

Real Estate Record and Builders Guide

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A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922." Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

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E D I T O R I A L

Emergency Laws vs. Economic Laws

During the discussion over the question of whether the Emergency Rent Laws and the resolution providing for tax exemption of new housing should be extended another year, it is advisable to consider the fact that with the exception of Boston and Milwaukee, in no other large city in the country has special legislation been secured to protect tenants from voracious landlords, nor has special privilege been given to builders in the way of relieving them from paying their share of the municipal expenses for a term of years. But during the war building was proscribed in other commonwealths than New York, and rentals mounted rapidly in every community throughout the country as an increasing population demanded more housing and office space. And since the war building has been restricted in other cities by the same causes as have prevented the construction of new housing here, namely, the continued difficulty of getting mortgage money and the continuance of high wages of labor and high cost of building materials.

Outside of New York, however, state legislatures generally have not been called on to interfere with the working of the law of supply and demand. According to the summary of legislation during 1920 and 1921, prepared by the Public Affairs Information Service of the Public Library, only Wisconsin, Massachusetts and New Jersey have enacted "emergency" laws. Those passed in New Jersey are similar to the enactments in this state. The Wisconsin legislation, which is mild in character, is applicable chiefly to Milwaukee, and in Massachusetts provision has been made for a discretionary stay of proceedings in actions of summary process to recover possession of property and to provide that unjust, unreasonable and oppressive agreements shall be a defense in action for rents. According to the same authority no states other than New York and New Jersey have passed tax exemption measures. People in the less enlightened sections of the nation kicked just as vigorously about paying higher and higher rents as did New Yorkers, and they bemoaned the cessation of building in their home towns, but they have not, with the exceptions noted, stormed legislative halls with quack palliatives to fend off oppressive landlordism, nor did they grant special favors to those few fortunates who were able to find money with which to build.

Many New Yorkers are in doubt to-day whether the Emergency Rent Laws and tax exemption have really benefited them because they have to fall back on the fact that they do not know what might have happened if these measures of safety and provision had not been enacted. Things might have been worse, and then again they might have been no worse, or even better. Nobody knows, because there is no way of knowing what might have taken place if things had been different.

There is, however, one way in which the value of the rent and tax legislation may be measured. What happened in other cities where such measures were not taken and what are conditions now in these communities? The New York Herald has taken pains to find out by a questionnaire di-

rected to other cities where housing conditions were similar to those existing in New York when the "emergency" laws were passed. The returns show that in Chicago rents for the better class of apartments and detached houses are 25 per cent higher than they were two years ago, while rents in tenement districts and poorer neighborhoods have advanced only 10 per cent in two years. In Cincinnati six-room residences that rented at \$36 a month two years ago rent for \$40 now; five-room apartments that were \$15 are now \$18 per month, and \$65 apartments now bring \$75. Realty men in St. Louis report rentals as approximately 10 per cent more than two years ago. In Pittsburgh a few vacancies are reported, and it is believed that the rental peak was reached last year.

Cuts in high-priced Boston apartments are declared to have equalled 25 per cent and this broke the backbone of prices down through the list. A 20 per cent decline is noted in Detroit, houses and apartments renting from \$50 up, while the reduction in rents in Indianapolis is estimated at about 10 per cent. In Baltimore and Philadelphia there has been little change from peak prices, which were about 50 per cent above the pre-war scale.

When these facts are carefully weighed it forces the question whether the "emergency" legislation was justified, and if so, if it was wisely devised. Certainly the special legislation so far enacted at the instance of the Lockwood Committee has not resulted in any great addition to the number of dwellings in which three-quarters of the citizens of this community must, perforce of limited income, reside. It is a well-known fact that rentals of moderate-priced apartments here show no sign of being lowered. They may not yet have reached the peak. In eight other cities the peak has been reached or definitely passed. We have "emergency" laws; they, excepting in Boston, have had none. We have been trying nostrums; they have been relying on old and tried economic laws mixed with common sense. Which is the better off—New York, with 100,000 landlord and tenant cases clogging the municipal courts and millions of rent money tied up in escrow, or these other American cities that have weathered the crisis without resort to questionable emergency measures?

We are forced, it seems, to one of the following conclusions, either that New York is a city where the ordinary economic laws, elsewhere all powerful, cannot be relied on to work satisfactorily; or that New York is unique in being able to precipitate an "emergency" based on the same conditions which in other communities are deemed the customary consequences of certain precedents; or that this state and city is endowed with officials whose sense of obligation to some of their constituents is exaggerated to the degree which affords them an excuse for the enactment of laws that disregard the rights of other citizens.

Building Revival in Mid-Town District

Study of the important building operations now scheduled for erection during the coming spring indicates a lively interest on the part of builders and investors in the com-

mercial development of the mid-town district of Manhattan, west of Broadway. Prior to the war there was a well-defined store and loft-building movement in this vicinity, a movement responsible for the erection of many modern commercial structures which were rapidly sold or rented at profitable terms.

Businesses, which had for many years been confined to buildings of an almost obsolete type in the downtown section, were brought further north, following the improvement in rapid-transit facilities, and these downtown districts were practically deserted in favor of the more modern up-town conveniences. In several instances important industries, which for generations had been grouped in lower Manhattan, followed the trend of the times and journeyed northward. The war, with its resultant disruptions of business activity, particularly that of real estate development along commercial lines in the mid-town section, checked this movement for several years. Now, however, investors and operators are apparently of the opinion that the time is ripe for further commercial expansion, and they are preparing a program of store and loft-building construction in the district between Thirty-first and Forty-second streets, Broadway to Eighth Avenue, which, while not as yet so important as that movement of several years ago, still is indicative of an extremely lively building period to come later this year.

Two of the most important daily newspapers are planning new structures for the expansion of their news service. The New York Tribune recently purchased a plottage

in West Fortieth Street for the erection of a modern printing establishment, and the New York Times has announced its plans for a large addition to its plant in Forty-third Street. S. Morrill Banner and Herbert Mitler have had plans prepared by Robert T. Lyons for a \$2,000,000 office and showroom building, twelve stories in height, at 132 to 138 West Thirty-sixth Street, running through to Thirty-fifth Street. Schwartz & Gross are preparing plans for a fourteen-story store and loft building at 142 to 148 West Thirty-sixth Street for Julius Tishman & Son, who in former years were extremely active in this section. This project will cost approximately \$1,000,000. George and Edward Blum are the architects for a fourteen-story store and loft structure at 237 to 239 West Thirty-seventh Street, for Lefcourt & Haas, and Max Aronson will soon start the construction of a \$2,000,000 commercial building at 242 to 252 West Thirty-sixth Street, from plans by Schwartz & Gross. At 206 to 212 West Thirty-fourth Street the North River Savings Bank is planning a new building to cost about \$100,000, and there are several important alteration projects underway or contemplated that will practically amount to new buildings, as they will completely reconstruct old-fashioned buildings into modern commercial structures.

It has been a number of years since there was as much activity in this particular part of Manhattan as is scheduled at present, and with this for a start there is every likelihood this district will be one of the most active from a construction standpoint of any in Greater New York.

Walter Stabler Discusses Mortgages at the Y. M. C. A. Realty Lecture Course

BEFORE a good-sized audience, comprising the Real Estate Class of the West Side Y. M. C. A., Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, delivered a lecture Tuesday evening that aroused much interest among the class, many of whose members asked questions afterward. His subject was: "Real Estate Mortgages—What They Are, How They Are Made, How They Are Collected." Louis V. Bright, president of the Lawyers' Title & Trust Company, presided and introduced the speaker as one best qualified to discuss the subject of mortgages. A feature of the class was the presence of several women, which in this era of women real estate brokers, shows that there are more women considering real estate as a business.

Mr. Stabler, in opening his address, remarked that Mr. Bright knew as much about the mortgage market as he did and that he could recall the time when he was glad to go to Mr. Bright to learn something of value about real estate and mortgages.

Continuing, Mr. Stabler said: "Mortgages are such a common thing in life that the general public knows all about them. I should say that about 95 per cent of all real estate is mortgaged. The investing public is so accustomed to a mortgage that they think they are as necessary to real estate as a house is. Some real estate is unimproved and is mortgaged.

"What is a mortgage?" asked Mr. Stabler. "It is an instrument that is recorded. It establishes a lien of record against real estate and is an official notice of a lien. Mortgages in New York state, and in some other states, are always accompanied by a bond. A bond is really a personal promise to pay, a personal liability. If a property is sold in foreclosure and does not bring the amount of the mortgage with expense, then, of course, a deficiency judgment is taken against the borrower. No man should lend or borrow on mortgage without the services of a lawyer, for there is nothing wiser than avoiding mistake for either side. A mortgage is a technical instrument.

"In many states, among them Missouri, California, Louisiana and others, a trust deed takes the place of a mortgage. The borrower deeds his property, during the life of the loan, to a trustee, specifying the purpose. He signs notes, agreeing to pay so much with interest. Sometimes he does not sign interest notes. This trust deed provides security of payment at the time

fixed. The practice is not exactly the same in all states that use this method. In Indiana, Illinois and Minnesota, especially, the lender has less security than in other states. It is up to the lender there to thoroughly know what he is doing. An owner in those states has right of redemption before the purchaser at foreclosure can get title. This is bad for both the borrower and lender, because it makes complications regarding the rent and taxes.

"In New York state the normal time for a foreclosure to be completed is about three months, provided there is no defense to the action. With a defense, and in bankruptcy proceedings, the time is usually much longer; in fact, it is frequently indefinite.

"In states where the trust deed procedure is followed there is no such delay and uncertainty. If there is a default in the trust deed the holder of the deed has the Sheriff advertise the property for sale and that official sells it from the Court House steps. The owner cannot get away with the income. The mortgagee gets quick possession. That has its advantages. I would like to see the various states get together on this vital subject of mortgages and arrange some uniform method that would redound to the advantage of all. The New York method has its good points and so has the trust deed method.

"Pennsylvania is strong on mortgage matters. The mortgagor has to give a judgment bond wherein he confesses judgment. If he is in default the mortgagee can docket the confession of judgment and the Sheriff, as a result, can sell. The judgment bond also encumbers any other property the mortgagor may have, as this bond automatically becomes a lien. It is advantageous because it provides absolute security for the lender and practically prevents the necessity for a deficiency judgment."

Mr. Stabler went into a lengthy discussion of real estate bonds. He said that the system was a Western idea originally. The methods, he said, were not the same as those used by conservative lenders. The underlying principle of real estate bonds was the same as that of railroad bonds. The bonds are issued and secured by mortgages, said the speaker.

"Another system," said Mr. Stabler, "are real estate certificates, such as title insurance companies provide. They are really bonds. The advantage is that they have a careful real estate security behind them and guarantee of payments. Certificates and guaranteed mortgages are fine investments. The companies that issue them have large capital and surplus and the interest is always paid. This line of mortgage business

(Continued on page 86)

REAL ESTATE SECTION

Housing Shortage Measured by Census and Building Facts

Increase in Population in Last Five Years Just About Equals Some Estimates of Present Deficiency, But Allowance Must Be Made for New Building

WITH the Legislature at Albany considering plans to continue the rent and tax-exemption laws for another year or possibly longer, the question uppermost in real estate and building, as well as lay circles is: "How extensive is the actual shortage of living space in New York City today?" A great many think inadvertently of Manhattan as comprising the municipal area affected, whereas the question applies intensely to the Bronx, Brooklyn and Queens as parts of the city contributing much to the alleviation of the housing shortage and as parts where population is growing.

The Federal census shows an actual decrease in the population of The Borough of Manhattan in the ten-year period from 1910 to 1920 of 48,860, and the Bureau of Vital Statistics estimates that there has been a further decrease in this borough of 9,872 in the two years since the census was taken, making a total decline of 58,732 in twelve years. Taking Manhattan alone, there are, therefore, about 6,000 less families to be taken care of than there were twelve years ago. This means that, other things being equal, a "shortage" of apartments in Manhattan cannot reasonably be figured out, because the number of large apartment buildings constructed and of one-family houses altered into one- and two-family apartments has almost certainly offset the replacing of housing by commercial structures on the Island.

Investigation by the RECORD AND GUIDE shows that there continues to be a shortage of housing space in all the other boroughs. Rentals have not receded any in them, except slightly between renting seasons; and they rise to prevalent levels with the approach of each rental period. There is not being built and there probably will not be built any apartment houses that builders can rent at the standards which prevailed before 1918. Builders maintain that no such rentals can be offered, that the question is entirely an economic one involving the cost of labor and material and that pre-war standards of rentals would be absolutely unprofitable.

On the other hand, it is contended by some that if multi-family houses increase vastly in number the increased supply will cause a reduction of rentals. The fact that rentals have not decreased is causing thousands of families, who in the past lived in rented apartments, to board with families who have fair-sized apartments. There are thousands of families, too, who in the past occupied apartments of from five to seven rooms who are living now in apartments of three rooms in order to whittle as closely as possible to the bone of low rental.

The Bureau of Vital Statistics, using the Federal census figures as a basis, estimates the increase in the population of the five boroughs of New York City from 1917 to 1922 as 439,395, or a total of 87,879 families, on the generally-accepted theory that on the average five people constitute a family. The Lockwood Committee holds there is a shortage of about 80,000 or 85,000 apartments in New York, or practically the same as the probable increase in population as figured on the arithmetical basis by the Bureau of Vital Statistics. Building stopped in 1917, and if there had been no building since it would be reasonable to estimate a shortage of about 85,000 apartments in the whole city. But what are the facts?

In 1920 there were built over a hundred tenements costing more than \$20,000,000, also 4,000 one-family houses, and nearly a thousand two- and three-family houses. The figures for 1921

are given more in detail below, but they aggregate many times the 1920 showing, and all reports indicate that before the Emergency Rent Laws expire by limitation on November 1 next there will be constructed, ready for occupancy, many times the number of apartments, one- and two-family houses and single residences that have been built during 1921.

These facts must be taken into consideration in estimating the present shortage and that which will exist on November 1 next. Certainly enough housing has been constructed in 1920 and 1921 to materially reduce the "shortage" of 80,000 or 85,000 which the Lockwood Committee indicates. And with the present impetus attained by builders this shortage will be still further reduced by next November.

Brooklyn last year built and is now building more apartment houses than any other borough and a large number of one- and two-family houses. The total number of applications for building permits granted in Brooklyn last year was 2,194, and ninety per cent of these have been utilized to build and the rest will be, the delay being a matter of arranging building loans. The total estimated cost of all kinds of buildings for living purposes planned in Brooklyn last year was \$162,132,547. These will accommodate 25,000 families.

The new year has started well in the matter of new building. The week ending January 7 witnessed the filing of plans in Brooklyn for 160 new buildings to cost \$1,336,000 and to provide for 299 families; and the week ending January 14 showed plans filed for buildings to house a total of 800 families and to cost an aggregate of more than \$4,500,000.

In Queens about forty per cent. of the new living space planned and being built is ready for use. This includes multi-family houses and one- and two-family houses. This Long Island borough is building more one- and two-family houses than multi-family houses, with the result that while the total number of buildings is greater the total amount of living space is not any greater, if as great, as in Brooklyn. The street and sewer system of Queens, as a whole, is not so complete as in the older borough of Brooklyn, and consequently one- and two-family houses are more suitable for much of the territory. During 1921, in Queens, plans were filed for 7,864 frame one- and two-family houses to accommodate a total of 11,844 families; 786 brick one- and two-family houses, to accommodate 1,280 families; 346 frame flats with stores, to house 586 families; 407 brick flats with stores, to house 768 families; and 141 multi-family houses, with accommodations for 1,267 families. Practically all of these are under way and will be finished this Spring. In addition, there are 87 brick tenement houses with stores that will house 664 families. The total estimated cost of new living space in Queens planned during 1921 is \$58,000,000. The year 1922 will in all likelihood witness even heavier building of residential buildings of all kinds. Queens did not start the erection of multi-family houses to any extent until midsummer last year, whereas this year numerous plans for multi-family houses and one- and two-family houses have already been filed. Of 16,409 new living quarters provided for in Queens last year about 6,500 of them are ready for occupancy, and they have been largely rented or sold, as some of this space comprises one- and two-family houses. Plans for new buildings for living purposes filed with the Queens Bureau of Buildings

(Continued on page 86)

DEVELOPMENTS OF 1921 AND PROSPECTS FOR 1922

ANALYZED BY REALTY AND CONSTRUCTION LEADERS

Frank Bailey, vice-president of the Title Guarantee and Trust Company—At the present time it is absolutely impossible to produce a house which can be occupied by a tenant who can afford to pay a maximum of \$12 a room, and when one remembers that the greatest number of people are in the class that can pay \$12 or less a room, then it is perfectly obvious that the poor man is not approaching cheaper rents, but is approaching higher rents.

Louis V. Bright, President, Lawyers Title and Trust Company—A slow but steady resumption of buyers willing to take mortgage offerings is apparent. Even the demand for outside bonuses and commissions is less evident. As yet the demand is for the very best, and investors are critical, as they should always be, of the security offered.

Joseph P. Day—1920 was a record year in the auction market and few people thought that the 1921 totals would even equal it. That they were mistaken is now a matter of history, and 1921 will certainly go down as a banner year. The home and lot buying movement is in full swing. The demand is far from satisfied, and I look to see great activity during the next spring and summer.

Robert E. Dowling, President, City Investing Company—Real estate in New York is in fine shape entering the new year. It is in the soundest condition I have known since 1907. It may not be known generally, but there is less mortgage on Manhattan real estate today than there was ten years ago. Thousands of mortgages have been reduced from 20 to 40 per cent. during that time and equities, of course, have been increased. Too much stress cannot be placed on this point, for the mortgages were reduced during periods of depression. People got into the habit of paying off mortgages.

J. Clarence Davies—I think that 1922, from all present aspects, is going to be a year of real real-estate activity. In my opinion the people who get in at present will have the opportunity to make profits before the year 1923.

Colin M. Eadie, of James N. Well's Sons—There are several hundred houses in the Chelsea section rented to tenants, in most cases at old rentals, who sublet for furnished rooms, and whose owners would be glad to alter into apartments, but the rent laws as administered will not allow them either to improve the property or obtain an equitable return for their investment, so that the Chelsea section for 1921 has had the poorest year in its history.

Charles G. Edwards, President, Real Estate Board of New York—The beginning of the new year brings to mind the great activities in real estate during the year just closing and the possibilities of a new year and the necessity for co-ordinating the interests of real estate brokers and owners throughout the city. The Real Estate Board of New York has adopted its programme of activities for the coming year and hopes for great achievements in municipal and legislative work, tending to increase the usefulness of the board to its members and creating activities that should enlist the hearty support of those interested in real estate, whether from the standpoint of the broker or owner.

Douglas L. Elliman—It looks now as if an equilibrium had been established and that owners would no longer seek the excessive rentals of two years ago, but would be satisfied with a fair return on their investment, which would mean a slight reduction from the scale of rentals established last year. We are, however, a long way off from an adequate supply of low-priced apartments, and a great change must come over the entire industrial situation before such a thing is possible.

James B. Fisher, President of the Brooklyn Real Estate Board—The next year bids fair to be a wonderful year for real estate to come into its own, with fixed values, better financing, restored confidence and a fuller realization by the public that after all it is the most stable thing in existence.

Fenimore C. Goode, of Brett & Goode—The center of speculative activity just now is the Pennsylvania Terminal district. This wide expanse of territory, extending from Thirtieth to Forty-second street and from Broadway to the Hudson River, affords more opportunity for the real estate operator and speculative builder than almost any other section of the city. After fifteen years of quietude the district is at last awakening.

Harry Hall, Vice President of William A. White & Sons—A man need not be a prophet to venture the assertion that New York—far from being finished—has really only just begun.

Charles H. Jewell, of Lawrence, Blake & Jewell—The new year of 1922 promises to show further improvement in the general estimation of real estate as a possession, with therefore higher appraisal valuations on land and old buildings in good condition and more building on account of lower costs of new construction. There should be a constantly increasing supply of mortgage funds.

Clarence H. Kelsey, President of the Title Guarantee and Trust Company—The crux of the whole situation is the excessive cost of materials brought about in many cases by illegal combinations on the part of the material men and the excessive wages and limited production of union labor. The Lockwood Committee is right in insisting upon the evils of both classes being corrected as quickly and fully as possible so as to make unnecessary any extension of the tax exemption privilege and to discontinue it as quickly as possible. The situation will never be righted until honesty in dealings is recognized by both the material men and the mechanics as the best policy.

Bryan L. Kennelly—Manhattan has hardly been developed and within the next decade or two, when the real stride of development is begun, we must look for a real estate growth outdistancing by a tremendous margin any growth of the past.

William D. Kilpatrick—The fact that building was progressing all over the country without tax exemption or other artificial stimulant has not seen the light of day. It is unfortunate that the extra burdens of taxes and rents of non-exempt property imposed by tax exemption must be borne by those least able to bear them.

E. A. MacDougall, President, Queensboro Corporation—If there was any justification for the existing emergency rent laws there was the same justification for the tax exemption law. If there is excuse for one there is need for the other. The exemption should continue with the rent laws. If one is re-enacted the other should be. But, in any event, the exemption should be continued to November 1, 1922, so as to insure that new dwellings will be constructed for which plans have already been filed as of December 10, 1921, which amounted to \$95,000,000.

William F. Morgan, President of the Merchants' Association of New York—The underlying business conditions throughout the country are sound. Our resources are unimpaired. Our domestic market, to which apparently we must look mainly for some time to come, is increasing in purchasing power. All that is needed is the spirit of confidence and there are many signs that this is returning.

Paul Nehring, Vice President, Nehring Brothers—Last year was a very active and interesting year on Washington Heights, with a strong demand for investment property. The majority of owners realize that in holding Heights improved property they have something that is staple and will be in demand as long as real estate is to be considered a good investment.

Charles F. Noyes—In our opinion the year 1921 clearly demonstrated our belief in the superiority of downtown real estate. We expect that the year 1922 will see a large amount of funds ordinarily invested in stocks and bonds devoted to the purchase of downtown real estate. There is also a constantly increasing flood of funds for mortgage loans, which greatly aids investing purchasers.

Robert E. Simon—Many fear the possibility of a reduction in rents. This is bound to come, but should not disturb the investment market. The activity will be on a much safer and saner price level. It is not healthy to have a condition where either landlord or tenant is in the position of dictator of price and terms. The large lending institutions can help a great deal to prevent extreme over-production.

Paul Starrett, President, George A. Fuller Company—A large number of substantial new building projects are on the way. The supply of space at present is probably greater than the demand, but the population of New York is increasing at the rate of 200,000 per year, and this will absorb a large amount of space. Conservative real estate men are of the opinion that the present unoccupied space will be absorbed within a year. Before very long tenants who were forced into inconvenient, undesirable space will return to the better, more up-to-date buildings, and this, with the natural growth of the city, will absorb any available space now unoccupied, and there will be tenants for many more well located, up-to-date buildings.

S. W. Strauss, President of S. W. Strauss & Co.—The supply of money and credit have been restored to normal. With interest rates relatively low, the price of credit is again within reach of business men. The great reservoir of the national credit is ready and funds are ample to put into business when business is ready to go ahead.

