.00

ET WASHINGTON AV, sec 183d; Bronx Derrick & Tool Co—W H B Realty Corp et al; May12'22..... 390.83

RIVERSIDE DR, 845; Bronx Derrick & Tool Co—Friedman White Realty Co et al; May31'22..... 101.25

JUNE 16.

MADISON AV, 344; Andrew Robertson Co—Madison Avenue Offices, Inc, et al; Dec31'21..... 2,582.89

58TH ST, 236-46 W; Thompson-Starrett Co—Columbus Circle Arcade Co et al; Oct5'21..... 462,614.48

RIVERSIDE DR, 900; Bronx Derrick & Tool Co—900 Riverside Drive Corp et al; May17'22..... 101.25

MADISON AV, 1493; Harry Resnicow—Lillian B Vogel et al; Junel'22... 325.00

72D ST, 164-8 W; Herman Lissauer—Western Holding Co et al; June9'22... 2,614.10

JUNE 19.

FULTON ST, 120; Louis Horowitz et al—Philip Zeitlen et al; Dec29'21... 3,442.00

SAME PROP; Louis Horowitz et al—same; Dec27'21..... 5,442.00

46TH ST, 47 W; Reid & Jaeger Inc—Emily I Smith et al; June8'20..... 325.00

14TH ST, 56-58 E; E C Butler Electric Corp—Harold Amusement Co et al; May6'22..... 940.47

JUNE 21.

9TH ST, 48 E; Wm Brenner & Son, Inc—Benjamin Rosenstein et al; Apr 12'22..... 99.99

46TH ST, 47 W; Roswell Starkey—Emily I Smith et al; Mar14'21..... 783.00

91ST ST, 272 W; Hoffman & Elias—Lee H Burton et al; Feb6'22..... 228.60

Bronx.

JUNE 14.

209TH ST E, swc Hull av, 100x100; Jacob M Felson—Morris Glaser et al; Dec21'21..... 1,000.00

JUNE 15.

WEEKS AV, ws, 201 n 174th, 95x100; Saml Aginsky—Garman Bros & Co, Inc, et al; Apr3'22..... 2,000.00

JUNE 19.

178TH ST E, sec 3 av, —; Morris Glasser & Son—Joseph Block et al; June2'22..... 1,725.61

JUNE 20.

ROEBLING AV, ss, 145 e Mayflower av, —x—; M Capiello & Son—Gaetano Palumbi et al; May13'22..... 5,500.00