Port Is Topic at First Monthly Realty Board Dinner

Successful Inauguration of Series of Get-Together Meetings for Discussion of Questions of Prime Importance to Business

MARKING the first monthly gathering of members of the Real Estate Board of New York, in accordance with a program to be carried out seven more times this year, about two hundred members of the organization dined at Delmonico's on Thursday evening, January 12. The diners heard an analysis and a lively discussion of the question of improving the Port of New York in accordance with the general plan of the Commission of Port Authority. After the event was over it was the consensus of opinion that the occasion was one of the best get-together affairs that the Board has ever held. The spirit of good fellowship abounded, and many members who were not well acquainted had opportunity to become more intimate as the evening wore on.

Charles G. Edwards, President of the Board, who presided, said that he was much gratified at the size of the attendance, and he expected that the next dinner would be still better attended. He said he hoped that the gatherings would be educational; and it was evident that the first one was. Mr. Edwards stated that each month there would be discussed some question vital to real estate values that hinged on municipal improvements or taxation, and that at these gatherings such questions could be heard at length.

E. H. Outerbridge, Chairman of the Commission of Port Authority, and Julius Henry Cohen, counsel to that body, were the speakers. Mr. Outerbridge had illustrated on a screen various working parts of the port area and discussed appropriately each picture as it appeared.

A question that interested the realtors greatly was one put to Mr. Cohen by Alfred E. Marling, former President of the Chamber of Commerce, which was: "How is this great project, as proposed, to be financed?" And promptly Mr. Cohen answered: "The act creating the Port Authority did not empower it to raise money by taxation or by pledging any municipality or any state within the port area to extend credit. The money will have to be raised by the issuance of stock. No one can

doubt, in the light of the business already done within the port area and the business yet to be done on an enlarged scale, the stability of the investment. These securities will be tax exempt and the exemption cannot be impaired by any future action of either New York or New Jersey.

"After the states have approved the plan we know that there will be sufficient saving accomplished by the development of new facilities to take care of a sinking fund for any securities issued. We must prove the efficacy of the plan to the public, not the voting public, but the investing public. And we can go ahead with the building of the facilities proposed just as fast as we can show that they are economically sound. We have tried to show by our remarks and illustrations here tonight that they are as sound as every dollar put into them."

Mr. Cohen was asked what the effect would be if the proposed St. Lawrence River canal should be built before plans for the improvement of this port could be put into effect.

"If the canal it built first it would develop the diversion of business away from New York," he said. "The cotton business has gone, and I have been told that New York need never expect to get it back again. The export tobacco business also has been lost. If the grain export business goes to New Orleans and Montreal, New York may expect to lose it all before she can catch up."

"We can use the Barge Canal and the Hudson River and give the West a cheaper outlet to the sea than through the St. Lawrence. That is what Governor Miller meant when he urged the use of existing capital investment. The State has spent \$165,000,000 on the Barge Canal, and the Governor took the business point of view in saying that we should take existing capital investment and improve that."

Prominent among the members of the Real Estate Board who attended were Robert E. Simon, W. D. Kilpatrick, Charles F. Noyes, Laurence McGuire, Walter Stabler, Alfred E. Marling, Francis Guerrick, A. N. Gitterman, Alexander C. McNulty, Richard O. Chittick, as well as representatives from nearly every prominent real estate firm in the city. From Brooklyn came Fenwick B. Small, George H. Horton, and James B. Fisher, President of the Brooklyn Real Estate Board, and Arthur W. Gelston, Secretary of that Board.

Bill Before Congress Paves Way For New Federal Building

PLANS for the demolition of the old postoffice and the erection of a new Federal building on the old court house site have been materially advanced by the introduction in Congress of a bill providing for the appointment by Postmaster General Hays of a commission of "Three officials who shall have authority to exchange the land known as the old postoffice site in the city of New York for other lands to be deeded by the city of New York in exchange for such site; that this commission shall confer and arrange with the authorized committee of the Board of Estimate of the city of New York, consisting of the Mayor, Comptroller and President of the Borough of Manhattan."

The bill was introduced by Representative Albert B. Rosedale following the approval by President Harding of Postmaster General Hays' proposal at a recent cabinet meeting that a suitable building or buildings should be provided to house the various Federal bureaus in the city now in the old postoffice or in rented quarters. It was found that approximately \$900,000 per year is expended for rent of offices in New York City. The project of the removal of the old postoffice building has been agitated for several years but not progress was made until about three months ago when Postmaster General Hays took the matter up with Comptroller Craig and representatives of various civic organizations in the chambers of Federal Judge Martin T. Manton. It was then virtually decided that the Federal Government would go on with the project if the proper sort of legislation and an appropriation could be obtained from Washington. The Board of Estimate Committee, which was appointed after a hearing on the project several

weeks ago, and with whom Mr. Hays' commission will have to deal, consists of Mayor Hylan, Comptroller Craig and Julius Miller, President of the Borough of Manhattan.

Comptroller Craig, in discussing the matter with Postmaster General Hays, told him that if the Federal authorities would indicate how much ground they needed for new buildings the city would be in a position to make an offer of land in exchange for the old postoffice site. In accordance with this plan the various Federal departments at Washington are making investigations of their present accommodations in this city and the need for additional space. When these facts have been collected tentative plans for one or more buildings will be drawn and estimates of cost will be prepared for submission to Congress. Congressman Rosedale has received assurances that his bill will come up for a hearing before the House Committee on Public Buildings and Grounds within a few weeks. President Harding's approval of the project marks a departure from the Government's policy for several years that no public building measures should be considered by Congress until other pressing legislation was disposed of.

The city officials are considering the offer of the block bounded by Leonard street on the north, Baxter street on the east, Worth street on the south and Center street on the west.

Postmaster Morgan is working with the special committee appointed by Postmaster General Hays to study ways of improving the postal service in this city. The members of this committee are William Fellowes Morgan, President of the Merchants' Association; Clarence H. Kelsey, President of the Title Guarantee and Trust Company; Michael Friedsam, President of B. Altman & Co., and ex-Governor Alfred E. Smith.

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Review of Real Estate Market for the Current Week

Every Borough of the City Figured Prominently in the Dealing and Residential, Manufacturing and Commercial Parcels Divided Honors

THERE were a few notable high spots in the real estate market this week, together with a varied assortment of general dealing. Emphasizing the heavy dealing in vacant plots in the Bronx, that has prevailed for many months, was the sale of the old homestead tract of the Patterson estate, comprising 34 lots and overlooking Poe Park, in the Fordham section. The old holding was for many years the residence of the late well known City Magistrate and politician, Jacob Patterson. The tract will be improved with large apartment houses and a picturesque spot will have vanished. Another big transaction was the sale of a six-story factory building, with railroad connections, in Long Island City.

The Childs Restaurant firm bought a building, in the Broadway section of Harlem, for its business uses. This is the second parcel that this chain store firm has bought within two weeks. Its policy usually, in the past, has been to lease a store or building for 21 years or more and equip it for its purposes. Perhaps the notably high rentals on new leases in busy centers is impelling the firm to buy links in its chain as a more satisfactory and profitable way of handling them. Another large sale in Long Island City was that of the American Chiclé Company's plant to a dye firm.

Marking activity in improved property in the Bronx was the resale of the Haffen Brewery property in the Melrose section. The sale to the city of a 9-story concrete loft building

in Brooklyn, for use by the Board of Education, was another distinguishing feature of a busy week. There were some large apartment house deals in the northern reaches of town. A landmark was marked for demolition when old St. Luke's German Evangelical Church property, on West 42d street, changed hands. Church sites adjacent to Times Square or any other vital center of the city's life have become too valuable for religious uses; but, the church that has such a site to sell is lucky.

Two large sites for modern buildings in the Pennsylvania zone and the sale of some small parcels there swelled the total of the week's business remarkably. The lower West side contributed some sales that mark an activity caused by the building of the vehicular tunnel. Numerous business tenants bought the properties they occupy. This may be taken as stability of business in given centers and a strengthening of the investment movement throughout the city. Some large parcels on Staten Island changed hands.

Some large and long-term leases in strategic business sections were negotiated. The renewal of a long lease in the chemical district was marked by a one hundred per cent increase in the rental. Numerous dwellings in good residential sections were leased and several were leased for the purpose of remodeling into business structures and small apartment houses.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 127, as against 133 last week and 98 a year ago.

The number of sales south of 59th st was 51, as compared with 59 last week and 76 a year ago.

The number of sales north of 59th st was 76, as compared with 74 last week and 44 a year ago.

From the Bronx 53 sales at private contract were reported, as against 56 last week and 20 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 84.

Another Ancient Holding Sold

An additional purchase has been made by I. Randolph Jacobs and Everett Jacobs to their holdings by the acquisition of 557 Water st., a 5-story brick warehouse, size 24x74.4, through Harry B. Cutner, from the estate of Katherine Remson Hunter, another branch of the old Rutgers family, who part with this property after an undisturbed ownership dating back over 250 years. Messrs. Jacobs now control the four warehouses, 557-565 Water st.

Seamans Estate Sells a Corner.

L. Tanenbaum, Strauss & Co. sold for the estate of Clarence W. Seamans to George A. Gunshor the northeast corner of Bleecker and Lafayette sts, a gore strip 2x100x81, running along Bleecker st to Shinbone alley. The estate at one time owned the adjoining improved parcel and sold it in 1920 through the same brokers. The late Mr. Seamans was long of the firm of Wyckoff, Seamans & Benedict.

The buyer of the gore will improve it with a store structure. The gore was caused by the widening of Lafayette st.

Tenant Buys Hudson St. Parcel

Crist & Herrick sold for Herbert and Albert Marshall, to the tenant, 555 Hudson st., a 3-story brick building on a lot 16x87.4x16.9, adjoining the northwest corner of Perry st.

Bradhurst Av. Corner Sold

Nehring Bros. sold for the Chateau Holding Corporation, Sidney Sonn, president, to Frederick Horling 242-246 Bradhurst av., two 6-story apartment houses, on a plot 101.11, northeast corner of 154th st., overlooking Colonial Park. The immediate corner contains stores.

Resells Elevator Apartments

The two 6-story elevator apartment houses, 240x97.4, at 715 to 725 West 172d st., have been purchased from the Ralph Realty Co., Samuel Wacht, Jr., president, by the Joe-Hen Realty

Co., Joseph Goldfein president. The houses are between Fort Washington and Haven avs, and are arranged for 84 families. They were held at \$550,000 and return an annual rental of \$90,000. Benjamin Harris was the broker.

This is part of the square block comprising ten apartment houses and 19 lots, bounded by Fort Washington and Haven avs., 172d and 173d sts., bought by the sellers in November from the Ecallow Co. All of the block has now been resold with the exception of the Fort Washington av block front. A large vacant parcel was sold to Joseph Wolkenberg, who is erecting two elevator apartments.

City Buys Big Brooklyn Building

M. & L. Hess sold for the Tillary Construction Co., to the City of New York the 9-story reinforced concrete and fireproof building, 200x100, covering the block fronting on the side of Concord st., from Duffield st to Flatbush av extension. The ground area is 20,000 square feet, while the structure itself embraces 180,000 square feet.

The same brokers leased 4 floors of this building in October, 1921, to the Board of Education. The city authorities, however, found it to the advantage of the city to become owner rather than lessee, and hence purchased the property. The owners were asking \$850,000. The Board of Education has taken possession and is now occupying the premises.

President Kelsey's Annual Report

C. H. Kelsey, president of the Title Guarantee and Trust Company, submitted his annual report to the stockholders and trustees at the annual meeting of the company, held on Tuesday last. President Kelsey pointed out that from the standpoint of earnings 1921 was the most productive year in the company's history, showing net profits of \$2,461,562. He added, however, that these excess earnings were due to the fact that the securities sold showed a profit instead of showing a loss, as they did in 1920.

The statement of the condition of the company on December 31, 1921, shows total resources of \$54,770,500.54, of which \$13,987,042.11 represents bonds and mortgages. The Title Guarantee and Trust Company is capitalized at \$7,500,000, its surplus at the end of the year was \$11,000,000, and undivided profits \$584,427.23.

In the course of his annual report, President Kelsey brought out the fact that there were fewer deeds and mortgages recorded this year in most counties in and surrounding Greater New York. Queens, Richmond and Nassau show a slight increase in the number of deeds and mortgages recorded, but the total number for Greater New York and surrounding counties this year is 241,020 as compared with 272,795 instruments for 1920. The company's business in Brooklyn and Queens shows an increase in earnings, but Manhattan, Staten Island and Westchester a decrease.

A total of 31,170 titles were examined com-

pared to 34,353 last year and 40,182 for the year 1919, which was the record year.

Continuing, the report says: "Our sale of guaranteed mortgages, including guaranteed mortgage certificates, this year amounted to \$55,642,278. This is the largest sale of mortgages since the year 1909 when the sales amounted to \$63,000,000. There are only four years in our history where the amount has exceeded the present year's sales. These were the years 1904, 1905, 1906 and 1909.

"Of the more than \$55,000,000 in mortgages sold last year, \$13,000,000 were certificates sold to about seven thousand separate investors. These small investors are not concerned with income taxes and through these certificates, secure a high type of mortgage investment and safety of principal together with a liberal return on their money and freedom from any danger of loss which many of them have experienced in investing in fluctuating securities and, far too often, wild-cat ventures.

"The company, on the other hand, has been able to take large mortgages without giving thought to finding some large investing institution to take them off its hands. We took last year and disposed of in these certificates many large mortgages. Among them, one of \$1,500,000 on the Garment Center Building, \$775,000 on the Combustion Engineering Building at Nos. 43-47 Broad St., \$750,000 on the Brooklyn Edison plant, \$650,000 on 440 Fourth Ave., \$500,000 on the Town Hall, \$500,000 on the New England Apartments and \$1,250,000 on the Pershing Square property opposite the Grand Central Terminal.

"Besides the larger mortgages, there were many mortgages of \$100,000 and less sold to investors through our certificates. The first week of January is particularly investment week and the sales this year have exceeded anything we have ever done before during this part of the year. In the first week of the year with four and one-half working days, the Manhattan office sold \$856,000 worth of certificates to 391 people and the total sales of mortgages and certificates in both Manhattan and Brooklyn amounted to more than \$2,000,000."

The Banking Department, it is shown in the report, had deposits at the close of the year amounting to \$33,773,078, representing 13,226 accounts. The earnings of this department during the year amounted to \$500,170.73, after charging off every questionable loan.

An interesting feature of President Kelsey's annual report was his comment on the prospects for the new year. In this connection, he said: "We are looking for a good year in 1922. Capital is ready for investment in building if only investors can be assured that those who build the houses will get their materials at fair prices and that those who work on the houses will do a fair day's work for a generous day's pay. If we can have honestly constructed buildings, there is no limit to the prosperity that can come to the building industry in New York City and its surroundings during the coming year. Almost all sorts of construction are needed badly and we will make wonderful progress if those who

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supply the material and those who do the work can only learn that they suffer along with the rest of the community when the materialman fixes unfair prices and the mechanic furnishes only half a day's work for a full day's pay. Real profits and real wages are not increased by such methods. So much more must be spent for the necessities and the pleasures of life that the real income is much lower than it seems and the amount in the bank at the end of the year does not spell prosperity.

"The fact is that the tax exemption privilege on new construction is really working to the disadvantage of the people who need housing relief most seriously—the people who cannot pay more than \$8 or \$10 a room per month. The tax exemption is creating a boom in the construction of homes for the well-to-do—those who can pay \$25 or more per room per month, and if it continues, there will soon be an over-production of such space and nothing will be done for the poorer classes. Homes are not built for them because, with the present costs of material and high cost and low productivity of labor, no homes can be built to rent for \$8 or \$10 per room per month. The result is that so long as labor can be employed at the extravagant rates demanded and produce as little as it does, the material men can get the high prices demanded for material, and builders can employ both and have the taxpayers foot the bills, there will be nothing done to produce the kind of homes that are most needed. There should be no extension of the tax exemption and no more building of the kind of homes that have been produced so extensively during 1921, but labor should come down in its wages and up in its production and material prices should come down so that something can be done for those who can pay only a low rent."

Bronx Sheriff's Auctioneer

Eugene J. Busher, of the Eugene J. Busher Co., has been appointed Sheriff's Auctioneer for Bronx county.

D. H. Jackson Moves Uptown

Having occupied a suite of offices at 135 Broadway during the last decade, Daniel H. Jackson, who is prominent as a real estate operator, will remove on May 7 to the Craftsman Building, at 5 East 38th st, through to 6-8 East 39th st. Mr. Jackson owns the building, a 12-story structure. He has long bought and sold choice parcels in Manhattan and the Bronx.

Another Board Member

John J. Fogarty, of T. A. & J. J. Fogarty, has been elected an active member of the Real Estate Board of New York.

J. B. Cornell Buys Dwelling

Douglas Gibbons & Co. sold for H. A. Collins, Jr., to John B. Cornell, head of the Cornell Iron Works, 144-146 East 83d st., two 5-story American basement brick dwellings, on a plot 25.8x 102.2, 3 doors east of Lexington av. The buyer will alter them into one house.

Large Industrial Building Sold

Goodyear Tire & Rubber Co. sold for all cash, for approximately \$500,000, to the Standard Sanitary Manufacturing Co. of New York and Pittsburgh, manufacturers of plumbers' supplies, the 6-story fireproof building, with railroad siding, comprising 83,000 square feet of floor space, with 69,000 square feet of vacant land adjacent, located in the industrial section of Long Island City, at the southwest corner Jackson av. and Honeywell st., opposite the Beebe av. subway station and 12 minutes from the Grand Central station. Cross & Brown were the brokers.

The building was erected by the Goodyear Tire & Rubber Co. for occupancy by its Eastern distributing house. Subsequently it was leased, through the Cross & Brown Co., to the Chevrolet Motor Co. for a term of 10 years, for the uses of the research department of that company. After the Dupont interests gained control of the General Motors Co. this department was removed to Detroit. With the sale of the building the lease to the General Motors Co. has been cancelled. This is one of the few buildings with a railroad siding available in the industrial section of Long Island City.

Big Bronx Corner Resold

Simon Myers and Fred Oppenheimer sold the 6-story apartment, Nos. 1933-1939 Southern Boulevard, the northwest corner of Elsmere pl. and opposite the Elsmere Theatre. The building fronts 82 feet on Southern Boulevard and 140 feet on Elsmere pl., contains 6 stories and 35 rooms on each floor, arranged in suites of 4 to 6 rooms each. The purchaser is Mr. Kafka, who will hold the property for investment. The sellers recently acquired the premises from the Edmund Francis Realty Co., a holding company for the Rhineland Estate, and held the same at \$165,000.

Notable Bronx Transactions

Julian Kovacs, operator and builder, purchased from the Patterson Estate plot of 34 lots, covering the block front on the east side of Grand Boulevard and Concourse, having a 312-foot frontage; the block front on the north

side of Kingsbridge rd. having over a 322-foot frontage, and the block fronting on the west side of Valentine av. having over a 313-foot frontage.

It has an ideal location, as it is situated directly opposite Poe Park and the elevator apartment house, which is now being constructed by a prominent Bronx builder, who has also purchased an additional 235 feet for improvement.

Mr. Kovacs will improve the corner of the Concourse and Kingsbridge rd. with a 12-story elevator apartment house, which will have a frontage of 212 feet on the Concourse and 200 feet on Kingsbridge rd. This building will accommodate 300 families, and will be laid out in suites of 2, 3, 4 and 5 rooms. The cost of this operation is estimated at \$2,000,000.

The balance of the plot on the Concourse and the plot on Valentine av will be disposed of to builders for apartment house sites and the Kingsbridge rd. site will be disposed of to builders for business.

This property has been in the Patterson family for more than 50 years. Armstrong Bros. were the brokers who negotiated the sale. The same brokers are now negotiating for a re-sale of the balance of the plot to builders.

Co-Operative Buying in Queens

The Misses Julia H., Florence A., and Emily P. Davis, formerly residents of Baltimore, Md., have purchased two apartments in 137 23d st., Jackson Heights; also at 136 21st st., John C. Sparkes, production manager of the Standard Scientific Co.

New York Title & Mortgage Company Establishes New Records

In his annual report to the stockholders of the New York Title & Mortgage Company, President Harry A. Kahler states that the operating results for 1921 record another advance over all previous years in the history of that company. President Kahler further advised the stockholders:

"The current ease in the money market is strengthening the demand for guaranteed mortgages and certificates. Mortgage certificates are acquiring a unique place among investment securities. They combine the safety of an ordinary investment with insurance against shrinkage in capital value and flexibility in amounts available. Public appreciation of the safety and convenience of our guaranteed mortgage certificates will surely further expand this department of the company's business.

"Satisfactory growth of the American Trust Company continues in all branches of its business. There has been a substantial increase in the trust department activities, including registrar and transfer work, requiring additional space for proper administration. Important additions to facilities for both the Title Company and Trust Company are also to be made in the Brooklyn and Jamaica offices, the latter now being under way.

"The total number of deposits in the American Trust Company on December 31, 1921, was 7,070, an increase of 1,565 during the year. The total capital, surplus and profits were \$2,156,221.44, with total resources of \$19,042,563.87, at the end of the year. Dividends at the rate of six per cent. per annum, payable quarterly, are now being distributed. After paying dividends, setting aside reserves for taxes and other purposes, and inventorying securities at market values, the balance of earnings for 1921, amounting to \$150,448.93, was carried forward to undivided profits. This gives the American Trust Company stock a book value of \$143.75 per share, at which figure it is carried as of December 31, 1921, on the books of the Title Company.

"The current trend of title and mortgage business is indicated by the fact that, during the month of December, the number of title items and the gross amount of fees entered were greater than in any other month of the year."

President Kahler also presents in his report some interesting comparisons of important items in the company's operations for the past two years, showing that during 1921 a total of \$32,206,321.23 was loaned on bond and mortgage, as against a total of \$23,028,613.82 in 1920, an increase of \$9,177,707.41; sales and mortgages totaled \$30,599,983.66 in 1921, as against \$22,986,241.69 in 1920, an increase of \$7,613,741.97; and that at the end of 1921 the company's total of guarantee mortgages outstanding was \$59,923,432.28, as against \$50,786,350.32 at the close of 1920, an increase during the last year of \$9,137,081.96.

The gross income of the company for the year 1921 was \$1,662,670.07, and the expenses, including appropriations for employees' profit-sharing fund, were \$921,994.81, leaving net earnings for the year of \$740,675.26. Dividends paid within the year amounted to \$299,376.00, and the undivided profits shown on December 31, 1921, amounted to \$1,432,712.23.

East Side Block Front Resold

The property on the west side of Av. A, from 3d to 4th sts., recently sold by the Astor Estate through Charles F. Noyes Co., was purchased by Weill & Mayer, who, it is reported, have already disposed of part of the plot. Seemingly great demand exists for property in this section.

Fordham Theatre in New Hands

Samuel Wood, president of Wood's Business School in Harlem, purchased from Thomas Ward property known as "The Fordham Theatre Photoplay House," having a seating capacity of 600 and the 1-story brick taxpayer, adjoining, containing nine stories, known as 25-37 West Fordham rd., and the 2½-story frame dwelling, with garage, north of Fordham rd., known as 2458 Davidson av. This property covers 120 feet on Fordham rd., taking in the northwest corner of Davidson av. with 128 feet on the avenue. Property was held at \$225,000, which transaction was for all cash. Armstrong Bros. were the brokers.

Group of Brooklyn Sales

Joseph Stein sold for the Realty Associates to the Dobwill Corporation the vacant block front, 220x100, on the south side of 48th st., between Eleventh and New Utrecht avs., for improvement with brick 2-family houses; also for S. Krotman to L. Rothman the vacant plot, 40x100, on the south side of 58th st., 100 feet west of Fifteenth ave., for improvement with two 2-family houses; for the Koben Construction Co. to Philip Hochstadt 1065 53d st., a brick 2-family house; for H. Danner to Mrs. Charles Solow, for occupancy, 1362 49th st, a stucco dwelling, and for Carl Nelson to Samuel Riskin 5609 Thirteenth av., a brick 2-family house; all in the southern section of Brooklyn.

Brooklyn Block Sold

The plot bounded by 55th and 56th sts., New Utrecht and Thirteenth avs., has been sold by Kilkoyn Bros., for P. Quinn to D. Ross for improvement. The same brokers sold the 2-story apartment house with store, at the southeast corner of 47th st. and Sixteenth av., on a plot 40x100, for the owner to B. Sankerwitz for investment.

Sales in Suburban Brooklyn

Meister Builders, Inc., purchased from Gutman Semel the vacant plot, 160x100, at the northwest corner of 75th st and 21st av; the vacant plot, 100x100, at the southwest corner of 75th st. and 21st av. and a plot, 120x100, on the south side of 74th st., between 12th and 13th avs., Brooklyn. The brokers were Miller & Scheinkoff.

D. KEMPNER & SON, INC., have been appointed agents for the store property at 167th and Webster av, Bronx, and are associated, as agents, with Samuel Kronskey, Inc., for the building in course of construction at the southwest corner of 91st st and Amsterdam av. Kempner & Son have, also, been appointed managing agents by the Bendheim Construction Co. of the 3 buildings, 153 to 157 East 85th st.

Mortgage Loans

Title Guarantee & Trust Co. loaned to the Rhinelander Realty Co. \$500,000, at 6 per cent per annum, for a term of 5 years, on the 10-story brick and stone apartment house with stores, on a plot 145x100, at the southeast corner of Lexington av. and 90th st.

Quinlan & Leland placed a first mortgage loan of \$155,000 on the 6-sty apartment house, on plot 100x100, at 976-980 Amsterdam av, northwest corner of 108th st.

Edwards, Dowdney & Richart obtained a first mortgage loan of \$129,000 on premises southeast corner Featherbed La. and Jessup av., Bronx. They also placed first mortgages of \$30,000 on 83-85 Post av; \$25,000 on the taxpayer at the northeast corner of Clay av. and 167th st., and \$11,000 on the premises on the south side of 176th st., 185 feet west of Grand av.

Quinlan & Leland placed a first mortgage loan of \$40,000 on the 6-sty apartment house, on a plot 42x103, at 342-344 East 15th st.

Lawrence, Blake & Jewell placed for the Egal Realty Corporation a first mortgage of \$45,000, at 6 per cent per annum, for 5 years, on the northeast corner of Amsterdam av. and 76th st., a 5-sty flat, and for B. Columbus \$37,000, at 6 per cent per annum, for 5 years, on 622 West 136th st., a 5-sty apartment house.

The mortgage department of Slawson & Hobbs recently placed loans to the amount of \$6,798,500. Among the properties upon which they have obtained mortgages are the following: On the south side 110th st, 100 feet west of Broadway, \$525,000; on the northeast corner Riverside dr and 90th st, \$1,150,000; northeast corner Broadway and 108th st, \$600,000; northeast corner Riverside dr and 88th st, \$700,000; southeast corner Haven av and 181st st, \$225,000; southwest corner Northern av and 181st st, \$200,000; on 112 to 116 West 70th st, \$210,000; in Douglaston, Queens, on 20 dwellings, \$118,500; in Arleigh, Queens, 50 dwellings, \$275,000 in Arleigh, 200 dwellings, \$900,000, and in Norwood, Queens, on 20 2-family houses, \$200,000.

A first mortgage loan of \$550,000 has been underwritten by S. W. Straus & Co. on the apartment house to be erected at 141 West 71st

**NEW YORK
TITLE & MORTGAGE
COMPANY**

CONDENSED BALANCE SHEET

December 31, 1922

ASSETS

Cash on hand and in Banks . . .	\$1,209,090.10
Stocks and Bonds	3,535,459.00
Bonds and Mortgages	887,674.49
Loans	400,000.00
Accounts Receivable	167,071.43
Interest Receivable (Net)	55,136.53
	<hr/>
	\$6,254,431.55

LIABILITIES

Capital	\$3,000,000.00
Surplus	1,000,000.00
Undivided Profits	1,432,712.23
Premiums and Fees Prepaid	275,589.12
Reserve for Taxes and Contingencies	265,955.88
Reserve for Dividends	121,488.46
Agency Accounts	134,066.39
Current Accounts	24,619.47
	<hr/>
	\$6,254,431.55
Guaranteed Mortgages, December 31st, 1920	\$50,786,350.32
Guaranteed Mortgages, December 31st, 1921	59,923,432.28

**NEW YORK
TITLE & MORTGAGE
COMPANY**

135 Broadway, New York . 203 Montague St., Bklyn.
375 Fulton St., Jamaica . Bridge Plaza, L. I. City
White Plains, N. Y. St. George, S. I.



SECURE AS THE BEDROCK OF NEW YORK

st, on a plot 100x102. The house will contain 21 suites of from 3 to 4 rooms. The street front suites will be equipped for the use of physicians. The owners are the 141 West 71st Street Apartment Building Co. Schwartz & Gross are the architects and Slawson & Hobbs were the brokers.

Brooks & Momand placed a first mortgage loan of \$162,000 for the Twin City Development Co. on the 21 houses now being erected on the south side of 71st st, including the entire block front between Seventeenth and Eighteenth avs, Brooklyn; also \$32,500 for I. Levine, covering the southeast corner of Newkirk av and Rugby rd, Brooklyn.

Lawrence, Blake & Jewell placed for the Bearmal Building Co. a building and permanent loan of \$90,000, at the rate of 3 per cent. per annum, for a term of 10 years, for the erection of a 4-sty apartment house, on a plot 100x120, at the southwest corner of Thirteenth av and 55th st, Brooklyn. The operation will total \$200,000.

New York Title and Mortgage Co. made two building loans, one for \$285,000 and one for \$255,000, for the construction of two 6-sty and basement brick elevator apartment houses on the west side of Broadway, between 170th and 171st sts. The building is being constructed by the Broadway-170 Street Holding Corporation, a syndicate composed of Selig Rosenberg, Joseph Schwartz, Julius Vogel, Jacob Schultz and Max Glicker.

Shaw, Rockwell & Sanford placed for W. P. Hollingsworth a first mortgage of \$7,000, for a term of 5 years, on 118 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

The New York Title and Mortgage Co. made two building loans, one for \$285,000 and one for \$255,000, for the construction of two 6-sty elevator apartment houses on the west side of Broadway, between 170th and 171st sts. The buildings are being constructed by the Broadway-170th Street Holding Corporation, a syndicate composed of Selig Rosenberg, Joseph Schwartz, Julius Vogel, Jacob Schultz and Max Glicker.

Justice George V. Mullan in Bronx Supreme Court has granted permission to the Institution of Mercy to mortgage its real property at 199th st and Grand Boulevard and Concourse for \$7,000 to the Emigrant Industrial Savings Bank. The purpose of the mortgage is to complete buildings at that point.

The Metropolitan Life Insurance Co. has authorized loans on bond and mortgage of nearly \$6,000,000, of which over \$2,500,000 were farm loans scattered in 20 western and southern states. About \$2,500,000 were housing loans for the construction of 235 dwellings and 29 apartment houses, to accommodate altogether 735 families. Of the dwelling houses 210 were single, in places outside of New York city, and 25 were dwellings in New York city. Nine apartment houses, for a total of \$1,310,000, to accommodate 365 families, were in New York city, and 20 apartment houses for about \$400,000, to accommodate 132 families, were in other cities. Loans were made on 6 business buildings amounting to about \$500,000. The out-of-town building loans were widely scattered, a number being in and around Chicago, some in Cleveland, some in Los Angeles and one or more loans were made in half a dozen places in Georgia, Virginia and Florida.

Bernard Smyth & Sons placed for the Stores Building Corporation 11 mortgages, aggregating \$100,000, covering the premises 114-132 Dyckman st, each being a 2-sty building with store, size 16x100 each. They also placed for the Kay Building Corporation, Inc., 13 mortgages, aggregating \$132,000, on the 13 2-sty and store buildings, covering the entire block, Westchester av to 165th st, Hoe av to Falle st, Bronx, size 232.05 on Westchester av, 200 feet on 165th st, 20.06 on Hoe av and 137.73 on Falle st.

Brooks & Momand placed a first mortgage loan of \$30,000 on southwest corner of Parsons boulevard and Amity st, Flushing, Queens; \$50,000 on 501 West 133d st, and \$60,000 on 578-580 West 176th st.

Many Loans by White & Sons

Out of \$21,000,000 in loans placed during 1921 by William A. White & Sons more than \$2,000,000 is now going into the production of houses that will shelter more than 750 families. Most of the residential building loans were obtained from the Metropolitan Life Insurance Co. The largest single loan made by William A. White & Sons was \$2,750,000 on the garment center buildings on Seventh av, 37th to 28th st. Of this \$1,250,000 was placed with the Mutual Life and \$1,500,000 with the Title Guarantee and Trust Co.

Brooklyn got the benefit of most of the housing loans placed by the brokers. Some of the more interesting Brooklyn loans recently obtained from the Metropolitan Life include \$90,000 on a 39-family house at East 7th st

and Ditmas av, Flatbush; \$180,000 on a house for 72 families in Twentieth av, from 81st to 82d st; \$80,000 on an apartment for 34 families at Linden and New York avs; \$90,000 on a 42-family house at Utica av and President st; \$100,000 for a 31-family house at Ocean Parkway and Ditmas av; \$90,000 for a 36-family house at 84th st and Twentieth av; \$105,000 for a 40-family house at Utica av and Union st; \$55,000 for a 28-family house on Twentieth av, near Benson av; also \$95,000 on a 36-family house at Sixth av and 83d st and Fort Hamilton av.

Manhattan.

South of 59th Street

BLEECKER ST.—Janet B. Foster, of Chicago, sold, through Crist & Herrick, 351 Bleecker st., adjoining the southeast corner of Perry st., a 5-story brick tenement house with store, on a lot 23x61.74.

CHRISTIE ST.—William H. Whiting & Co. sold for the Central Union Trust Co. 116 Christie st., a 5-story and basement brick tenement house, with stores, on a lot 25.1x100.4. The purchaser sold to Ralph Girto.

DOWNING ST.—Pepe & Bro. sold for David I. Christie to Samuel Mitchell, for occupancy, 53 Downing st., a 3-story and basement brick dwelling, on a lot 16.8x64.8.

4TH ST.—Crist & Herrick sold for Joseph A. Felter to a client who resold 290 West 4th st., a 3-story and basement brick dwelling, on a lot 20x60.

30TH ST.—James H. Cruikshank resold to Edward Hinderson 102 East 30th st., a 5-story stone American basement dwelling, on a lot 20x79.

31ST ST.—James H. Cruikshank purchased from the 434 West 49th Street Corporation 124 East 31st st, a 3-sty and basement stone dwelling, on a lot 22.6x98.9. Butler & Baldwin were the brokers.

34TH ST.—Albert B. Ashforth sold for Isabella V. Adams to the Burnett-Well Construction Co. 413-415 East 34th st., two 4-story brick tenement houses, with stores, on a plot 49.6x98.9 and close to the 34th street ferry.

57TH ST.—Paul W. Crouce sold for the estate of G. J. Kitching 436-438 East 57th st., two 4-story stone flats, on a plot 44.8. The buyer will renovate the structures and put garage facilities in the rear.

58TH ST.—Everett M. Seixas Co. sold for Harry L. Weil to a buyer for occupancy, 400½ East 58th st., a 4-story brick building, on a lot 20.11x46 x irregular, adjoining the southeast corner of First av. The buyer will remodel the structure.

LEXINGTON Av.—Maurice Wertheim sold for the Estate of Jane Irwin the 4-story and basement stone dwelling, 601 Lexington av., on a lot 16.3x70, adjoining the northeast corner of 52nd st. This property is directly opposite the Y. W. C. A. building. The purchase is for investment. This is the first sale of the property in 52 years.

North of 59th St.

73D ST.—Douglas L. Elliman & Co. sold the 5-story stone American basement dwelling, 25 East 73d st., on a lot 20x80, for Mrs. Monson Morris and Miss Amella N. Kohlsaat, to a client who intends to effect extensive improvements. The property was held at an asking price of \$75,000.

116TH ST.—Williams & Niemeyer sold for Herman H. Blomeier 366 West 116th st., a 5-story and basement stone flat, on a lot 25x100.11.

134TH ST.—Joseph Shenk bought 511 West 134th st., a 5-story brick apartment house, on a plot 39.3x99.11.

140TH ST.—Ernest T. Bower sold for the Wallheim Realty Co. to the Ethell Holding Corporation 310-316 West 140th st., four 3-story and basement brick dwellings, each on a lot 15x99.11.

147TH ST.—Louis Eisenberg sold to Jacob Henderson 300 West 147th st., southwest corner of Eighth av., a 6-story brick apartment house, with stores and 20 apartments, on a plot 50x85. It rents for about \$14,000 and was held at \$100,000.

170TH ST.—Herman Berson purchased from Robert Broadman 555 West 170th st., a 6-story elevator apartment house, arranged for 41 families, on a plot 75x100. It was held at \$175,000 and rents for about \$32,000.

172D ST.—Nehring Bros. sold for Richard Cronin 580 West 172d st., a 5-story and 25 family apartment house, on a plot 62.6x100. It was built by Paterno Bros.

BROADWAY.—Bernard Smyth & Sons sold for the Arborview Realty Co. to Jacob Mayers, the lot, 25x141.7, on the east side of Broadway, 150 feet south of 207th st. Mr. Mayers is the owner of the Arras Inn, at the southeast corner of Broadway and 207th st. 100x100, and the two lots adjoining on Broadway. This purchase gives him a combined plot of 175 feet on Broadway by 100 feet on 207th st.

EDGEcombe Av.—James H. Cruikshank bought from Daniel Seymour 191 Edgcombe av., a 3-story and basement brick dwelling, on a lot 17x100. L'Ecluse, Washburn & Co. were the brokers.

MADISON AV.—P. M. Clear & Co. sold for Harris Brown to Henry Dobry 1548 Madison av., a 5-sty brick apartment house with stores, on a lot 25x70, adjoining the southwest corner of 105th st.

ST. NICHOLAS PL.—Daniel H. Jackson purchased from Alice D. Blauvelt, of Catskill, N. Y., 66 to 74 St. Nicholas pl., facing 154th st., four dwellings. No. 66 is a 2½ story and basement brick dwelling, on a plot 72.6x100, while the others, 70-74, are 2½ story and basement brick dwellings, on a plot 77.8x100.

THIRD AV.—Maurice Wertheim sold for Cornelius Lynch to Rebecca Shenkin 743 Third av., a 5-sty brick tenement house, with store, on a lot 25x75, adjoining the northeast corner of 46th st.

Bronx.

135TH ST.—Julius Trattner sold for John Florschinger 577 East 135th st, a 4-sty and basement brick apartment house, on a lot 25x100, adjoining the northeast corner of St. Anns av.

136TH ST.—Moses Cooper sold to Harry Friedman 619-621 East 136th st, two 4-sty and basement brick apartment houses, each on a lot 25x100.

139TH ST.—Herman Leis sold through Julius Trattner to Christian Bandel 426 East 139th st, a 5-sty and basement brick apartment house, on a lot 25x100.

140TH ST.—Francis M. Santora sold for Mrs. Bertha Schneider 622 East 140th st, a 5-sty and basement brick apartment house, on a plot 37.5 x100.

151ST ST.—Schwab & Co. sold for the Roseff Construction Co. for cash, 313-315 East 151st st., a 2-story brick loft building, on a plot 50x116.5. It was long occupied by Baumann & Co.

160TH ST.—Selena Simberknopf sold to Louis Feldstein 765 and 767 East 160th st, two 5-sty and basement brick apartment houses, on a plot 80x145, adjoining the northwest corner of Tinton av.

164TH ST.—Everett M. Seixas Co. sold for Mayer Winston and others 457-459 West 164th st, a 5-sty brick apartment house, on a plot 50x102.11.

167TH ST.—Alexander R. Nicol sold to Frank Douglas the vacant plot, 99.10x129x irregular, at the southwest corner of 167th st and Sherman av.

167TH ST.—Meyer Isear, operator, sold 481 East 167th st, northeast corner of Washington av, a 6-sty brick apartment house with stores, on a plot 29x128, to the J. G. Gold Realty Corporation, for all cash. It was held at \$85,000. Jacob Gumberg was the broker.

172D ST.—Snowber & Co. sold for the estate of Oswald Cammann to Miss E. Lindelin 1000-1004 East 172d st., southeast corner of Longfellow av, a 3-story frame flat, with store and two 2-story and basement frame 2-family houses, all on a plot 75x100. The buyer will remodel.

BROOK AV.—Anna Rubin sold to Solomon Kaplan 1301 Brook av, a 4-sty and basement brick apartment house, on a plot 28x90, adjoining the northwest corner of 169th st.

BURNSIDE AV.—Max N. Natanson resold to Patrick J. Dwyer the block front on the south side of Burnside av., between Grand and Harrison avs., comprising about 10 lots. The purchaser acquired the property for improvement. It was held at \$150,000 and was sold for cash. Byrne & Bowman were the brokers. The parcel was purchased by Mr. Natanson 5 weeks ago from John O'Leary.

CLINTON AV.—Schwab & Co. sold for Rosen & Kosiever 1830 Clinton av, a 3-sty and basement brick 2-family house, on a plot 30x90.

FAIRMOUNT PL.—Schwab & Co. sold for M. Reinbolt 741 Fairmount pl., a 3-story and basement frame 3-family house, on a lot 25x125. It was a cash sale.

GRAND AV.—Thomas A. Wilson sold for William F. Hyam to Rudolph Simon the southeast corner of Grand av and West 183d st, a vacant plot, 50x100, which the buyer will improve with a taxpayer.

HOE AV.—Charles G. Jorgensen sold to Pauline Bader 1283 Hoe av, a 2-sty and basement frame dwelling, on a lot 25x100.

HONEYWELL AV.—The Manager Realty Corporation sold to Bernard Jakubovitz the 5-sty brick apartment house with stores at 2095 Honeywell av, on a plot 65.2x118.2, at the southwest corner of 180th st.

LONGFELLOW AV.—Louis Gold sold to Samuel Glazerman the 3-sty and basement brick dwelling 1144 Longfellow av, on a lot 20x130x irregular.

LONGWOOD AV.—M. V. Dimond sold 1095-1097 Longwood av, two 2-sty and basement frame 2-family houses, each on a lot 17.7x63.5.

LYMAN PL.—Samuel Shapiro sold to a builder the northwest corner of Lyman and 169th st., 147x185, on which the purchaser intends to erect a 1-story taxpayer. It was held at \$45,000. Jacob & Emil Leitner were the brokers.

MINFORD PL.—The Minford Holding Corporation sold to Irving A. Adler the northwest corner of Minford and 172d st, a 4-sty and basement brick apartment house, on a plot 34x67.

ANNUAL REPORT OF THE LAWYERS MORTGAGE COMPANY

Richard M. Hurd, President

JANUARY 1, 1922

The outstanding feature of the investment world at the present time is the fall in the interest rate, which has made Guaranteed Mortgages, netting 5½%—with absolute safety—a highly desirable investment. The active demand for our Guaranteed Mortgages gives clear evidence of the present situation.

Since the Lawyers Mortgage Company was organized it has guaranteed \$659,024,529 of Mortgages, of which \$525,285,238 have been paid in full, leaving now outstanding \$133,739,291.

ASSETS		LIABILITIES	
N. Y. City Mtgs.	\$7,463,786.13	Capital	\$6,000,000.00
Acc'd. Int. Receivable.....	135,824.58	Surplus	3,000,000.00
Co.'s Office Bldgs. Cost.....	1,328,955.11	Undivided Profits.....	888,960.70
U. S. Treasury Ctfs.....	100,000.00	Mtgs. Sold, not del.....	282,318.44
Cash	1,933,661.36	Mtg. Nassau-M. Lane.....	438,000.00
		Reserve for taxes, premiums, etc.	352,948.04
	<hr/>		<hr/>
	\$10,962,227.18		\$10,962,227.18

Assets and Liabilities verified by The Audit Company of New York.

The outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

58 Savings Banks	\$22,220,334
1,465 Trustees	27,756,662
5,298 Individuals	60,058,252
215 Charitable Institutions	11,085,853
19 Insurance Companies	5,862,100
18 Trust Companies	6,756,090
<hr/>	<hr/>
7,073	\$133,739,291

BOARD OF DIRECTORS

Howard S. Borden
Theodore C. Camp
Guy Cary
Frederic R. Coudert
Edward De Witt
Cecil C. Evers
Julian P. Fairchild

Robert Walton Goelet
Charles P. Howland
George A. Hurd
Richard M. Hurd
D. Irving Mead
A. Henry Mosle

Robert L. Pierrepont
Thomas N. Rhinelanders
Samuel Riker, Jr.
Henry L. Stimson
Charles H. Van Hise
William I. Walter
Bronson Winthrop

Detailed report in pamphlet form mailed on request

59 Liberty Street, New York
184 Montague Street, Brooklyn
4 Herriman Avenue, Jamaica

MORRIS AV.—Samuel Shapiro purchased 2683 Morris av., a new 5½-story apartment, on a plot 100x105, from the Henlee Real Estate Corporation, Sam Minskoff, president. The house contains 30 rooms on a floor, in suites of 3 to 5 rooms, all occupied. The rents are about \$38,000, and it was held at \$215,000. Ancowitz & Cohen were the brokers.

OGDEN AV.—Barnett & Smith sold for clients the southwest corner of Ogden av and 170th st, a vacant plot, 50x100.

PARK AV.—Herman A. Acker sold for Frederick Pflueger the vacant plot, 76.6x127, on the west side of Park av., 201 feet north of 179th st., to a client for improvement. The property was held at \$18,000 and has been in the seller's family for the last 20 years.

PROSPECT AV.—Edward Polak, Inc., sold for P. Naughton to W. Edelman the northeast corner of Prospect av and East 176th st, a 2½-story and basement frame detached dwelling, on a plot 40x100.

RYER AV.—Nicholas Schaeffer sold to an adjoining owner the 5-sty and basement brick apartment house 2326 Ryer av, on a plot 50x100.

SOUTHERN BOULEVARD.—The newly formed S. B. Aldus Realty Co., with F. R. Blitz, F. Harrison and M. M. Alpert as directors, purchased the 5-sty apartment house with stores, on a plot 100x150, at the corner of Southern boulevard and Aldus st. The company, capitalized at \$50,000, is represented by Sobel & Brand, attorneys.

ST. ANNS AV.—Rosa Warner sold to Abraham Goldblum the 5-sty and basement brick apartment house 283 St. Anns av, on a lot 25x98.10x irregular, adjoining St. Ann's P. E. church yard.

THIRD AV.—For improvement with a 1-story building the newly organized Weinmax Construction Co. purchased the plot, 72x120, at the southeast corner of Third av. and 168th st. The cost of the proposed building is estimated at \$75,000.

THIRD AV.—Former Judge Chas. F. McLean bought from Cecelia V. Crookstein 2449 Third av, a 3-sty brick flat with store, on a lot 23.7x

100.2, and abutting the frontage on Mott Haven Canal.

TOWNSEND AV.—Shaw, Rockwell & Sanford sold for Catherine Dugan to James L. Van Sant the vacant plot, 50x100, on the east side of Townsend av., 90 feet north of 175th st.

TREMONT AV.—M Rubin sold through Edward Polak 808 East Tremont av, a 2½-sty and basement frame 2-family house, on a lot 25x100.

TREMONT AV.—Nelson P. Mead sold the vacant plot, 32x120, on the north side of Tremont av, about 175 feet west of University av. David L. Woodall, Jr., was the broker.

TREMONT AV.—Shaw, Rockwell & Sanford sold for Max Just the vacant plot, 75x96, on the south side of East Tremont av., 25 feet east of Walton av. The purchaser is the Shirensen Realty Corporation, L. Shirensen, president. A taxpayer will be erected on the plot.

UNION AV.—Edward Polak, Inc., sold for C. Wallach to Samuel Palachik 612 Union av, a 4-sty brick flat with store, on a lot 17.5x90, southeast corner of East 151st st.

UNIVERSITY AV.—Spotts and Starr, Inc., sold for Raymond Rubin the recently completed 5-sty and basement apartment house 1801 University av, northwest corner of Tremont av, arranged in suites of from 3 to 5 rooms each. The aggregate rent is \$35,000 per annum. The property was held at \$200,000. The purchaser was the Sigley Realty Co. Max Monfried represented the sellers, and Seymour Mork the purchasers. The property has a frontage of 95 feet on University av and 90 feet on Tremont av and 104 feet on the northerly line.

WASHINGTON AV.—Meyer Isear sold to the J. G. Gold Realty Corporation 1154 Washington av, a 6-sty and basement brick apartment house, on a plot 36x128, adjoining the northeast corner of 167th st.

WILKINS AV.—Philip D. Shapiro, as attorney, purchased for a client the two 5-sty apartment houses with 4 double stores at 1411 and 1415 Wilkins av. Each house is on a plot 40.6x150. They are located at the Freeman st subway station, rent for \$22,000 and were held at \$130,000.

Brooklyn

CARROLL ST.—Estate of the late William J. Carr, Justice of the Supreme Court, Second Department, sold 831 Carroll st, a 4-sty and basement brownstone dwelling that was long the residence of Justice Carr. It is near Prospect Park.

MONROE ST.—Bulkeley & Horton Co. sold for A. Marinoff to a buyer, for occupancy, 538 Mon-

roe st, a 2½-sty and basement brownstone dwelling, on a lot 20x80.

WYCKOFF ST.—Henry L. Nielsen Omces sold the 2½-sty garage at 95 Wyckoff st for A. L. Scattergood to J. A. Brenack.

7TH ST.—Henry L. Nielsen Offices sold for Leonard Blank 480 7th st, a brick 3-family house.

68TH ST.—Realty Associates sold to T. L. Farrell 622 68th st, Bay Ridge, a new 2½-sty brick and stucco dwelling, with garage.

68TH ST.—Realty Associates sold to L. Kassman 614 68th st, Bay Ridge, a new 2½-sty brick and stucco dwelling, with garage.

EAST 9TH ST.—M. Rosenthal Co. sold to Lew Rogers a 3-sty dwelling, on a lot 20x100, at Av J, East 9th st and Kings Highway, held at \$18,000. The same brokers sold to M. Jawitz for the Garden Land and Improving Co. a 3-sty dwelling at East 9th st and Av J, held at \$15,000.

EAST 10TH ST.—A. Mishkin sold for the Blue Jay Realty Corporation to M. Hochman brick 2-family house on the east side of East 10th st, 277 feet north of Av Q, for occupancy.

EAST 10TH ST.—A. Mishkin sold for the Glaberson Construction Co., to M. Rappaport the dwelling 950 East 10th st., Midwood Manor, for occupancy.

EAST 10TH ST.—Melville Realty Co. sold for the Corrigan estate a vacant plot, 176x105, on East 10th st., running through to Coney Island av., to the Sagamore Building Corporation, for immediate improvement. The same company negotiated loans for \$63,000 for the purchasers.

EAST 37TH ST.—The stucco dwelling in course of construction at 1074 East 37th st was sold for M. DeStefano and F. Barbarito to a client of the Knox Realty Co., brokers.

BEDFORD AV.—Realty Associates sold, through Duff & Conger, Inc., to W. G. Butler, for immediate improvement, the northeast corner of Bedford av, and Sullivan st., in the Crown Heights section, a vacant plot, 200x149x165.

CARLTON AV.—Anderson estate sold through Bulkeley & Horton 28 Carlton av, a 3-sty frame 3-family house, on a lot 18x100.

CARLTON AV.—Bulkeley & Horton Co. sold for Catherine Maloney and Mary Fitzmaurice to Philip Tractman 34 Carlton av, a 4-sty brick double tenement house, on a lot 24.4½x100.

FRANKLIN AV.—Beckie Hockman sold 694 Franklin av, a 3-sty brick single flat with store.

LINCOLN PL.—Madge B. Lessing sold to a buyer, for occupancy, 610 Lincoln pl., a 3-story brownstone 2-family house.

THIRD AV.—V. Levy and Isadore Blum sold through the Bulkeley & Horton Co. 7510 Third av, Bay Ridge, a 3-sty brick flat with store, on a lot 20x80.

TWELFTH AV.—Realty Associates sold to the Casino Building Corporation, through S. Michael, the vacant plot, 100x84.1 irregular, at the southeast corner of Twelfth av. and 55th st., Borough Park, which the purchaser will immediately improve by erecting 2-family brick, semi-detached houses, with driveways and private garages.

Queens

EDGEEMERE.—Lewis H. May Co. sold for Maria Curry to Harry Joseph, for occupancy, 447 Beach 37th st, Edgemere, a 2½-story detached dwelling, on a plot of 4 lots.

FAR ROCKAWAY.—Lewis H. May Co. sold for the First Presbyterian Church to Corrine Cohen a vacant plot, 67x142, on the west side of Central av, Far Rockaway. The buyer will improve the parcel.

FLUSHING.—Ouluf Thomsen, of Flushing, purchased through the Halleran Agency the plot, 100x117, on the south side of Laburman av, 25 feet east of Bowen av, Flushing. The purchaser will improve the property with two 8-room dwellings and will occupy one of the houses himself. The seller was the Tousey estate, which owns about 300 lots in this section.

FLUSHING.—Estate of Mary B. Parsons sold through the Halleran Agency to Andrea Pipitone, a Long Island City manufacturer, the vacant plot, 75x173, on the south side of Broadway, 181 feet east of Parsons av., Flushing. The plot is part of the famous Parsons Nurseries, and it is the first sale of it in more than 80 years. The buyer will erect on the plot an 11-room dwelling of hollow tile construction, to be ready for occupancy in the spring.

FLUSHING.—James D. Tullis, of the firm Tullis & Blanchard, builders, purchased through the Halleran Agency, from the Mary E. Parsons estate the plot, 100x100, on the north side of Washington st, west of Percy st, and adjoining the properties of Philip H. Piaget and Dr. J. R. Losse. The buyer will improve the property with an 8-room Colonial dwelling with two tiled baths and all up-to-date improvements, for his own occupancy. The Parsons Estate has disposed of all its holdings on Washington st to owners who will erect homes this spring.

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RECENT LEASES.

Store In Heckscher Building Leased

Another indication of the northward trend of Fifth av retail stores is shown in a lease closed with Mosse, Inc., retailers of linens, trousseaux and children's layettes, for a store and basement in the new 26-sty Heckscher building, southwest corner of Fifth av and 57th st. The store involved adjoins the Fifth av entrance, has a frontage of 18 feet on the avenue and a depth of 80 feet. The exceptionally high store ceiling provided makes possible a mezzanine floor, thus the actual sales space secured is virtually the equivalent of 3 floors of a building on a 25-foot lot. Mosse, Inc., of which Charles L. Bernheimer is president, is now at 19 West 45th st and will move to its new location shortly after February 1. William Pierre Jockin represented the lessee and Cushman & Wakefield, Inc., represented the lessor in the transaction. This lease involves an aggregate rental of over \$250,000.

The Heckscher building, the newest and most dominating landmark on upper Fifth av, is almost completed and the building will be ready for occupancy February 1.

Building Leased for a Garage

John J. Meenan, Inc., leased for a long term of years, to a client of the Gotham Realty Co., the 6-sty fireproof building 252-254 West 65th st for Charles Gysin, owner. Building to be used as a garage.

Equitable Trust Enlarges Space

Due to the expansion of business the Equitable Trust Co. has increased its space in 43 Exchange pl by taking the large banking space formerly occupied by August Belmont & Co., on the 2d floor. The trust company already occupies the ground floor of this building in addition to a large part of its own building, 37 Wall st. The lease was negotiated by William A. White & Sons.

New Owners Lease 125th St Store

The newly formed Light Realty Co., representing Samuel and R. Lichtman, buyer of 4 and 6 West 125th st, reported sold recently has leased the store and basement in the premises to Rahmey Bros. for a department store for 5 years, with the privilege of a similar renewal. The upper floors in the building are to be taken over by the New York Engineering Institute for a similar term. The new company, which is represented by Sol Strauss, attorney, is also the purchaser of 42 West 125th st, sold recently.

Tire Company Leases Floors

The Kelly-Springfield Tire Co. has leased more than two full floors of the new 25-sty Fisk Building, at 57th st and Broadway, through Cross & Brown Co. The rental involves approximately 40,000 square feet, at an aggregate rental for the term of the lease exceeding \$1,000,000.

In moving to the Fisk Building the Kelly-Springfield Tire Co. will effect the consolidation of its various departments on two closely connected floors. The executive offices will be on the 16th floor, together with the sales and promotion departments. The 15th floor will be occupied by the accounting, cost, statistical, branch control and clerical departments.

Some Broadway Corner Leases

M. & L. Hess leased for clients to Joseph Robinson, hosiery, etc., the store and basement of 903-907 Broadway, northwest corner of 20th st.; in the same building the 4th floor to the Stanley W. Blum Co., sport wear, and the 5th floor to the Collingbourne Mills, Inc.

Laundry Leases Entire Building

M. & L. Hess leased for John J. Hadley to the Perfect White Steam Laundry Co., Inc., the 3-sty brick factory building, 75x92, at 617-621 East 18th st., for a term of years, at an aggregate rental of more than \$75,000. Other leases by M & L. Hess were the 10th floor in 134-140 West 29th st. to Jacob Bobrow & Bros.; the 11th floor in the same building to Maynard Miller, Inc., and the 6th floor in 115-117 East 23d st. to A. N. Khouri & Bro.

Record Nassau Street Rental

Snowber & Co., representing the tenant, and Edwards-Dowdney & Richart, representing the landlord, sub-leased for the Mirror Candy Co. the store in 49 Nassau st., directly opposite the entrance of the New Federal Reserve Bank, to a well known tobacconist, for a long term of years, at a rental that makes it the highest record price ever paid on Nassau st.

Big Lease on West Broadway

L. Tanenbaum, Strauss & Co. leased for Edward C. Cammann, trustee, the entire 5-sty and basement building 65-67 Wooster st., running through to 379-81 West Broadway, on a plot 55x200, containing 68,000 square feet, for a term of years, to the Lightoller Co., manufacturers of lighting fixtures.

Haberdashers Make Investment

Lewis L. Rosenthal Co. leased for the Scott Investing Co. to Gillette Bros., haberdashers, the three brick flats with stores 601-605 Eighth av, northwest corner of 39th st, on a plot 73.11 1/2.

The term of the lease is 21 years at an aggregate rental of \$420,000. The lessees will remodel the properties for office and mercantile purposes and use the immediate corner store for a new link in its chain of men's furnishing shops. The brokers have been appointed exclusive agents of the buildings.

Auto Firm Leases 59th St Corner

Peter Grimm leased for Mrs. Theodore W. Myers to the W. H. Ash Automobile Co. of Atlanta, Ga., for a term of years, the store in the southwest corner of Seventh av and 59th st, or Central Park South, at an aggregate rental of about \$100,000.

This lease means the bringing to New York a salesroom of the Hanson automobile which has not hitherto been sold north of Mason and Dixon's line.

Will Remodel Dwelling

Royal Scott Gulden leased for Dr. George F. Laidlaw to Philip Blass, for a term of 21 years, the 4-sty and basement stone dwelling, 58 West 53d st, on a lot 21x100.5. The lessee will remodel the structure into small suites of 2 rooms and bath each.

Old Downtown Corners Leased

Charles F. Noyes Co. leased for the Roosevelt Hospital, for 21 years, at an aggregate rental of about \$150,000, to Thomas Hayeck, the present tenant, 314-318 Pearl st, and 3-5-7 Peck Slip, six 3 and 4-sty buildings at the northeast corner. The lease is a particularly interesting transaction, because the rental paid by Mr. Hayeck is exactly 100 per cent greater than the present figure. Mr. Hayeck has had the building for more than 20 years, and will make extensive improvements, modernizing a number of the buildings and subleasing for business and living purposes.

Charles F. Noyes Co. leased for John Gilgar the store, basement and sub-basement of 24-26 Murray st., southeast corner of Church st., to Suerken Bros., restaurateurs, who also hold a lease on abutting premises, 27 Park Pl., obtained through the same brokers. Suerken Bros. will make extensive improvements. The Noyes Co. subleased a portion of the store floor not required for their business and the basements of the building to the Daily News, located in the adjoining building. The combined transactions represent an aggregate rental of about \$110,000.

Long Lease on Eighth Av.

Dwight, Archibald & Perry, Inc., and Norman S. Holton leased for Ada H. Arnold to Edward Margolies, for a term of 21 years, with renewal privilege, the 4-sty brick building, 832 Eighth ave., two doors from the northeast corner of 50th st. Mr. Margolies contemplates extensive improvements to the property at the expiration of the present lease.

Cammeyer Leases Brooklyn Store

The Cammeyer Shoe Co. leased a portion of the store property of A. J. Nutting & Co., at 386 Fulton st., for a term of 12 years, in which it will establish a branch store. The Nutting property is at the southeast corner of Fulton and Smith sts., in the heart of the downtown shopping center of Brooklyn.

ADAMS & CO. leased for E. R. Poerschke 25,000 square feet at 213-217 Grand st to Foreman & Clark Mfg. Co.; also for William P. Goldman & Bro. the advertising sign on the roof at Broadway, northeast corner of 49th st, to the Shubert Enterprises, for a long term of years.

ADAMS & CO. leased for the estate of Bradish Johnson an entire floor in 921-925 Broadway, running through to 149-151 Fifth av, to the Belmont stores Corporation, for a term of years, at an aggregate rental of \$50,000; for the Style Dress Co. a floor in 41-43 West 25th st, to Kanowitz & Kronish; and for the Golip Realty Co., 10,000 square feet in 155-157 Wooster st to M. & S. Bermas.

ADAMS & CO. leased for the Shapanka Realty Co. the store and basement in 125-127 Fifth av to the Imperial Merchandise So. for a term of years; for L. J. Carpenter a floor in 696-702 Broadway, containing 10,000 square feet, to the Metropolitan Juvenile Clothing Co.; for the Twenty-fifth Street Realty Co. a floor in 138-144 West 25th st to the P. Schlansky Co.

AMES & CO. leased for Crystal & Crystol the 5th loft in 29 West 17th st to Dutchess Neckwear Co., Inc., for a term of years; also for the Terminal Realty Co. the 2d loft in 26 West 31st st. to David Lassman, for a term of years.

ARTHUR S. ALEXANDER, president of the J. Alexander Manufacturing Co., is the buyer of the large plot at the southeast corner of Broadway and 91st st, sold by the William Waldorf Astor estate through J. Irving Walsh.

LEON S. ALTMAYER leased for Mrs. Elsie Redman Nelson the ground floor simplex apartment, in 1131 Park av, to Dr. August Francis Roland.

ALBERT B. ASHFORTH, INC., leased the 3d loft at 290 Fifth av to the Paramount Garment Corporation, for a term of years.

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ROBERT N. BASSETT CO., INC., one of the largest manufacturers of metal goods, with offices at 220 Fifth av and factories at Derby, Shelton and Waterbury, Conn., has closed a lease for a large suite of offices on the 21st floor of the Canadian Pacific Building, Madison av, 43d to 44th st. One of their associate companies, the Standard Cloth Co., converters of cotton goods, will occupy a portion of the suite. Albert B. Ashforth, Inc., represented the lessee and Cushman & Wakefield, Inc., agents of the building, represented the lessor.

BASTINE & CO., INC., leased, for clients, the 5th floor in 19 West 24th st, to Barnett Mirkin; the 4th floor in 91-93 Fifth av to Herman Bamberger Co., Inc.; the 2d floor in 28-30 West

25th st, to Miller & Finkel; and the 5th floor in 36 East 22d st to Max Horn.

BERLOWITZ & CAINE leased for the L. H. N. W. Co. the 6th floor in 130 West 25th st to Sperling Bros.; for Prakin & Lebofsky a portion of the 9th floor in 48 West 28th st to Elmer Cloak and Suit Co.; space in 133 West 21st st to B. Neiman & Co. and Penn Dress Co.; and for S. & M. Greenstein space in 402 West 27th st to Barnes Press.

P. M. CLEAR & CO. leased for the 23 West 31st Street Corporation the easterly store in 23 West 31st st to Richard Ritter, for a term of years, as a luncheonette; also, leased for Albin Realty Co. the corner store at 1814 Second av to John Wildberger, Inc., groceries; and for Philip Siff the store in 228 West 29th st to Charles Hoffman.

CROSS & BROWN CO. leased the 12th floor in 229 West 28th st. to the Powers Motor Color-type Co. for use in their business of photographic engraving and printing.

CROSS & BROWN CO., in conjunction with Stephen H. Tyng & Co., leased space in 229-239 West 28th st to the Barnes Printing Co.; also, in conjunction with Pocher & Co., the store in 219 West 47th st to A. Langstadter, Inc., stationers and printers.

CROSS & BROWN CO., in conjunction with M. & L. Hess, Inc., leased for Jacob J. Schmukler space in 103 Fifth av to the Arthur Manufacturing Co. Cross & Brown Co. also leased the 5th floor in 251 Fourth av to Jacob Lunitz & Sons; also space in 20-26 West 22d st to Goldberg & Todd; and space in 15 East 40th st to the Gould Optical Equipment Co., Inc.

CROSS & BROWN CO. leased for a client to the L. H. Motor Company of New York 5,000 square feet of space in the industrial building at the southeast corner of Vernon and Webster avs. Long Island City; also leased, for clients, to Katz, Hecht & Co. the 10th floor in 40-42 East 22d st, Manhattan; also to Joseph Love, Inc., the 7th floor in the same building, also, in conjunction with H. J. Friedman to Alexander, Silverman & Cadous space in 38-42 East 32d st.

CHARLES M. DEROSA CO. sub-leased for Henry J. Schuit to James Kaftas and Stelos

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CHARLES M. DE ROSA CO. leased for the G. & W. Lunch to B. Heller the store in 41 Lexington av, known as Gramercy Hotel, for a long term of years; and leased for C. J. Wirth Realty Corporation the loft in 207 Lexington av to J. Melfa, embroideries, for a term of years.

JOHN G. DABOUR, INC., was broker in the lease recently made for a term of 21 years of 594 to 598 Eighth av, southeast corner of 39th st, to Joseph E. Marx. The lessee will either remodel the present buildings or will erect a new business building on the site.

DUROSS CO. leased for Froment & Co. to the Columbia Smelting & Refining Works the 2d floor, containing 18,000 square feet, in 140 to 156 Bank st, southwest corner of Washington st, for a term of years.

OSCAR D. & HERBERT V. DIKE leased for Asa G. Candler, Inc., at 135-7 West 27th st, the entire 10th loft to Jacobson & Geiger; also, the entire 8th loft to Florence Costume Co., Inc., both for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for Robert Ensko the parlor floor store at 682 Lexington av to the Brick Shop, Inc., dealers in antiques.

J. ARTHUR FISCHER leased for the Elgin Construction Co. to Max Kaplan the 3d loft in 48 West 39th st, for a term of years.

J. ARTHUR FISCHER leased for a client to Joseph Schultz the top loft 201 West 29th st., and to Harry Schiff the first loft 342 Seventh av. Both lessees are furriers.

FOLSOM BROS., INC., and Mrs. Delany Martin, sold for Miss S. McGee the furnishings, good will and lease of 41 East 83d st, a 4-sty and basement stone dwelling, to Waldemar Sandberg.

GLOBE HOLDING CO. leased to Charles Cook, for a term of 15 years and 3 months, the 3-sty garage at the southeast corner of Third av and 64th st, at an annual graduated rental of from \$25,000 to \$27,000.

HARRIS, VOUGHT & CO. leased for clients store in 711 Madison av to Nathan Malmut, and offices in 240 Broadway to W. W. Sharpe & Co., advertising agents.

HAGGSTROM-CALLEN CO. leased for the Ess Eff Realty Co. the 2d loft in 150 West 45th st to the Artercraft Printery, for a term of years.

A. A. HAGEMAN leased for a client to Julius Lattin the store in 67 West 36th st; and to Louis Blechman the 3d loft in 62o Sixth av.

HEIL & STERN leased, for clients, to Leon Marks & Son the store and basement in 29 West 31st st; to R. Tahan Co. the 10th floor in 76-78 Madison av; to Kohn & Goldschmidt the 5th floor in 34-36 West 32d st; to Strauss, Fast &

Co. the 12th floor in 33-43 East 33d st; and to H. Eisenberg the 10th floor in 118-120 West 27th st.

HEIL & STERN leased for the estate of J. N. Mahony to the Regent Export Co. and others 547 Broadway, a 6-sty loft building; and for the same estate to George T. Matthews & Co. the 5-sty brick building 105 Water st., all for a term of years.

M. & L. HESS leased for a client to David W. Dazian & Son the easterly store in 115-117 East 23d st.; the 2d floor in 5 East 20th st. to the Invincible Importing Co., and the 5th floor of 103 Fifth av. to the Arthur Mfg. Co.

M. & L. HESS leased for the Empire City Mortgage Co. to the Reingold Hosiery Co. the store and basement of 9 West 20th st.; to Holman & Kass the 2d floor of 128-130 West 30th st.; to Louis Liebowitz the 4th floor of 34-35 West 27th st., and for Michael Kennedy to the National Belt & Bag Co. the 5th floor of 26 East 22d st.

M. & L. HESS, INC., leased for the Mortgage Associates, Inc., in 49-53 East 21st st the store and basement, containing 15,000 square feet, to Walter A. and Fred H. Ardery, dress goods; also offices to the Belle Embroidery Co. and the Regle Embroidery Co. in the same building; for the Beattie Mfg. Co. the 2d floor in 133 Fifth av to S. M. Frank & Co., smoking pipes.

LEWIS H. MAY CO. leased for the estate of Bradish Johnson the 8th floor at 921 Broadway, for a term of years, to J. Bouton & Co.

PEASE & ELLIMAN leased the store at 33 Worth st. for the American Express Co. to Johnson & Porter, and the store 128 Chambers st. for C. L. Acker to the Gotham Sporting Goods Co.

PEASE & ELLIMAN leased for Miss E. R. Requa to Antonio Scalfani the 4-sty and basement dwelling, 55 West 52d st.

HOMER L. PENCE leased for the Garment Center Realty Co. Loft B in the building 500 Seventh av to Lish Bros., manufacturers of ladies hats, for a long term of years at an annual rental of approximately \$18,000; in conjunction with Cross & Brown Co. the 11th floor in 29-33 West 36th st to Morris J. Gerber, manufacturer of ladies' hats; also the 12th floor in 29-33 West 36th st to A. W. Maas, Co., manufacturers of artificial flowers; to Charles Charney, manufacturer of fancy feathers, the 8th floor in 28-30 West 36th st; and to Harry Solomons & Son, manufacturers of ladies' trimmed hats, the 5th floor in 37 West 37th st.

GEORGE R. READ & CO. leased, for a client, large space on the 10th floor of the Varick Building, 34 Hubert st, to the First Aid Specialty Co., for a term of years.

Sales in Penn Zone

Maria S. Simpson sold through Joseph M. May to the Manufacturers Trust Co. 314-320 West 35th st, four 3-sty brick buildings, on a plot 50x 98.9, adjoining the rear of the Manhattan Opera House. The purchase, too, abuts the property acquired by the purchasers in January, 1920, from the West 34th Street Reformed Church, adjoining the northwest corner of Eighth av and 34th st, formerly occupied by the West Side Bank.

This addition gives the Manufacturers Trust Co. a plot fronting 50 feet on the west side of Eighth av and 175 feet on the north side of West 34th st, extending to the Manhattan Opera House, and thence northerly 200 feet to the south side of West 35th st, where it fronts 50 feet, giving the buyers a continuous plot of 17,500 square feet.

The West 34th Street Reformed Church edifice, acquired a year ago, has been altered and is now used in connection with the banking office of the buyers.

Mannheimer estate sold through Heil & Stern to Charles Galewski 254-258 West 37th st, between Seventh and Eighth avs, three old buildings, on a plot 75x100. It will be reimproved with a large loft building.

"Childs" Buys Harlem Parcel

Kennelly's Restaurant, a 2-sty building, 60.5 x75, at the southeast corner of Broadway and 111th st, has been purchased by the Childs Restaurant Co., which will alter the structure and open a branch restaurant. The building was erected about 10 years ago on land owned by Henry C. Copeland and leased to Joseph P. Kennelly, proprietor of the restaurant. The latter has now disposed of the lease and the building at a price reported to have been in the neighborhood of \$100,000. The lease has several years yet to run.

Old Church Property Resold

The old St. Luke's German Evangelical Church property at 233-239 West 42d st, which was recently leased to the Case Holding Co. (Harry B. Davis and Allen Westheimer) for restaurant purposes, has been sold by J. C. and M. G. Mayer to an investor. Leopold and Herbert Weil were the brokers. The parcel was held at \$600,000. Davis and Westheimer have recently subleased the property to I. Flugelman, proprietor of the Hotel Hamilton, who will conduct the restaurant. Alterations are being made from plans by Schwartz & Gross, architects.

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Part of Haffen Brewery Sold

Part of the old Haffen brewery property, including the three 4-sty tenement houses with stores, 100x75.5, at the northwest corner of Melrose av and 151st st, has been sold by the Tyrol Realty Corporation, Samuel Wheeler, president, which acquired it last October. The new owner is the Summit Holding Co., which will pay \$67,000 for the property. The remainder of the block front extending to 152d st, which the selling company also controls, is to be improved with a 6-sty apartment house.

GEORGE E. DOOLAN, INC., of Westchester, has opened an office in 51 East 42d st. Special attention will be given to seekers for homes in Westchester. William H. Oakley 2d, formerly of the Brown, Wheelock Co., Inc., has been appointed New York manager.

HERMAN A. LEWINE has severed his connections with the firm of Levin, Harris & Lewine, Inc., and has opened offices at 432 Seventh av, under the name of Lewine & Co., Inc., where he will transact the real estate business in all its branches.

PEASE & ELLIMAN have been appointed by the Islesbrook Estates, controlled by Charles Hopkins, of the Punch & Judy Theatre, managers of the apartment house with store at the southwest corner of Madison av and 68th st, known as 30 East 68th st.

CULVER & CO. have opened a country suburban department which will specialize in Westchester County and Western Connecticut properties, under the management of Miner D. Randall, who has specialized for some years past in the shore and hill properties between Greenwich and Norwalk, Conn.

REAL ESTATE NOTES.

FREDERICK J. PEACOCKE, real estate broker, has removed to 103 Lawrence st from 137 Lawrence st, Brooklyn.

CLARK T. CHAMBERS and Frank D. Veiller were the brokers in the sale of the 12-sty building 6-8 West 57th st, to Isaac D. Levy by the Dreicer Realty Co., reported in these columns recently.

REAL ESTATE STATISTICS.

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 10 to Jan. 16	1921 Jan. 11 to Jan. 17
Total No.....	236	200	276	133	798	543
Assessed Value.....	\$20,062,200	\$10,390,200	.....	.....	.....	.....
No. with consideration.....	23	22	23	10	40	43
Consideration.....	\$929,925	\$639,100	\$186,700	\$37,900	\$1,292,284	\$453,070
Assessed Value.....	\$963,000	\$464,000	.....	.....	.....	.....
Total No.....	555	517	627	337	1,661	1,294
Assessed Value.....	\$44,103,100	\$31,794,900	.....	.....	.....	.....
No. with consideration.....	59	49	72	31	168	99
Consideration.....	\$2,305,675	\$4,495,850	\$603,754	\$160,870	\$1,520,959	\$924,953
Assessed Value.....	\$2,507,500	\$3,512,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 10 to Jan. 16	1921 Jan. 11 to Jan. 17
Total No.....	196	132	224	68	884	423
Amount.....	\$6,062,858	\$6,370,900	\$2,313,879	\$339,727	\$5,135,158	\$2,165,619
To Banks & Ins. Co.	31	20	15	6	185	67
Amount.....	\$1,910,000	\$3,396,400	\$477,025	\$55,000	\$1,565,475	\$489,794
No. at 6%.....	169	109	172	52	858	382
Amount.....	\$3,532,633	\$5,068,300	\$2,081,301	\$303,725	\$4,904,413	\$1,997,305
No. at 5 1/2%.....	1	10	1	2	16	22
Amount.....	\$9,250	\$293,900	\$4,000	\$10,000	\$168,125	\$91,154
No. at 5%.....	1	2	3	.....	7	4
Amount.....	\$50,000	\$164,000	\$9,000	.....	\$54,920	\$8,050
No. at 4 1/2%.....	1	.....	.....	.....	.....	.....
Amount.....	\$9,000	.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	1	.....	.....	1	2
Amount.....	\$1,100,000	\$6,000	.....	.....	\$1,000	\$32,000
Interest not given.....	23	10	48	14	2	13
Amount.....	\$1,361,975	\$338,700	\$219,578	\$26,002	\$6,700	\$37,100
Total No.....	469	364	479	200	1,785	1,070
Amount.....	\$15,096,855	\$17,499,811	\$4,728,364	\$1,087,792	\$9,766,187	\$5,473,361
To Banks & Ins. Co.	52	40	39	11	339	162
Amount.....	\$2,862,800	\$4,143,400	\$850,440	\$76,500	\$2,532,525	\$1,441,844

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18
Total No.....	51	50	19	14
Amount.....	\$2,610,700	\$1,438,900	\$565,000	\$226,000
To Banks & Ins. Companies...	39	30	9	7
Amount.....	\$2,301,450	\$1,056,400	\$416,000	\$131,000
Total No.....	120	104	43	27
Amount.....	\$5,826,425	\$4,375,050	\$1,244,000	\$489,300
To Banks & Ins. Companies...	84	65	22	11
Amount.....	\$5,104,250	\$3,542,050	\$844,500	\$198,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18
New Buildings...	16	11	57	14	346	51	208	46	37	17
Cost.....	\$5,199,850	\$2,239,325	\$3,410,450	\$84,200	\$3,614,680	\$300,500	\$1,284,715	\$178,423	\$173,200	\$19,150
Alterations.....	\$150,165	\$635,725	\$13,000	\$22,900	\$143,225	\$128,955	\$67,585	\$40,660	\$57,800	\$4,375
Total No.....	26	41	133	28	440	140	493	112	87	25
Cost.....	\$7,404,150	\$2,541,425	\$5,511,150	\$2,204,200	\$4,492,190	\$1,285,095	\$2,531,385	\$564,595	\$343,095	\$49,075
Alterations.....	\$548,565	\$912,275	\$33,500	\$31,000	\$181,255	\$533,405	\$85,877	\$64,400	\$57,800	\$7,549

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BUILDING SECTION

Principal Structures Scheduled for Erection in 1922

Important Operations Already Under Contract Plus Numerous Projects Planning Assure Busy Building Season in Metropolitan Area

HERE is every present indication that 1922 will be a banner year for building interest in the Metropolitan District. Already the list of proposed operations is far more extensive and diversified than it was at this time in 1921 and every day brings announcements of new operations either being planned or actually placed under contract. Considerable of the new construction reported during the past month is scheduled for an immediate start and the remainder will in all probability be under way before the end of spring.

amount of small residential construction, such as non-fire-proof apartments, garages, small factories, stores, etc. Although some speculative operations have been included they are in every instance imposing structures designed for prominent locations, and therefore should appear in this list in order to make it representative of the character of work that will be undertaken during the coming months.

One of the principal facts brought out in a study of this list of projects to be constructed this year is the marked re-

Location.	Class.	Owner.	Architect.	Height.	Est. Cost.	Contractor.
Manhattan.						
803 Fifth av.	Apartment	F. C. Satterwhite	Montrose Morris Sons	12	\$250,000	Not let.
804 Fifth av.	Apartment	W. Emlin	Montrose Morris Sons	12	250,000	Not let.
1094 Park av.	Apartment	Fred Culver, et. al.	E. D. Litchfield	13	300,000	Not let.
N e c Riverside dr & 109th st.	Apartment	B. P. Walker, et. al.	Schwartz & Gross	14	1,500,000	Architects build.
N e c 80th st & Lexington av.	Apartment	Holborn Realty Co.	Emery Roth	11	225,000	Owner builds.
N e c Broadway & 91st st.	Apartment	Lucania Realty Co.	R. Candala	15	1,500,000	Owner builds.
N e c Madison av & 64th st.	Apartment	A. Sokolski	Geo. F. Pelham	11	1,000,000	Net let.
139-147 West 71st st.	Apartment	Jacob S. Kahn, et. al.	Schwartz & Gross	9		Owner builds.
108-110 East 81st st.	Apartment	Alta Vista Hold'g Co, Inc.	Rouse & Goldstone	9	200,000	Owner builds.
39 Fifth av.	Apartment	Bing & Bing	Emery Roth	14		Plans in progress.
Hamilton pl, 138th st.	Apartment	Max J. Kramer	Geo. F. Pelham	7	750,000	Owner builds.
S w c West End av & 105th st.	Apartment	Joseph Paterno	R. Candala	14		Owner builds.
East 61st st.	Apartment	E. T. Gerry	J. B. Snook Sons	—	1,250,000	
1136 Fifth av, s e c 95th st.	Apartment	Al. Hyman	Private Plans	14	500,000	Fred F. French Co.
1134 Fifth av.	Apartment	Mary D. Gerard	H. G. Wiseman	13	350,000	Not let.
Beaver & William st.	Office Building	New York Cotton Exch.	Donn Barber	23	3,000,000	Geo. A. Fuller Co.
229 West 43d st.	Office Building	New York Times	Ludlow & Peabody	11		Not let.
132-138 West 36th st.	Office Building	132 West 36th St. Corp.	Robert T. Lyons	12	2,000,000	Owner builds.
142-148 West 36th st.	Stores & Lofts	Julius Tishman & Sons	Schwartz & Gross	14	1,000,000	Owners build.
Seventh av, 31st to 32d st.	Office Building	Equitable Life Assur. Soc.	Starrett & Van Vleck	—	6,000,000	Thompson, Starrett Co.
330-348 West 55th st.	Office Building	National Bible Institute	McKenzie, Voorhees & Gmelin	17	1,500,000	Not let.
N e c Canal & Varick sts.	Bank & Offices	Corn Exchange Nat. Bank	Felheimer & Wagner	—	400,000	Thompson, Starrett Co.
206-210 West 34th st.	Bank	North River Sav'gs Bank	Charles E. Birge	2	100,000	Not let.
242-252 West 36th st.	Stores & Lofts	Max Aronson, et. al.	Schwartz & Gross	13	2,000,000	Not let.
N w c Broadway & 60th st.	Stores & Offices	1841 Bway Realty Co.	B. H. & H. N. Whinston	8	300,000	Not let.
237-239 West 37th st.	Stores & Lofts	Lefcourt & Haas	Geo. & Edw. Blum	14		Owner builds.
Ninth av, 58th to 59th sts.	Hospital	Roosevelt Hospital	York & Sawyer	8	1,000,000	Marc Eidlitz & Son.
202-210 West 91st st.	School	Temple Israel	Tachan & Vought	4	300,000	G. Richard Davis Co.
Cor Lenox av and 129th st.	School	Board of Education	C. B. J. Snyder	5	845,000	Not let.
Second av, 67th to 68th sts.	School	Board of Education	C. B. J. Snyder	5	1,000,000	Not let.
Amsterdam av, cor 183d st.	School	Board of Education	C. B. J. Snyder	4	250,000	Not let.
Randall's Island.	Dining Hall	City of New York	Chas. B. Meyers	2	250,000	Not let.
Academy st, near Broadway.	Theatre, etc.	Carnival Palace Corp.	Private Plans	2	450,000	Not let.
Broadway and 218th st.	Stadium	Columbia University	Henry Hornbostel	1	2,000,000	Not let.
BRONX.						
Mott av, 157th to 158th sts.	Laboratory	Fleischmann Co.	Arthur B. Heaton	3	150,000	Not let.
S e c 161st st & Elton av.	Y. M. C. A.	Y. M. C. Association	Jallade, Lindsay & Warren	6	250,000	Not let.
S e c Fordham rd & Tiebout av.	Dept. Store	Not announced	M. W. Del Gaudio	2	115,000	Not let.
Bathgate av, n of Tremont av.	School	St. Joseph's R. C. Church	Robert J. Reiley	3	100,000	Not let.
Sputyen Duyvil Parkway.	College	Manhattan College Corp.	O'Connor & Delaney	Various	1,000,000	Not let.
N e c Burnside & Walton av.	Theatre	Occidental Holding Corp.	Wm. Koppe	2	200,000	Not let.
Ogden av, n of 171st st.	Theatre	Ogden Amusement Co.	Emilie De Rosa	2	100,000	M. Shapiro & Sons.
BROOKLYN.						
S w c Court st & Atlantic av.	Bank	South Brooklyn Sav'gs Bk.	McKenzie, Voorhees & Gmelin	2	500,000	Not let.
Bushwick av, near DeKalb av.	Hospital	Bikur Cholim Hospital	Missac Thompson	5	1,500,000	Not let.
Sanford st & Park av.	Warehouse	American Tobacco Co.	Ward & Bender	6	200,000	Turner Const. Co.
Parkville av & West 1st st.	Church	St. Rose of Lima R. C. Ch.	F. J. Berlenbach	1	150,000	Not let.
Flushing av, e of Irving av.	Factory	C. Werbelovsky	Murray Klein	3	175,000	Not let.
Foster av & East 23d st.	Church	Flatbush Presty. Church	Hobart B. Upjohn	1	100,000	Not let.
Broadway & DeKalb av.	Church	Strausberg & Bleender	R. Thomas Short	2	250,000	Not let.
Glenmore & Miller av.	Synagogue	Cong. Agudath Ach. B. J. E. M.	Adelsohn	3	100,000	Harry Gross.
Neptune av & W 33d st.	School	City of New York	C. B. J. Snyder	5	850,000	Not let.
RICHMOND						
St. George, S. I.	Police Station	City of New York	James J. Whitford	3	300,000	Frank J. Dougherty.
NEW JERSEY.						
Summit, N. J.	School	Board of Education	Guilbert & Betelle	3	500,000	Gustave De Kimpe.
Secaucus, N. J.	Factory	Amer. Choc. & Prod. Co.	Andrews, Tower & Lavelle	4	350,000	D. Marinneori & Co.
Elizabeth, N. J.	Departm't Str.	Goerke-Kirch Co.	Wm. E. Lehman	3	200,000	Not let.
Newark, N. J.	Apartment	Ritz Holding Co.	Wm. E. Lehman	8	600,000	Owner builds.
Asbury Park, N. J.	High School	Board of Education	E. A. Arend	3	400,000	Not let.
Bayonne, N. J.	Memorial Club	Knights of Columbus	Geo. McCabe	4	150,000	Not let.
Bayonne, N. J.	School	Board of Education	Donald G. Anderson	3	400,000	Not let.
East Orange, N. J.	Apartment	Withheld	David M. Ach	7	500,000	Not let.
WESTCHESTER						
Bronxville, N. Y.	Apartment	Fred Culver, et. al.	Mann & MacNeil	4	750,000	Hegeman & Harris Co.
Mt. Vernon, N. Y.	Dairy Plant	Willow Brook Dairy Co.	McCormick Co.	5	250,000	Barney-Ahlen Co.
New Rochelle, N. Y.	Club House	Winged Foot Golf Club	L. G. Sweezy	2½	650,000	Armstrong Const. Co.
Larchmont, N. Y.	Club House	Bonnie Brier Co'try Club	Private Plans	2½	150,000	A. G. Vermilye.

The list of projected building operations printed herewith is not a complete summary of the construction in the Metropolitan area by any means. It only points out the most important of that large group of operations to be erected during the coming months, and does not include any of the vast

vital of interest in the commercial development of the mid-town district of Manhattan. Already the plans for new structures in this section will require the outlay of millions of dollars, and there are negotiations now under way that will materially increase the number of large structural operations in this vicinity.

Walter Stabler Discusses Mortgages at Y. M. C. A. Lecture Course

(Continued from page 70)

began about 40 years ago, and it is now a most important branch of the mortgage business.

"Now, as to a second mortgage. It is something you pay for and pay well. Big chances are often taken with them. High rates of interest and bonuses usually accompany it as well as discounts. A second mortgage is frequently a necessity. It is a fairly safe investment if not too large. One always needs to remember that the first mortgage takes precedence and the holder of a second mortgage should look well into the first one. Fine first mortgages are those of the average building and loan association. A good feature of them is that they are steadily amortized. Building and loan associations are active in every state and they are very strong in some. Their total assets are \$2,500,000,000 in the nation. Their operations mean that after a dozen years many a man owns his own home who would not otherwise own it.

"Much has been said," continued Mr. Stabler, "about speculative builders. They are a necessity to any growing community, especially to a large city. New York has practically been built and rebuilt by speculative builders. It is their policy to borrow all that they can get on a building undertaking. They take building or temporary loans. An agreement is made with the lender to advance money in given sums of the total to be obtained at certain stages of construction. When the building is completed the lender is sure to make a search for liens and the final payment is not made until there is evidence there are no liens. Insurance and other companies make permanent loans on real estate. The largest part of the Metropolitan Life Insurance Company's business is in permanent mortgage and building loans.

"Before a big lender on building loans does business at all with a builder, the lender must have plans submitted for minute inspection by an architect employed by the lending institution for that purpose. They must be good plans to be favorably considered. They must visualize the building to the practised eye as it will look when completed, including all of its living conveniences and comforts, its heating and sanitary systems, etc. When buying land, a builder should take all of this into consideration. And then go to the company's architect with comprehensive plans for careful inspection. The architect examines the layout of the plumbing, heating, elevator service and what not. There are stringent provisions in the building loan agreement regarding all of these factors of construction. And if they are not fully complied with the builder may not get his loan; at least not all of it. The strong hand held over building loans by the large lending institutions has resulted in better built buildings of all kinds. The speculative builder is thereby restrained from doing poor work and the building is a better investment for the buyer and a better investment for the mortgagee. The building loan agreement is in effect a certificate of the character of the structure. All lenders, large and small, should follow this course. It tends to stabilize real estate. There is a plan in contemplation by the title insurance companies to establish a bureau to enforce such an agreement where they have anything to do with building loans. It makes buildings better to lend on and above all it makes better buildings.

"There is a tendency, nowadays, to make long term loans more popular, with instalment payments. The American Ambassador to France, Hon. Myron T. Herrick, is not only a keen diplomat and publicist, but he is also a careful observer of contemporary events of life. He has written a book entitled 'Rural Credits,' wherein he elucidates the mortgage lending methods among the populace of France, Belgium, Germany, Austria and the Scandinavian countries. You should all read it. In those countries they have very long term mortgage loans on all kinds of real estate, terms of 50 years and less, and terms that run beyond a lifetime and are taken up by the heirs of the departed. The rate of interest is very low. There is an amortization of one per cent. or more a year, according to the capacity to pay comfortably. These mortgages encourage thrift among the working classes and they accordingly promote a better social status and better civilization.

"The general impression of a mortgage is that it runs forever.

Housing Shortage Measured by Census and Building Facts

(Continued from page 71)

this year aggregate to date 400, including one- and two-family and multi-family houses.

The Bronx during 1922 will far outstrip its building record of 1921. During the last few months there has been an extensive sale of large vacant plots there, for improvement with apartment houses. Since January 1 this year up to last Monday there had been filed with the Bronx Bureau of Buildings plans for 155 multi-family houses, to accommodate 5,850 families; and a total of 1,217 one- and two-family houses to accommodate 1,550 families. During 1921 the Bronx built only seventy multi-family houses, providing for 2,710 families, and a total of 618

one- and two-family houses that accommodate 780 families. The total cost of living space construction in the Bronx last year was \$56,167,749, whereas during 1920 the total cost was only \$7,672,975. Which shows that the Bronx in 1921 did more than eight and one-half times as much to meet the living situation as it did in 1920. In 1916 there were 6,033 vacancies in buildings in the Bronx containing three or more families.

The figures of population and building during 1920 and 1921 prove conclusively that there cannot be a shortage as great as is claimed by some, and that whatever shortage exists today will be substantially reduced by November 1 next when the rent laws, unless extended, will expire by limitation.

If it does it should not. Something should be paid off of a mortgage every year, even though it be a little. It makes the lender feel more comfortable and the borrower feel easier and richer. The lender can only call so much at one time as is mutually agreed upon. Savings banks everywhere ought to follow this rule, but they do not always do so. Some such mortgages run in their entirety for years. A good plan would be to arrange longer term loans with easy payments. Such a policy affords money to help others on the road to safety. I hope to see such a plan become more general. Guaranteed mortgages are the best for small investors and of that there is no doubt. I hope that the era will arrive when banks and insurance companies will lend almost entirely on real estate mortgages. When a mortgagor has paid something on account of his mortgage he has not spent it or sent good money after bad. He has simply invested it and that is the way he should feel about it. That is what I tell mortgagors I deal with. The method of paying mortgages differs in nearly all the states. New York has the safest method of all. Every satisfied mortgage or payment on a mortgage is recorded. In New Jersey only a receipt is written on the mortgage instrument that a payment has been made.

"Blanket mortgages are another form of mortgage security. Many land companies avail themselves of them. A blanket mortgage should provide for releases, from the blanket, to given lot buyers. The particular lot and block number sold should be marked 'Released' on the map or diagram filed with a blanket mortgage. Sometimes releases are not provided for, but where they are provided for there is no difficulty."

Discussing the abolition of the mortgage tax in New York State, Mr. Stabler said: "In its place the lender has a mortgage recording tax. It calls for the collection of one-half of one per cent. This income is divided between the county and the state. In New York and adjacent counties the tax yields a large revenue. A mortgage is otherwise exempt from state and local taxation. Theoretically the lender pays the tax, but actually the borrower does. The unusual mortgage tax created the impression that the title companies lending on mortgage were practicing usury, inasmuch as the interest on the mortgage was often six per cent and the mortgage tax was additional. It is now fully settled that there is no usury practiced, as any tax charged goes to the state and not to the lender. Very few states have a mortgage tax of any kind. The tax does not exempt such mortgages as are subject to it from the income tax. The last few years have witnessed some of the largest real estate owners paying 73 per cent. of their income annually over to the government in the form of an income tax. This condition has resulted in eliminating the big individual lenders from the mortgage market, and it has been a serious blow. On a mortgage at six per cent they each got net about 1 per cent. The result has been that these former big lenders have put their money into tax exempt securities. It has removed from the mortgage loan market hundreds of millions of dollars, and the circumstance accounts for the high rates of interest that have prevailed so long. There are now sixteen billions of dollars in tax exempt securities. Secretary of the Treasury Mellon recently announced that there would be no more of them. At least he will recommend that there will be no more of them, anyway. And it is probable that there will not be.

"As regards title insurance, it is wise for every buyer of property and every lender of money on mortgage to be sure of the validity of the title. Do not trust to any guess work and trust no one except the clear title after search. It is the only safe and sound way. Thousands of persons have had bitter experiences by not having titles searched and guaranteed."

Many Large Buildings Planned for Early Spring Start

Construction Statistics Tabulated by F. W. Dodge Company Show Gains in Commercial and Industrial Activity in Local Territory

RECORDS of building commitments for the first two weeks of 1922 show that the construction industry is in an infinitely better position than it was one year ago and that there is every reason for an optimistic attitude on the part of every one affiliated with the planning and erection of new structures. According to figures tabulated by the F. W. Dodge Company, showing the number and value of new construction projects planned and contracted for in New York State and New Jersey, north of Trenton, for the second week of 1922, there is far more work for building interests in sight at the present time than there was a year ago, and every likelihood that the list of projected operations will steadily increase.

The statistics for the week of January 7 to 13 inclusive show that architects and engineers in this territory had started work on plans for 444 new structural projects that will involve an outlay of approximately \$27,622,000. During the same week announcements were made of the ward of 304 contracts that will require an expenditure of more than \$13,000,000.

Residential construction continues to predominate when the figures for the entire territory are analyzed, but according to all reports there is likely to be a better ratio between housing construction and all other types of building in the Metropolitan

district during the coming season than there was last year. Already there is a decided improvement in the volume of proposed commercial and industrial construction scheduled for New York City and its environs and an increase has also been noted in educational and philanthropic building.

The list of 444 operations for which plans were announced during the second week of 1922 includes 79 business projects, such as stores, offices, lofts, commercial garages, etc., \$6,319,500; 7 educational buildings, \$224,100; 3 hospitals and institutions, \$1,610,000; 19 industrial projects, \$760,000; 11 public works and public utilities, \$171,400; 3 religious and memorial projects, \$148,500; 315 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$17,436,500, and 7 social and recreational projects, \$952,000.

Among the 304 projects for which contracts were placed during the week were 40 business and commercial jobs of various types, \$1,873,500; 2 educational buildings, \$330,000; 4 hospitals and institutions, \$201,000; 6 industrial projects, \$811,000; 2 public structures, 33,000; 20 public works and public utilities, \$691,600; 2 religious and memorial buildings, \$35,800; 223 residential projects, including multi-family structures and one and two-family houses, \$8,643,500, and 5 social and recreational operations, \$477,000.

PERSONAL AND TRADE NOTES.

H. C. Stearns, architect, 25 Broadway, announces the opening of a branch office at 15 Exchange street, Boston, Mass.

Rock Plaster Corporation announces the removal of its offices to the Barrett Building, 40 Rector street.

R. Grosvenor Hutchinson has been elected to the board of directors of the J. G. White Engineering Corporation. Mr. Hutchinson is a director of the Advance-Rumley Co. and the Allis-Chalmers Manufacturing Co.

W. L. Saunders, representing the American Society of Mechanical Engineers, has been appointed a member of the Board of Trustees of the United Engineering Society for a term of three years, expiring in 1925. He succeeds Irving E. Moulthrop, whose term expired.

Rome Wire Company, Rome, N. Y., has established a district sales office at 50 Church street. H. S. Hammond, who has represented the company in the eastern territory for the past twenty years, is in charge of the New York City office.

Marcus Contracting Co., Inc., 305 Broadway, has obtained contracts from the Turner Construction Company for excavating at 148 Elizabeth street, for the new building for the Knickerbocker Ice Company, and in Sanford street, Brooklyn, for a structure for the American Tobacco Company.

Hoffman Heater Company, Lorain, O., announces the opening of a direct factory branch at 23 East 33d street, in charge of J. C. Fullerton and W. Howard Arrighi. The company has established a modern showroom at this address, with sales and service departments and a complete stock of all sizes of heaters will be carried.

Wm. E. Bloodgood announces that the firm of Bloodgood & Sugarman, architects, is dissolved by mutual consent. Mr. Bloodgood retains his personal clients and their accounts, and Mr. Sugarman assumes all the other assets and liabilities of the firm. Mr. Bloodgood continues the practice of architecture at the old office, 17 East 49th street, and Mr. Sugarman joins with Arthur Paul Hess, under the firm name of Sugarman & Hess, with offices at 16 East 43d street.

Efficiency of Fire Windows

The steady increase in the annual fire losses shown in reports from all parts of the United States is arousing new attention to ways and means for reducing this menace to life and property, whose toll during 1921 again set a high record.

At the present time a method for retarding fires is rapidly gaining greater popularity, which is said to be the most successful means yet devised for preventing the spread of fires. This is the installation of what are known as "fire windows" in buildings, supplanting shutters and sprinkler systems.

Such windows, which are made of wire glass—that is, glass re-enforced by a wire mesh which is imbedded in it—and have hollow metal frames, are manufactured by the S. H. Pomeroy Company, Inc., whose factory and general offices are located at 282-296 East 134th street.

They were first introduced some twenty years ago, and were immediately proclaimed far superior to metal shutters for windows as fire retardants. Their invention is said to have been inspired by the failure of shutters in several disastrous blazes and the realization that some more efficient window protection was necessary.

In a number of serious fires it was found that the wire glass windows not only remained intact but prevented the communication of fires to inflammable buildings.

Since that time the wire glass windows have been adopted for many of the most important office and factory structures not only in New York City and its environs but throughout the country, and wherever tested by fire are declared to have proved their complete efficiency.

Creosoted Wood Block Floors

The use of treated wood block floors in 1920 showed an increase of over 80 per cent. over the 1919 figures, according to the Service Bureau of the American Wood Preservers' Association. Creosote oil and a creosote coal-tar paving oil were used as preservatives, with an average absorption of approximately nine pounds per cubic foot. Incomplete statistics for 1921 show an increase over the 1920 figures and a tendency toward the absorption of a little less oil per cubic foot for interior floors.

The desire for a permanent, resilient floor with high wearing qualities is given as the reason for the increased demand for floors of this type for factories, machine shops, foundries, warehouses, and mills of various kinds.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

Nugent Construction Corporation, builders, announces the removal of its offices to 21 East 40th street.

Lighting Fixture Dealers' Society of America will hold its annual convention at the Milwaukee Auditorium, Milwaukee, Wis., January 30 to February 4, inclusive.

Mason Material Dealers' Association of New Jersey will hold its annual meeting at the Hotel McAlpin, New York City, January 26.

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

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

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

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

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

CURRENT BUILDING OPERATIONS

A GOOD deal of satisfaction is daily being manifest by construction interests over the manner in which the building situation is shaping up. There is no doubt that the outlook is far more encouraging than it was one year ago and that during the coming months a tremendous volume of new construction will be released. This is already apparent through a study of the commitments of the past few weeks and an analysis of the work being planned by the leading architects and engineers of this city.

The new projects scheduled for an early start are much better diversified as to type than they were one year ago; there is a large amount of residential work contemplated and in all probability this character of operation will continue to be the dominating influence during the forthcoming season. But there is a very decided improvement in the outlook for commercial and industrial operations and fair prospects for considerable educational and philanthropic building. Taken as a whole the building situation is far better off at present than it has been for a long while and if the labor question could be settled without further delay there would be no reason for building interests not experiencing an unusually busy and prosperous year.

The inclement weather of the past few weeks has slowed down business in the local building material markets to some extent, but there is a lot of new inquiry that is indicative of active times just as soon as conditions permit. Prices are fairly steady and the only exception is the slightly advanced quotations on common brick.

Common Brick—Business in the New York wholesale market for Hudson River common brick has been dull during the past week. The cold weather has slowed down construction to a considerable extent and as a result sales in the wholesale market have been light. Inquiry is fair, however, and denotes a large amount of important construction ready for a start as soon as weather conditions permit. No arrivals of new brick were reported this week and as long as the river remains ice-bound there is little likelihood of added supplies as shipment by rail is prohibitive because of the high freight rates. Common brick prices are slightly higher than they were last week. Although \$15 a thousand is the general quotation there are several manufacturers who are asking a slight advance over this price and it is the general opinion that the price situation will be firm with possible ad-

vances while the source of supply is shut off by the ice.

Summary—Transactions in the North River brick market for the week ending Thursday, January 19, 1922. Condition of market: Demand relatively light; prices slightly advanced and firm at the new level. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, none; sales, 6. Distribution: Manhattan, 2; Brooklyn, 4. Remaining unsold in the New York wholesale market, 15.

Structural Steel—Although actual orders

for fabricated steel for buildings are not numerous there is a lot of new inquiry and there is every indication that within the next few weeks a decided change will take place in the market situation as applied to structural steel. Quite a number of important contracts have been awarded recently and a vast amount of proposed work is now out for estimates, so that it is likely that the commitments of the next week or so will involve a large total tonnage. Among the projects for which structural steel orders are pending are the addition to Macy's department store, 8,000 tons; the

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... **\$15.00** to —
Raritan No quotation
Second-hand brick, per load of 3,000, delivered..... **\$45.00** to —

Face Brick—Delivered on job in New York:

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

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

Domestic Portland cement, per bbl. **\$2.80**
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries **\$3.50**
Bronx deliveries 3.50

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel) **\$4.70** per bbl.

Common Lime (Standard 300-lb. barrel) 4.40 per bbl.

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

Hydrate Common, in cloth bags **22.50** 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

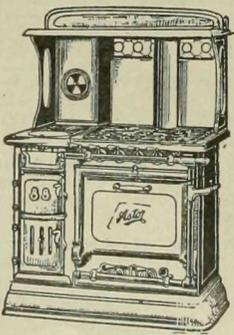
Finishing Plaster (250-lb. barrel) **\$4.00** per bbl.

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

Plaster Blocks—

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

3-in. (hollow) per sq. ft. 0.17 to 0.19



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MATERIALS AND SUPPLIES

New York Cotton Exchange, 3,000 tons; the Newark Chamber of Commerce Building, 1,000 tons, and a number of smaller tonnage orders for less prominent operations. The manner in which the steel business is improving is reflected in the monthly report of the Bridge Builders and Structural Society, which states that during the month of December, 1921, 71,500 tons of fabricated structural steel was contracted for throughout the United States, which is equivalent to forty per cent. of the entire capacity of the bridge and structural shops of the country. The total tonnage

sold in the United States in 1921 was 758,300 tons, equal to thirty-five per cent. of capacity.

Electrical Supplies—Trade is fairly active in this line, and all signs point to a busy season ahead. Jobbers generally report that wiring materials are moving steadily and there are indications that both contractors and dealers are buying somewhat in excess of their immediate requirements. There has been a very decided improvement in the number of new inquiries, and with the promised revival of building there is no doubt the electrical

industry will experience excellent business during the coming months. Prices generally are steady and no radical changes are anticipated. Conduit stocks are in good shape, and there is a fair demand. The demand for flexible armored conduit and rubber-covered wire is steady, but with marked signs of increasing as building improves.

Cast Iron Pipe—Private demands for this commodity continue to dominate the market and the trading is somewhat above normal for this time of the year. There is but little municipal demand current, but according to plans now in preparation there should be a decided revival of business from this source early next spring. Throughout the cast iron pipe industry there is a very much better feeling than existed at this time one year ago. In January, 1921, manufacturers were extremely happy to be able to operate their plants at about twenty-five per cent. of capacity, while now the busiest of the eastern manufacturers is running at about eighty per cent. of capacity on actual orders, and none are working at less than seventy per cent. Prices are firm, with New York quotations as follows: 6 in., and heavier, \$47.30 per net ton; 5 in. and 4 in., \$52.30; 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Reinforcing Bars—Both demand and inquiry have improved during the past week or so and manufacturers anticipate excellent business in this line this year. There are indications of a marked improvement in industrial and commercial construction and reinforced concrete will be a popular medium in this work. Concrete bar prices are steady.

Window Glass—Business in this line has dropped off to some extent during the past week or so, but prospects for spring and summer business are very good, as there is a vast amount of proposed building that will likely be started soon. The outlook for another large residential building movement this year is promising and jobbers are depending upon this to a considerable extent. Prices are steady and practically unchanged.

Builders' Hardware—Demand for hardware items continues active, and local jobbers and dealers expect an unusually busy season, as there are prospects of a tremendous increase in general construction within the next few months. The residential building program of 1921 was the salvation of this industry, but from all current accounts the business of last season will be relatively small when compared to that scheduled for the coming season.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.....	\$0.38 each
32x36x¼ in.....	0.22 each
32x36x⅝ in.....	0.24 each
32x36x½ in.....	0.30 each

Sand—

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

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.68
Gray Canyon sandstone, per cu. ft....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

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

Lumber—

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

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

Flooring:

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

Window Glass—

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

Linseed Oil—

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

Turpentine—

Turpentines	\$0.80 to \$0.82
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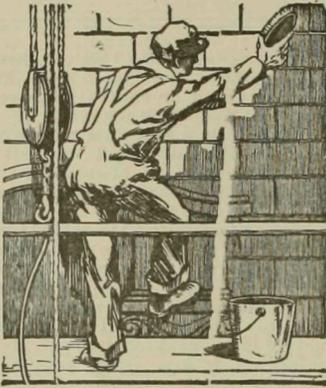
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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

80TH ST.—Emery Roth, 119 West 40th st., has completed plans for an 11-sty brick and limestone apartment, 62x100 feet, at the northeast corner of 80th st. and Lexington av. for Holborn Realty Co. A. M. Bing, 119 West 40th st., owner and builder. Cost \$225,000.

AMSTERDAM AV.—Lowinson & Schubert, 366 5th av., have completed plans for alterations to the 5-sty brick tenement, 78x25 feet, at 701 Amsterdam av., for Daniel Korn, 170 West 74th st., owner. Cost \$15,000.

5TH AV.—Montrose Morris & Son, 533 Nosstrand av, Brooklyn, have completed preliminary plans for a 12-sty fireproof apartment, 25x90 ft, at 803 5th av for F. C. Satterwhite, 803 5th av, owner. Cost, \$250,000. Architect will take bids on general contract.

5TH AV.—Montrose Morris & Son, 533 Nosstrand av, Brooklyn, have completed preliminary plans for a 12-sty fireproof apartment, 25x103 ft, at 804 5th av for W. Emlin, 805 5th av, owner. Cost, \$250,000. Architect will take bids on general contract.

165TH ST.—Gronenberg & Leuchtag, 450 4th av, have plans nearing completion for a 5½-sty brick, steel and limestone apartment, 100x135 ft, in the south side of 165th st, 160 ft east of Broadway, for M. Lipman, 90 Haven av, owner. Cost, \$200,000.

DWELLINGS.

SEYMOUR AV.—Morris Whinston, 116 West 39th st., has completed plans for a 2-sty frame and stucco dwelling, 20x32 feet, with garage, at 2210 Seymour av, for E. Klein, 410 East 122d st., owner. Cost \$10,000.

STABLES AND GARAGES.

COLUMBUS CIRCLE DIST.—Palmer & Plonsky, 63 William st, have preliminary plans in progress for a 6 and 7-sty brick and reinforced concrete garage, 100x200 ft, in Columbus Circle district for Owners' Garage Corp., C. G. Taylor & Co., fiscal agents, 27 William st, owner.

STORES, OFFICES AND LOFTS.

43RD ST.—Ludlow & Peabody, 101 Park av., have plans in progress for an annex to the 11-sty brick and terra cotta newspaper plant and office building, 100x100 feet, at 229 West 43d st., for New York Times, 229 West 43d st., owner.

7TH AV.—B. H. & C. N. Whinston, 2 Columbus Circle, have completed plans for a 7-sty brick store and office building, 25x79 feet, at 7th av., for 789 Seventh Avenue Corp. L. Simpson, president, 880 Broadway, owner. Cost \$100,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

SHAKESPEARE AV.—M. W. Del Gaudi, 158 West 45th st., has completed plans for a 4-sty brick apartment, 40x64 feet, on the east side of Shakespeare av., 391 feet north of 172d st., for Donna Building Co. Albert Picciotta, president, 2754 Crotona av., owner and builder. Cost \$35,000.

MORRIS AV.—Margon & Glaser, 2804 3d av, have completed plans for a 5-sty brick tenement, 110x88 ft, on the west side of Morris av, 102 ft south of 181st st, for Kings Winter Building Corp., A. W. King, president, 81 East 125th st, owner and builder. Cost, \$200,000.

KINGSBRIDGE RD.—Maurice Courland, 47 West 34th st, has completed plans for two 5-sty brick and limestone apartment houses, 75x83 ft each, on the west side of Kingsbridge rd, 275 ft north of Kingsbridge terrace, for Michael Herman, Inc., 277 Broadway, owner and builder. Cost, \$270,000.

DWELLINGS.

WEBB AV.—M. Jos. Harrison, 110 West 31st st., has completed plans for two 2-sty brick dwellings, 30x45 feet, with garages, on the east side of Webb av., 150 feet north of 195th st., for Cohen & Vogel, 417 East 170th st, owner. Cost \$32,000.

STABLES AND GARAGES.

WEBSTER AV.—S. J. Kessler, 529 Cortland av., has plans in progress for a 4-sty concrete garage, of irregular dimensions, on the east side of Webster av., at Mosholu pkway, for S. M. De Tasquale, 2875 Marion av., owner. Cost \$120,000. Architect will take bids on general contract about February 9th.

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STORES, OFFICES AND LOFTS.

MOUNT HOPE PL.—Frank M. Egan, 120 East Fordham rd, has completed plans for a group of 1-sty brick stores, 51x112 ft, at the northeast corner of Mount Hope pl and Jerome av for Thos. J. Waters, 971 Woodycrest av, owner and builder. Cost, \$30,000.

THEATRES.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 1-sty brick moving picture theatre, 100x100 ft, with stores, on the west side of Webster av, 100 ft north of 204th st, for West 190th Street Construction Co., Chas. Schlessinger, president, 1776 Weeks av, owner. Owner will take bids on separate contracts about February 20.

MISCELLANEOUS.

MOTT AV.—Arthur B. Heaton, 52 Vanderbilt av, has completed plans for a 3-sty and cellar brick, limestone and granite laboratory, 165x52 ft, on the east side of Mott av, from 157th to 158th sts, for the Fleischman Co., 701 Washington st, owner. Cost, \$150,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

HAMILTON AV.—Boris W. Dorfman, 26 Court st, has plans in progress for four 4-sty brick apartments, 50x110 ft, with stores, on the east side of Ft. Hamilton av, between 67th and 68th sts, for Jonas Construction Co., 902 58th st, owner and builder. Cost, \$270,000.

11TH ST.—McCarthy & Kelly, 16 Court st, have plans in progress for a 4-sty brick apartment, 40x127 ft, in the west side of East 11th st, 52 ft north of Church av, for Kraslow Building Co., 190 Montague st, owner and builder. Cost, \$75,000.

MONROE PL.—Slee & Bryson, 154 Montague st, have completed plans for a 5-sty brick apartment, 25x85 feet, on Monroe pl., near Clark st., for 83d Street Construction Co. Chas. Dibner, in charge, 1941 83d st., owner and builder. Cost \$80,000.

BARRETT ST.—Chas. Goodman, 375 Fulton st., has completed plans for a 4-sty brick apartment, 55x90 feet, at the northwest corner of Barrett and Dumont sts., for Louis Walnick, 365 Elton st., owner and builder. Cost \$45,000.

OCEAN AV.—McCarroll, Murphy & Lehman, 852 Monroe st., have plans in progress for a 4-sty brick and limestone apartment, 120x120 feet., at the southeast corner of Ocean and Foster avs., for Morrison Land Co., Inc. I. Morrison, president, 1675 46th st., owner. Cost \$200,000.

STONE AV.—J. M. Berlinger, 469 7th av., Manhattan, has completed plans for a 4-sty brick apartment, 70x89 feet, on the east side of Stone av., 130 feet north of Livonia av., for Joseph Levine, 140 East 92d st., Manhattan, owner and builder. Cost \$80,000.

OCEAN PARKWAY.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment house, 80x100 ft, on the east side of Ocean parkway, 200 ft north of Beverly rd, for Samuel Hendler and Abraham Abrahams, owner, care of architect. Cost, \$150,000.

ATLANTIC AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for two 4-sty brick apartments, 50x88 ft, with stores, at the southwest corner of Atlantic and Hopkinson avs, for Harry Rubin, 317 Bradford st, owner and builder. Total cost, \$110,000.

CHURCHES.

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

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WALTON ST.—Harry A. Yarish, 29 Graham av., has completed preliminary plans for a 3-sty and basement, brick and terra cotta synagogue, 45x80 feet, in the northwest side of Walton st., 132 feet west of Throop av., for Hebrew School, Pride of Israel, owner, care of architect. Cost \$50,000.

DWELLINGS.

EXETER ST.—Philip Caplan, 16 Court st, has completed plans for a 2-sty frame dwelling, 40x30 ft, at the northwest corner of Exeter st and Esplanade av for Frank Grushinsky, 3068 East 2d st, owner and builder. Cost, \$10,000.

CROWN ST.—Harry A. Yarish, 29 Graham av, has plans nearing completion for a 2½-sty brick and limestone dwelling, 28x75 ft, with garage, in Crown st, near New York av, for owner, care of architect. Cost, \$20,000. Architect will soon take bids on separate contracts.

58TH ST.—A. Brems, 83 Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 22x55 ft, in the east side of East 58th st, 275 ft north of Av K, for H. Arcangelo, 367 East 10th st, Manhattan, owner and builder. Cost, \$10,000.

OCEAN PARKWAY.—Wm. Wingerath, 1013 Av. W, has completed plans for two 2-sty brick dwellings, 22x52 feet, at the northeast corner of Ocean pkwy and Ocean Court, for G. Larcia, Larent pl., Manhattan, owner and builder. Cost \$24,000.

48TH ST.—Benj. Driesler, Jr., 153 Remsen st., has has completed plans for two 2-sty brick dwellings, 20x64 feet, in the north side of 48th st., 88 feet west of Ft. Hamilton av., for Max Rolnick, Inc., 597 Sackman st., owner and builder. Cost \$20,000.

UNION ST.—Fein & Rosen, 1709 Pitkin av, have plans in progress for four 2-sty brick dwellings, 25x40 ft, in Union st, near Brooklyn av, for Spain Construction Co., owner, care of architect. Cost, \$80,000.

LUDLAM PL.—Benj Driesler, Jr., 153 Remsen st, has plans in progress for seven 2-sty brick dwellings, 20x55 ft, on Ludlam pl, 98 ft north of Sullivan st, for Realty Associates, 162 Remsen st, owner and builder. Total cost, \$77,000.

FACTORIES AND WAREHOUSES.

OAKLAND ST.—James McKillop, 821 Manhattan av., has completed plans for a 1-sty brick factory, 25x100 feet, in the east side of Oakland st., 50 feet south of Huron st., for Charles Cohen, 310 Oakland st., owner. Cost \$6,000. General contract will be awarded without competition.

HOSPITALS AND ASYLUMS.

BUSHWICK AV.—Missac Thompson, 189 Montague st., has been retained to prepare plans for a 5-sty brick hospital, 280x100 feet, on the west side of Bushwick av., 100 feet south of DeKalb av., for Great Bikur Cholim Hospital, Jacob F. Strahl, president, 84 Cook st., owner. Cost \$1,500,000.

STABLES AND GARAGES.

ST. JOHNS PL.—R. Thos. Short, 370 Macon st, has completed preliminary plans for a 2-sty brick garage, 100x225 ft, irregular, on the north side of St. Johns pl, 83 ft east of Brooklyn av, for Saul Lavine, 215 Montague st, owner. Cost, \$75,000.

MOORE ST.—Murray Klein, 37 Graham av, has completed plans for a 1-sty brick garage, 80x100 ft, in the north side of Moore st, 277 ft east of Bushwick av, for Charne Katz, 392 Bushwick av, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS

36TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for a group of 1-sty brick stores, 27x56 ft and 73x50 ft, at the southeast corner of 36th st and 15th av and southwest corner of West st and 36th st, for Simon Doyno, 336 Dahill rd, owner and builder. Cost, \$34,000.

PITKIN AV.—Edw. M. Adelson, 1778 Pitkin av, has completed plans for alterations to the 3-sty brick store building at 1562-72 Pitkin av for Dr. Wm. Linder, 889 St. Marks av, owner. Cost, \$30,000. Owner will take bids on general contract.

Queens

DWELLINGS.

KEW GARDENS, L. I.—John K. Turton Co., 101 Park av., Manhattan, has the general contract for four 2½-sty frame dwellings, 25x100 feet, at the northeast corner of Talbot pl. and Lefferts av, Kew Gardens, for East Richmond Hill Land Co., 56 Wall st., Manhattan, owner, from plans prepared privately. Cost \$48,000.

ROCKAWAY PARK, L. I.—J. Smith & Caldwell, 218 Beach 82d st., Rockaway Beach, have the general contract for a 2-sty frame dwelling, 24x32 feet, in Beach 124th st., Rockaway Park, for Mary Caldwell, Beach 83d st., Rockaway Beach, owner, from plans by H. Hohauser, Rockaway Park, architect. Cost \$12,000.

SCARSDALE, N. Y.—Edw. Outwater, Inc., 516 5th av., Manhattan, has the general contract for a 2½-sty rubble stone dwelling, 41x43 feet, irregular, with garage attached, at Scarsdale, for John Mitchell, 24 West 10th st., Manhattan, owner, from plans prepared privately.

FLUSHING, L. I.—A. Raymond Ellis, 36 Pearl st, Hartford, has plans in progress for a 2½-sty frame and stucco dwelling, 26x37 ft, at Flushing

for L. T. Stratton, Flushing, owner. Cost, \$11,000.

FREEPORT, L. I.—C. E. Kerns, president, has plans in progress for a 2-sty frame dwelling, 24x46 ft, at Freeport for Frank Grossman, 8 St. Mary's pl, Freeport, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—R. Thos. Short, 370 Macon st, Brooklyn, has plans in progress for four 2-sty brick dwellings, 20x61 ft, at the southwest corner of Parsons bldv & 88th av, Jamaica, for J. Schwartz, 1401 Flatbush av, Brooklyn, owner and builder. Cost, \$50,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Baker & Koester, 9 Jackson av., L. I. City, have completed plans for a 1-sty brick factory, 100x100 feet, in the east side of Buckley st., north of Queens Blvd., L. I. City, for W. H. Murphy, owner, care of architect. Cost \$25,000.

HOSPITALS.

HUNTINGTON, L. I.—A. B. Sammls, Huntington, has plans in progress for an addition to the 2-sty and basement hollow tile and stucco hospital, 20x42 ft, on Park av, Huntington, for Huntington Hospital, Dr. A. C. Cooper, Fairview av, Huntington, owner. Cost, \$25,000.

SCHOOLS AND COLLEGES.

MANHASSETT, L. I.—Fred H. Briggs, Plan-dome, has completed plans for an addition to the 3-sty brick and stone high school, 210x50 feet, at Manhasset, for the Board of Education of Manhasset, Manhasset, owner.

STABLES AND GARAGES.

ELMHURST, L. I.—Charles Schaefer, Jr.,

394 East 150th st., Manhattan, has plans in progress for a 1-sty brick garage, 237x100 feet, on the south side of Roosevelt av, southeast corner of 21st st., Elmhurst, for Mendes & Samson, 770 East 179th st., Manhattan, owner. Cost \$50,000. Architect will take bids on general contract about February 1.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, 306 South Broadway, Yonkers, has completed plans for a 4-sty brick apartment house, 50x62 ft, on Van Cortland Park av, Yonkers, for Albert Salvador, 62 Portland pl, Yonkers, owner and builder. Cost, \$60,000.

YONKERS, N. Y.—Wm. Heapy, 306 South Broadway, Yonkers, has completed plans for a 5-sty brick apartment house, 30x95 ft, on Van Cortland Park av, Yonkers, for Yonkers Contracting Co., 621 Broadway, Yonkers, owner and builder. Cost, \$80,000.

DWELLINGS.

PELHAM, N. Y.—S. S. Calafati, 502 Main st, New Rochelle, has completed plans for a 2-sty brick or stucco on hollow tile dwelling, 52x80 ft, on Colonial av, Pelham, for John Smith, Wolfs lane, Pelham, owner and builder. Cost, \$50,000.

NEW ROCHELLE, N. Y.—Henry S. Lion, 15 East 40th st, Manhattan, has plans in progress for a 2½-sty terra cotta block and stucco dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for Jac. Bender, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract about February 1.

NEW ROCHELLE, N. Y.—Henry S. Lion, 15

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East 40th st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for A. H. Jacobson, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract about February 1.

CROTON-ON-HUDSON, N. Y.—Tachau & Vought, 109 Lexington av., Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, of irregular dimensions, on Yorktown rd., Croton-on-Hudson, for Geo. W. Naumburg, 14 Wall st., Manhattan, owner.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2-sty frame dwelling, 18x28 ft, on St. Johns pl, New Rochelle, for J. J. Chippeletti, Madeline av, New Rochelle, owner and builder.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 24x49 ft, on Argyle av, New Rochelle, for Mrs. John Kuestner, 101 East Tremont av, Manhattan, owner. Cost, \$8,500. Owner will take bids on general contract at once.

NEW ROCHELLE, N. Y.—Henry S. Lion and Otta A. Held, 15 East 40th st, Manhattan, have plans in progress for a 2½-sty terra cotta block and stucco dwellings, 25x32 ft, with garage, at Premium Park, New Rochelle, for Dr. Perlman, owner, care of architects. Cost, \$15,000. Architects will take bids on general contract about February 1.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for four 1-sty brick stores, 50x75 ft, at the corner of New Main st and Chicken Island, Yonkers, for M. & R. Mortgage Co., 1230 48th st, Brooklyn, owner. Cost, \$30,000. Architects will take bids on general contract about January 26.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Peter L. Schultz, 411 Lewis st., Union Hill, has plans in progress for a 3-story brick apartment, 20x77 feet, in Fulton st., West Hoboken, for Pietro Sufaro, 712 Syms st., West Hoboken, owner and builder. Cost \$25,000.

NEWARK, N. J.—Nathan Siegler, 164 Market st., Newark, has completed plans for a 2-sty frame and clapboard flat, 40x56 feet, at Homestead Park, Newark, for Harris Kantrowitz, 639 South 12th st., Newark, owner and builder. Cost \$16,000.

IRVINGTON, N. J.—Strombach & Mertens, 1091 Clinton av., Irvington, has completed plans for a 3-sty frame, clapboard and shingle flat, 32x60 feet, at the northeast corner of 21st st. and Alpine st., Irvington, for Zwigard & Schwoerer, 139 Schley st., Newark, owners and builders. Cost \$16,000.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an 8-sty fireproof apartment, 140x129 ft, at the southwest corner of Clinton av and Stratford pl, Newark, for Ritz Holding Co., Meyer Krasner, president, 790 Broad st, Newark, owner and builder. Cost, \$600,000.

BLOOMFIELD, N. J.—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 4-sty and basement common and tapestry brick and limestone apartment, 46x121 ft, at 202 Broad st, Bloomfield, for Max Olman, 17 Maolis av, Bloomfield, owner and builder. Cost, \$80,000.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 4-sty brick apartment, 65x140 ft, at the corner of Clinton & Grand sts, Jersey City, for Katz Building & Construction Co., Barnet

Katz, president, 31 Wegman Parkway, Jersey City, owner and builder. Cost, \$125,000.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, has plans nearing completion for a 7-sty brick apartment, 100x150 ft, in Harrison st, East Orange, for owner, care of architect. Cost, 500,000. Architect will take bids about February 1.

CHURCHES.

NEWARK, N. J.—Wm. T. Fanning, Colt Building, Paterson, has preliminary plans in progress for a church at the corner of Warren and Gray sts., Newark, for St. Rose of Lima R. C. Church, Rev. Father Thos. J. Martin, pastor, Warren and Gray sts., Newark, owner.

DWELLINGS.

PALISADE, N. J.—Granville W. Dexter, Palisade, has completed plans for a 2½-sty hollow tile and stucco dwelling, 36x48 feet, with garage, at the corner of Anderson av. and Dearwood rd., Palisade, for L. Gilbson, owner, care of architect. Architect will take bids about February 1.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for two 2½-sty brick dwellings, 21x29 ft, at 196-8 Danforth av, Jersey City, for Louis Dorison, 95 Grant av, Jersey City, owner and builder. Cost, \$12,000 each. Mason work, S. Torio, 105 Jackson av, Jersey City.

BAYONNE, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 2½-sty brick dwelling, 30x40 ft, with garage, on Av C, Bayonne, for Hyman Tenkin, 134 West 38th st, Bayonne, owner and builder. Cost, \$30,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Geo. A. Dugan, 600 5th av, has the general contract for alterations to the 5-sty brick apartment, 20x75 ft, at 272 West 119th st, for Mrs. W. Broadhead, 272 West 129th st, owner, from plans by J. J. Shea, 200 5th av, architect. Cost, \$30,000.

BANKS.

FREEPORT, L. I.—Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and limestone bank, 35x125 ft, on Merrick rd, near Church st, Freeport, for the Citizens National Bank of Freeport, S. P. Petit, president, Freeport, owner, from plans by R. T. Short, 370 Macon st, Brooklyn, architect.

MANHATTAN.—R. H. MacDonald, 29 West 34th st, has the general contract for alterations to the 16-sty fireproof bank, 53x162 ft, with offices at 381-3-5 4th av, for the Hyde Real Estate Corp., A. Fillmore Hyde, president, 25 Madison av, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost, \$50,000. Lessee, The Industrial Bank of N. Y., Straughton B. Lynd, president, 4th av & 24th st.

DWELLINGS.

YONKERS, N. Y.—H. & H. Construction Co., 116 Nassau st, Manhattan, has the general contract for a 2-sty stucco on terra cotta dwelling, 27x35 ft, on Palmer av, Yonkers, for C. M. Doyle, care of Hotel Ansonia, 73d st and Broadway, Manhattan, owner, from plans by E. G. Worden, 63 West 91st st, Manhattan, architect. Cost, \$20,000.

BRONX.—S. L. Koenig, 1789 Bathgate av, has the general contract for a 2-sty and basement stucco and terra cotta dwelling, 20x40 ft, on the south side of Morris av, between 196th and 197th sts, for H. C. Glaser, 120 West 43d st, owner, from plans by J. J. Gloster, 110 West 40th st, architect. Cost, \$10,000.

NEPONSIT, N. Y.—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, has the general contract for a dwelling in Beach 142d st, 602 ft south of Neponset av, Neponset, for Lucy M. Wolf, 343 Beach 146th st, Neponset, owner, from plans prepared privately. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick book manufacturing plant, 375x400 ft, at the corner of Watessing and Bloomfield avs, Bloomfield, for the American Book Co., A. V. Barnes, in charge, 100 Washington sq, Manhattan, owner, from plans prepared privately.

HOSPITALS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st, have the general contract for an addition to the 8-sty brick and stone hospital, 50 x100 ft, on 9th av, from 58th to 59th sts, for Roosevelt Hospital, W. E. Roosevelt, president, 58th st and 9th av, owner, from plans by York & Sawyer, 50 East 41st st, architects. Cost, \$1,000,000.

THEATRES.

BRONX.—M. Shapiro & Sons, 103 West 46th st, have the general contract for a 2-sty brick and terra cotta theatre, of irregular dimensions, on the west side of Ogden av, 75 ft north of 171st st, for Ogden Amusement Co., Emanuel Glick, president, 186 West 4th st, owner, from plans by Eugene De Rosa, 110 West 40th st, architect. Cost, \$100,000.

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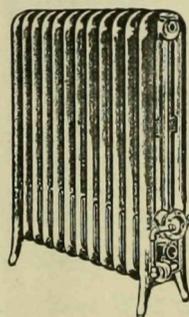
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APARTMENTS, FLATS AND TENEMENTS.

75TH ST, 164-6-8 W, 15-sty f. p. non-house keeping aparts, 61x100, slag rf; \$500,000; (o) 166 W 75th St. Corp., 342 Madison av; (a) Robt. T. Lyons, 342 Madison av (26).

86TH ST, 12 to 40 E; also 85TH ST, 11 to 35 E, 14-sty bk tnt, 204x220, rf not specified; \$2,500,000; (o) N. Y. Railway Co., 165 Bway; (a) C. W. Bucham & F. H. Dewey Co., 175 5 av (15).

155TH ST, 509-15 W, 6-sty bk tnt, 139x86, slag rf; \$275,000; (o) 509 W 155th St. Corp., 860 Riverside dr; (a) Chas. B. Meyers, 31 Union sq (21).

EDGEcombe AV, w s, 749 & 824 n 150th, 2-5-sty bk tnts, 75x88, slag rf; \$300,000; (o) Hudson Builders Corp., 712 E 136th; (a) Springsteen & Goldhammer, 31 Union sq (16).

FORT WASHINGTON AV, 500, 5-sty bk tnt, 129x94, slag rf; \$225,000; (o) W. H. B. Rty. Corp., 700 W 179th; (a) Geo. A. Bagge & Sons, 299 Madison av (14).

5TH AV, 801-2, 13-sty bk tnt, 45x78, slag rf; \$350,000; (o) Bostwick Holding Co., 801 5 av; (a) Harry St. Clair Zogbaum, 27 E 40th (13).

5TH AV, 803, 12-sty bk tnt, 25x90, tile & slag rf; \$250,000; (o) Florence C. Satterwhite, 803 5 av; (a) Montrose Morris' Sons, 533 Nostrand av, Bklyn (18).

5TH AV, 804, 12-sty bk tnt, 25x103, tile & slag rf; \$250,000; (o) W. Emlen, 804 5 av; (a) Montrose Morris' Sons, 533 Nostrand av, Bklyn (19).

DWELLINGS.

80TH ST, 116-8 E, 4-sty bk dwg, 36x78, plastic slate & tile rf; \$100,000; (o) Lewis S. Morris, 182 E 64th; (a) Cross & Cross, 681 5 av (23).

LEWIS ST, 207, 2-sty bk storage & loft, 22x 85x irreg, plastic slate rf; \$10,000; (o) Bessie Lebowitz, 356 E 4th; (a) Lorenz F. J. Weiher, 271 W 125th (22).

BROADWAY, 4176, 1-sty metal storage bldg, 15x11, metal rf; \$350; (o) Est David L. Phillips, 148 W 72d (lessee) Jos. Calder, 2448 Bway (25).

STABLES AND GARAGES.

12TH ST, 358-62 W, 1-sty bk pub garage, 45 x49x160, tar & slag rf; \$20,000; (o) Herman Frob, 32 Court, Bklyn; (a) Frank S. Parker, 44 Court, Bklyn (27).

STORES, OFFICES AND LOFTS.

35TH ST, 257 W, 2-sty bk str & salesroom, 23x90, tar & gravel rf; \$14,500; (o) F. M. B. Rty. Co., 206 Bway; (a) Saml. L. Waller, 154 Nassau (17).

37TH ST, 237-39 W, 14-sty f. p. show rooms & factory, 50x98, slag rf; \$300,000; (o) Hoascourt Rty. Co., Inc., 134 W 37th (a) Geo. & Edw. Blum, 505 5 av (5).

38TH ST, 246-50 W, 14-sty f. p. show rooms & factory, 75x98, slag rf; \$500,000; (o) Courtly Rty. Corp., 134 W 37th; (a) Geo. & Edw. Blum, 505 5 av (12).

BROADWAY, 2067, 7-sty bk str & offices, 32x 99, rubberoid rf; \$50,000; (o) Christ P. E. Church, Warden, Jos. W. Bradin, 203 W 78th; (o) Rosario Caudela, 200 W 72d (20).

STORES AND TENEMENTS.

AMSTERDAM AV, 656-64, 6-sty bk str & tnt, 150x100, slag rf; \$600,000; (o) Stuyvesant Est., Inc., 233 Bway; (a) Gronenberg & Leuchtag, 450 4 av (24).

BROADWAY, 4069-77, 6-sty bk str & tnt, 95x 100x106; \$225,000; (o) Gross & Herbener, 558 W 15th; (a) Geo. A. Bagge & Sons, 299 Madison av (11).

10TH AV, 4018, 2-sty bk str, apts, offices, 37x 90, felt & plastic rf; \$14,000; (o) Ellanan Rty. Corp., 30 E 42d; (a) Edw. F. Hommel, 280 Madison av (4).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CHARLOTTE ST, s w c Crotona Park E, 6-sty bk tnt, 127.6x97.4, Barrett rf; \$280,000; (o) A. M. Brand Realty Co., Aaron Brand, 1560 Wilkins av, Pres; (a) Chas. Schaefer, Jr., 394 E 15th (95).

KINGSBRIDGE RD, n w c Grand Concourse, 9-sty bk tnt, 146.6x130, slag rf; \$1,000,000; (o) S. & L. Bldg. Corp., Sam Minskoff, 1312 Clinton av, Pres; (a) Margon & Glaser, 2804 3 av (72).

MORRIS AV, w s, 102.6 s 181st, 5-sty bk tnt, 110.9x88, slag rf; \$200,000; (o) Kings Winter Bldg. Corp., A. W. King, 81 E 125th, Pres.; (a) Margon & Glaser, 2804 3 av (73).

STEBBINS AV, n w c 165th, 5-sty bk str & tnt, 95.6x32.5, slag rf; \$35,000; (o) Gold

Gross Corp., Leon Grossman, 277 Bway, Pres; (a) Maurice Courland, 47 W 34th (68).

DWELLINGS.

APPLETON RD, e s, 217 s Buhre av, 2-sty fr dwg, 23x28, shingle rf; \$6,000; (o) C. Swenson, Appleton rd; (a) M. A. Buckley, 32 Westchester sq (104).

DORSEY ST, e s, 299.8 n Zerega av, 2-sty fr dwg, 21x50, shingle rf; \$10,000; (o) A. Johanson, 105 W 176th; (a) M. A. Buckley, 32 Westchester sq (105).

TIEMAN ST, w s, 150 s Mace av, 1-sty fr dwg, 20x24, shingle rf; \$3,500; (o) Chas. Teirney, 448 E 148th; (o) Boston Bldg. & Con. Co., 1985 Boston rd (65).

167TH ST E, n s, 75 e Franklin av, 3-sty bk dwg, 20x44.6, 1-sty bk garage, 25x18, rubberoid rf; \$9,800; (o) M. Deuer, 3444 3 av; (a) Robt. Gottlieb, 26 W 113th (61).

224TH ST, n e c Paulding av, 2-sty fr dwg, 26x50, shingle rf; \$7,500; (o) Henry Foster, 284 E 162d; (a) The Aladdin Co., Bay City, Mich. (108).

241ST ST, s s, 100 e Martha av, 2-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Adolphus T. Wilkens, 218 Nepperham av, Yonkers; (a) R. J. & F. J. Johnson, 375 E Fordham rd (102).

ALLERTON AV, n s, 75 w Seymour av, 2-sty bk dwg, 21x49, plastic slate rf; \$10,000; (o) Ottavia Carfango, 122 E 116th; (a) Carl B. Cali, 81 E 125th (87).

BARKLEY AV, n w c Hollywood av, 2-sty fr dwg, 21x38, shingle rf; \$9,000; (o) Walter Mattson, 719 Courtlandt av; (a) Sterling Archtl. Co., 154 Nassau (99).

BENEDICT AV, n s, 304.5 w Olmstead av, 2-sty bk dwg, 22x57.6, rubberoid rf; \$10,000; (o) Adam Schlett, 924 E 169th; (a) Anton Pirner, 2069 Westchester av (110).

BAYCHESTER AV, e s, 139.2 s Needham av, 2½-sty fr dwg, 18x24, slate rf; \$4,750; (o) Alfred Wessan, 537 E 83d; (a) Chas. Newburgh, Grand Central Terminal (69).

DE KALB AV, n e c 210th, 2½-sty bk dwg, 24.2x42.8, 1-sty bk garage, 18x18.6, asbestos shingle rf; \$11,000; (o) Jas. A. Barry, 2148 7 av; (a) Chas. Sheres, 56 W 45th (88).

DE REIMER PL, e s, 100.3 s Pitman av, 2-sty bk dwg, 21x55, slag rf; \$9,000; (o) Felix & Vincenzo Bove, 3175 Villa av; (a) M. W. Del Gaudio, 158 W 45th (71).

EASTERN BLVD, e s, 50 n Baisley av, 2-2-sty fr dwgs, 16x36, asphalt shingle rf; \$10,000; (o) Julius Ewoldt, 512 Morris Park av; (a) Anton Pirner, 2069 Westchester av (64).

EDISON AV, n e c Lafayette av, 2-sty fr dwg, 23x47, shingle rf; \$6,500; (o) John L. Gettinger, 403 W 49th; (a) Chas. H. Gillespie, 1123 Bway (109).

HOUGHTON AV, s s, 164.1 e Olmstead av, 2-sty fr dwg, 20x28, asphalt shingle rf; \$5,000; (o) John Knatz, 2156 Quimby av; (a) Anton Pirner, 2069 Westchester av (90).

LA SALLE AV, n s, 385.11 e Tremont av, 1½-sty bk dwg, 26x42, asphalt shingle rf; \$6,500; (o) Karle Amstutz, 2844 Coddington av; (a) Anton Pirner, 2069 Westchester av (89).

LA SALLE AV, n s, 1,215.10 w Ft. Schuyler rd, 1-sty bk dwg, 23x44, rubberoid shingle rf; \$5,300; (o) Mary Hambeck, 2923 La Salle av; (a) M. A. Buckley, 32 Westchester sq (96).

LELAND AV, e s, 200 n Randall av, 1-sty bk dwg, 21.6x52, plastic slate rf; \$3,000; (o) Anthony Guerra, 2306 Basford av; (a) Carl B. Cali, 81 E 125th (106).

LIEBIG AV, w s, 270 n 261st, 2-sty bk dwg, 20x57.6, tar rf; \$9,000; (o) Eloise K. Davis, 2211 Bway; (a) Geo. F. Bache, 2794 8 av (62).

MACE AV, s s, 256.4 e Eastchester rd, 3-2-sty fr dwgs, 19x36, shingle rf; \$13,500; (o) Wm. Aitken, 892 E 167th; (a) Frank Massam, 4321 Katonah av (67).

STABLES AND GARAGES.

CROMWELL AV, e s, 211.8 n Jerome av, 1-sty bk garage & stable, 68.1x135.10, asphalt rf; \$14,000; (o) Thos. J. McKeon, Baldwin, L. I.; (a) John De Hart, 1039 Fox (93).

STORES AND DWELLINGS.

MORRIS PARK AV, n w c Hunt av, 2-1-sty bk str & dwgs, 57x65, 72x65, slag rf; \$12,000; (o) Wm. Peters & Co., 1044 E Tremont av; (a) Chas. Schaefer, Jr., 394 E 150th (55).

STORES, OFFICES AND LOFTS.

181ST ST E, n e c Walton av, 1-sty bk str, 99x60, tar & gravel rf; \$20,000; (o) T. F. W. Bldg. Corp., Harry Wolfinger, 44 Court, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (100).

BERGEN AV, s w c 153d, 1-sty bk str, 130x 48.9, plastic slate rf; \$22,000; (o) Adotto Realty Co., Otto G. Hunfel, 842 St. Anns av, Pres; (a) Max Hausle, 3307 3 av (107).

TREMONT AV, s e c Morris av, 1-sty bk str, 120.65x111.66, slag rf; \$45,000; (o) Henry J. Gaudel, 623 W 185th; (a) Moore & Land-siedel, 3 av & 148th (97).

MISCELLANEOUS.

161ST ST E, s s, 157th, n s, from River av to Doughty, 3-sty grand stand, dressing rooms & offices of concrete & tile, 622x540, shingle rf; \$750,000; (o) Huston & Ruppert, 3 av & 93d (American League Baseball Club); (a) Osborne Eng. Co., 2848 Prospect av, Cleveland, Ohio (91).

161ST ST E, s s, 157th, n s, from River av to Doughty, 1-sty fr stand, 705x378, no rf; \$75,000; (o) Huston & Ruppert, 3 av & 93d (American League Baseball Club); (a) Osborne Eng. Co., 2848 Prospect av, Cleveland, Ohio (92).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CROWN ST, 555-63, n w c Albany av, 4-sty bk 38 fam tnt, 100x116.9; \$175,000; (o) Crown Heights Bldg. Corp., 2002 Douglass; (a) Shamp-pan & Shamp-pan, 50 Court (448).

STORY ST, 1-11, s e c Louisa, 2-sty bk tnt, 21x 75; \$14,000; (o) Julius Pollokoft, 1774 Bergen; (a) Abraham Farber, 1746 Pitkin av (386).

BEVERLY RD, 1713-23, n w c E 18th, 6-sty bk tnt, 100x90; \$250,000; (o) Hilrose Holding Corp., 31 Union sq, Manhattan; (a) Jos. Martine, 31 Union sq, Manhattan (415).

BAY 28TH ST, 85-107, s e c Benson av, 5-sty bk 4 fam tnt, 86.8x118; \$175,000; (o) Zeld Besnik, 89 Bay 28th; (a) McCarthy & Kelly, 16 Court (489).

NEWKIRK AV, 2011-21, n s, 40 w E 21st, 4-sty bk 34 fam tnt, 100x106; \$130,000; (o) The Victor Court, Inc., 971 Bway; (a) McCarthy & Kelly, 16 Court (458).

OCEAN PKWAY, 249-57, n e c Beverly rd, 6-sty 42 fam tnt, 90x80; \$175,000; (o) Frank Grossbard, 183 Hendrix; (a) Philip Steigman, 26 Court (526).

DWELLINGS.

AMBOY ST, 432-42, w s, 135 s Newport, 4-2-sty bk 2 fam dwgs, 20x66; \$44,000; (o) Meshfeld Bldg. Corp., 404 Alabama av; (a) Abraham Farber, 1746 Pitkin av (299).

AMBOY ST, 444, w s, 100 n Newport av, 2-sty bk 2 fam dwg, 22x66; \$11,000; (o & a) same as above (300).

AMBOY ST, 430, w s, 230 s Riverdale av, 2-sty bk 2 fam dwg, 22x66; \$11,000; (o & a) same as above (301).

JEROME ST, 526, w s, 220 s Blake av, 2-sty bk 2 fam dwg, 19x56; \$7,700; (o) Dominick Marmo, 563 Hegeman av; (a) Ernest Dennis, 241 Schenk av (350).

LOUISA ST, s s, 21.4 e Story, 2-sty bk 2 fam dwg, 21x72; \$13,000; (o) Julius Pollokoft, 1774 Bergen; (a) A. Farber, 1746 Pitkin av (387).

PRESIDENT ST, 1637-57, n s, 340.9 w Utica av, 9-2-sty bk 2 fam dwgs, 20x67; \$103,500; (o) Sol Teitelbaum, 112 Sutter av; (a) Jas. J. Millman, 26 Court (431).

PRESIDENT ST, 1722-6, s s, 200 w Rochester av, 4-2-sty bk 2 fam dwgs, 20.4x76.10; \$80,000; (o) Brick House Con. Corp., 1822 Barrett; (a) Cohn Bros., 361 Stone av (345).

RUSSELL ST, 40-42, e s, 60.6 n Engert av, 2-2-sty bk 2 fam dwgs, 20x60; \$18,000; (o) Biago Grieco, 172 Russell; (a) Laspia & Samenfeld, 525 Grand (464).

RUSSELL ST, 44, e s, 100.6 n Engert av, 2-sty bk 2 fam dwg, 23x60; \$10,000; (o & a) same as above (465).

RUSSELL ST, 46-8, e s, 123.6 n Engert av, 2-2-sty bk 2 fam dwgs, 19x60; \$17,000; (o) Biago Grieco, 172 Russell; (a) Laspia & Samenfeld, 525 Grand (466).

E 4TH ST, 1819-47, e s, 334 s Av I, 10-2-sty fr 1 fam dwgs, 16x38; \$60,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (460).

E 4TH ST, 1791-1817, e s, 100 s Av I, 9-2-sty fr 1 fam dwgs, 17x38; \$58,500; (o & a) same as above (461).

E 5TH ST, 1828-58, w s, 376 s Av I, 11-2-sty fr 1 fam dwgs, 16x40; \$66,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (439).

E 5TH ST, 1793-1823, e s, 100 s Av I, 10-2-sty fr 1 fam dwgs, 17x40; \$65,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (441).

E 5TH ST, 1827-45, e s, 371 s Av I, 7-2-sty fr 1 fam dwgs, 17x40; \$45,500; (o & a) same as above (443).

E 5TH ST, 1794-1824, w s, 100 s Av I, 11-2-sty fr 1 fam dwgs, 16x40; \$66,000; (o & a) same as above (444).

W 9TH ST, 1815-57, e s, 120 s Highlawn av, 12-2-sty fr 2 fam dwgs, 18x48; \$90,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (512).

W 9TH ST, 1859-71, e s, 480 s Highlawn av, 4-2-sty fr 2 fam dwgs, 18x48; \$30,000; (o & a) same as above (513).

W 9TH ST, 1816-58, w s, 120 s Highlawn av, 12-2-sty fr 2 fam dwgs, 18x48; \$90,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (510).

W 10TH ST, 1815-35, e s, 120 s Highlawn av, 6-2-sty bk 2 fam dwgs, 18x48; \$54,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (511).

W 10TH ST, 1836-62, w s, 275 s Highlawn av, 8-2-sty fr 2 fam dwgs, 18x48; \$60,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (514).

E 14TH ST, 295-7, e s, 200 s Av I, 2-sty fr 2 fam dwg, 22x55; \$10,000; (o) Geo. K. Morin Corp., 366 E 25th; (a) R. T. Schaefer, 1543 Flatbush av (379).

W 17TH ST, 2615, e s, 120 s Av Z, 2-sty fr 2 fam dwg, 17x42; \$8,000; (o) Simon Koppel, 2865 W 15th; (a) Geo. H. Suess, 1131 Gravesend av (400).

E 22D ST, 1598-1600, w s, 330 s Av O, 2-2-sty fr 1 fam dwgs, 16x40; \$12,000; (o) A. & W. Stewart, Inc., 1543 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (481).

E 22D ST, 1265-75, s e c Av L, 2½-sty fr 2 fam dwg, 33.6x48; \$14,000; (o) Naomi Bldg. Corp., 269 Rochester av; (a) Saml. Levine, 26 Court (321).

E 29TH ST, 1091, e s, 30 n Av K, 2-sty fr 1 fam dwg, 18x39; \$7,500; (o) Wm. Bordfeld, 2810 Av N; (a) R. T. Schaefer, 1543 Flatbush av (471).

BAY 34TH ST, 14-32, w s, 200 s 86th, 8-2-sty bk 1 fam dwgs, 16x42; \$56,000; (o) Ginsberg & Moss Realty Co., 2034 81st; (a) Isaac Kallich, 8609 Bay pkway (316).

E 37TH ST, 1078-80, w s, 217.6 n Av I, 2-2½-sty fr 1 fam dwgs, 16x40; \$13,000; (o) Michael De Stefano & Jos. Brabatore, 53 Park av; (a) Herman A. Weinstein, 375 Fulton (310).

53D ST, 822-8, s s, 160 e 8 av, 4-2-sty bk 2 fam dwgs, 20x58; \$32,000; (o) Benj. Berk, 36 Flatbush av; (a) Thos. Bennett, 7826 5 av (457).

STABLES AND GARAGES.

MOORE ST, 185-91, n s, 277 e Bushwick av, 1-sty bk garage, 80x100; \$12,500; (o) Charne Katz, 392 Bushwick av; (a) Murray Klein, 37 Graham av (320).

62D ST, 2027-83, n w c 21 av, 19-1-sty conc garages, 20x20; \$19,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (436).

LEXINGTON AV, 389-91, n s, 200 e Marcy av, 1-sty bk garage, 50x100; \$9,000; (o) Lewis W. Gordon, 801 Marcy av; (a) Henry Holder, 242 Franklin av (473).

STORES AND DWELLINGS.

BRIGHTON BEACH AV, 211, n s, 75.85 e E 2d, 2-sty bk office & 1 fam dwg, 20x62; \$9,000; (o) Lazarus Kaplan, 2018 Mermaid av; (a) Morris Perlstein, 49 Fulton av, Middle Village (426).

FLUSHING AV, 657, n e c Harrison av, 2-sty bk str, office & 2 fam dwg, 58.9x32.2; \$15,000; (o) Malman Sussman & Morris Weinstein, 784 Lafayette av; (a) Max Hirsch, 76 Court (409).

HEGEMAN AV, 1-5, n s, 9.4 e E 89th, 2-sty fr str & 2 fam dwg, 19x54.2; \$8,000; (o) Sam Lapidus, 528 Rockaway pkway; (a) Jack Fein, 211 Sneider av (422).

HEGEMAN AV, 1-5, n e c E 98th, 2-sty fr str & 2 fam dwg, 9.4x45.4; \$8,000; (o & a) same as above (424).

KINGSTON AV, 390-6, w s, 26.9 n Montgomery, 5-2-sty bk str & 2 fam dwgs, 19x60; \$50,000; (o) Rothschild Mason Works, Inc., 632 Saratoga av; (a) M. A. Cantor, 373 Fulton (484).

KINGSTON AV, 398, n w c Montgomery, 2-sty bk str & 2 fam dwg, 19x65; \$10,000; (o & a) same as above (485).

STORES, OFFICES AND LOFTS.

CLEVELAND ST, 253-7, e s, 236.8 s Fulton, 3-sty bk str, garage & 2 fam dwg, 50x80; \$30,000; (o) Albert Flala, 1692 East New York av; (a) Allen A. Blaustein, 432 15th (303).

FLATBUSH AV EXT, 338-52, s w c Fleet, 2-sty bk lofts & str, 125.10x100; \$80,000; (o) C. I. M. Realty Co., 136 Bway; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (389).

ROCKAWAY AV, 490, w s, 280.2 n Sutter av, 2-sty bk str & storage, 24.6x90; \$16,500; (o) M. Goldenberg, 1539 Pitkin av; (a) Abraham Farber, 1746 Pitkin av (437).

SURF AV, 2018-30, s e c W 21st 1-sty bk str, 110x110; \$15,000; (o) David Friedman, care arch; (a) S. Gardstein, 26 Court (440).

STORES AND TENEMENTS.

STONE AV, 669-83, e s, 130 n Riverdale av, 4-sty bk str & tnt, 70x89; \$80,000; (o) Jos. Levine, 140 E 92d, Manhattan; (a) J. M. Berlinger, 469 7 av, Manhattan (358).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ARVERNE.—Beach 70th st, e s, 90 s Amstel blvd, 3-sty bk tnt, 39x77, slag rf, 2 families, elec, steam heat; \$12,000; (o) Arverne Homestead Corp., Remington av, Arverne; (a) J. P. Powers, Rockaway Beach (382).

KEW GARDENS.—Union turnpike, s e c, & Austin st 4-sty bk tnt, 125x106, rubberoid rf, 45 families, elec, steam heat; \$300,000; (o) Roanoke Constn Co, 766 Fresh Pond rd, Bklyn; (a) Shamp-pan & Shamp-pan, 50 Court, Bklyn (341).

DWELLINGS.

ARVERNE.—Beach 68th st, n s, 175 e Boulevard, 2-sty fr dwg, 22x65, slag rf, 2 families, gas; \$9,000; (o) Max Margolis, Beach 68th, Arverne; (a) J. P. Powers, Rockaway Beach (370).

CEDAR MANOR.—Fisk av, s s, 420 w Elder av, 3-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas; \$12,000; (o) Jamaica Property Corporation, 53 Sutphin blvd, Jamaica; (a) Adam E. Fischer, 373 Fulton, Jamaica (225-26-27).

COLLEGE POINT.—13th st, w s, 50 n 3 av, 2-sty bk dwg, 24x60, slag rf, 1 family & str; \$9,500; (o) Samuel Jacobs, 405 13th, College Point; (a) A. E. Richardson, 100 Amity, Flushing (221).

CORONA.—40th st, n e c Hayes av, 2-sty fr dwg, 20x54, slag rf, 2 families, gas, steam heat; \$7,000; (o) Edward Smith, Corona; (a) P. H. Woesthoff, 158 Nott av, L. I. City (204).

EDGEMERE.—Beach 43d st, e s, 160 s Boulevard, 6-2-sty fr dwgs, 14x32, shingle rf, 1 family, gas; \$18,000; (o & a) A. S. Sonnblum, Edgemere (196-97-98-99-200-1).

ELMHURST.—Bloomfield st, w s, 138 n Phelps av, 2-1½-sty fr dwgs, 20x38, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Val Hoffman, Joost pl, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (246-247).

FLUSHING.—Ferneliff st, n s, 540 e Lawrence av, 2-sty fr dwg, 40x42, shingle rf, 2 families, gas, steam heat; \$14,000; 2 bldgs; (o) L. Di Stefano, 274 Woodside av, Elmhurst; (a) Andrew F. Brems, 83 Corona av, Corona (230).

JAMAICA.—Arlington ter, s s, 375 w Sutphin rd, 2-sty fr dwg, 24x30, shingle rf, 2 families, gas, steam heat; \$8,000; (o) Frank Sablinski, Arlington ter, Jamaica; (a) Ernest G. Peterson, 64 Flushing av, Jamaica (353).

JAMAICA.—Lincoln av, w s, 100 s Park av, 5-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$13,500; (a) A. Bossert, 9212 177th, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (387-88-89).

JAMAICA.—181st st, w s, 118 n Fulton, 16-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$72,000; (o) Louis Rabinowitz, 490 Fulton, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (259 to 274).

JAMAICA SOUTH.—Rockaway blvd, s s, 60 e Elm, 2-2-sty fr dwgs, 32x36, slag rf, 1 family, gas; \$9,000; (o) Michael Messler, 2443 Fulton, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (392).

L. I. CITY.—1st av, e s, 50 n Pierce av, 2-sty bk dwg, 21x53, slag rf, 2 families, gas, hot water heat; \$10,000; (o) Frank Milano, 1039 Simpson, Bronx; (a) Frank Chmelik, 796 2 av, L. I. City (343).

L. I. CITY.—Vandeventer av, s s, 177 e 2 av, 2-sty bk dwg, 23x55, slag rf, 2 families, gas, steam heat; \$12,000; (o & a) Mrs. Mary Greasi, 260 Hoyt av, L. I. City (222).

L. I. CITY.—Theodore st, w s, 171 n Ditmars av, 2-sty bk dwg, 21x57, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Mrs. Louise Stockinger, 790 11 av, L. I. City; (a) Wm. Sprousser, Jr., 281 Steinway av, L. I. City (329).

L. I. CITY.—Theodore st, w s, 143 n Ditmars av, 2-sty bk dwg, 21x57, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Adam Schwelling, 570 Grand av, L. I. City; (a) Wm. Sprousser, Jr., 281 Steinway av, L. I. City (330).

RICHMOND HILL.—116th st, e s, 175 n Sutter av, 5-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$22,500; (o) Joseph Miller & Sons, 10415 Church, Richmond Hill; (a) Louis Dannacher, 328 Fulton, Jamaica (252-53-54-55-56).

RIDGEWOOD.—Madison st, n s, 275 e Prospect av, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$17,000; (o) Andrew Herbert, 5 Willard av, Hellis; (a) Louis Berger Co., 2695 Myrtle av, Ridgewood (208-209).

ROCKAWAY PARK.—Beach 119th st, e s, 160 n Triton av, 2-sty fr dwg, 24x56, shingle rf, 2 families, elec, steam heat; \$10,000; (o) Bertha Krammer, care arch; (a) H. Hohausner, Beach 116th, Rockaway Park (295).

SPRINGFIELD.—5th st, w s, 112 n Cherry, 2-sty bk dwg, 22x54, slag rf, 2 families, gas, steam heat; \$10,000; (o & a) Francesco Ballistreri, 147 Wilson av, Bklyn (342).

WHITESTONE.—7th av, s w c 11th, 2-sty fr dwg, 25x25, shingle rf, 1 family, gas, hot water heat; \$8,000; (o) Joseph Ruff, Whitestone; (a) Geo. Grotz, Jr., 188 Montague, Bklyn (290).

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 85 w 51st, 3-sty bk str & dwg, 20x60, slag rf, 2 families, gas; \$12,000; (o) Elz. De Blas, 38 54th, Corona; (a) Alfred De Blas, 94 E Jackson av, Corona (312).

ELMHURST.—Woodside av, s s, 60 e 20th, 2-sty bk str & dwgs, 20x43, slag rf, 2 families, gas, steam heat; \$16,000; (o) L. Di Stefano, 274 Woodside av, Elmhurst; (a) Andrew F. Brems, 83 Corona av, Corona (232).

GLENDALE.—Myrtle av, s w c Tompkins pl, 5-2-sty bk str & dwgs, 20x99, slag rf, 2 families, gas; \$50,000; (o) Free Realty Co., 282 Buffalo av, Bklyn; (a) Morris Perlstein, 49 Fulton av, Middle Village (216).

L. I. CITY.—Hamilton st, s s, 270 e Pierce av, 3-sty bk str & dwg, 21x45, slag rf, 2 families, gas, steam heat; \$12,000; (o) Egidio Calabretta, 573 Boulevard, L. I. City; (a) A. De Blasi, 94 E Jackson av, Corona (313).

METROPOLITAN.—Metropolitan av, n e c Andrew, 8-3-sty bk str & dwgs, 20x55, slag rf, 2 families, gas; \$62,000; (o) Zeidler Realty Co., Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (211-212-213).

STORES, OFFICES AND LOFTS.

ELMHURST.—Polk av, s e c 19th, 1-sty bk str, 100x60, slag rf, elec, steam heat; \$30,000; (o) Queensboro Investing Co., Bridge Plaza, L. I. City; (a) G. H. Wells, 21 E 40th, Manhattan (316).

MISCELLANEOUS.

FLUSHING.—Congress av, n w c Park pl, 1-sty bk film development bldgs, 50x40, slag rf, steam heat; \$10,000; (o) Associated Screen News, 120 W 41st, Manhattan; (a) Samuel Cohen, 32 Union sq, Manhattan (385).

ROCKAWAY BEACH.—Ocean av, s e c, & Pier av, 2-sty fr bath house, 100x253, tar & paper rf; \$10,000; (o) James Flint, 450 163d, Rockaway Beach; (a) J. Powers, Boulevard, Rockaway Beach (374).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROOME ST, 265-69, remove fr wall, new beam in 4-sty bk str & dwg; \$1,500; (o) Jacob Holbren, 141 Bowery; (a) Max Muller, 115 Nassau (92).

LEROY ST, 40, remove stoop, alter front, rearrange partitions, reset stairs in 3-sty bk str & apt; \$3,000; (o) Melbie E. Williams, 264 Riverside dr; (a) Jos. Mitchell, 332 W 24th (105).

WASHINGTON ST, 600-4, steel structures for 1 gravity & 2 pressure tanks on 5-sty bk storage warehouse; \$5,300; (o) Independent Warehouses, Inc., 141 Washington; (a) The Rusling Co., 26 Cortlandt (67).

WASHINGTON ST, 431, rebuild & reglaze skylights, new wheel & coal pits, walls, conc floor, tar & gravel rf, remove wood floor in 2-sty bk wheelwright shop; \$3,000; (o) Domenico Tringale, 2324 Dean, Bklyn; (a) Philip P. Spano, 43 Linden, Yonkers (91).

13TH ST, 18 E, remove show window, partition, new show window, door, girder, columns, toilets in 3-sty bk str & office & apt; \$2,000; (o) Benj. Wahl, 18 E 13th; (a) Vincent M. Cajano, 239 Bleeker (89).

14TH ST, 214 E, remove partitions, relocate plumbing fixtures, doors, radiators, toilets in 3-sty f. p. theatre; \$3,000; (o) The Greater N. Y. Vaudeville Theatre Corp., Palace Theatre Bldg.; (a) Eugene De Rosa, 110 W 40th (88).

22D ST, 161 W, new front, ext, fire-escapes, stairs, toilets, fixtures in 3-sty bk str & apt; \$10,000; (o) Saml. S. Hyman, 161 W 22d; (a) Jos. Mitchell, 332 W 24th (102).

23D ST, 2-4-6 E, remove wall, new columns, partitions, wall, tile floors, tulle, beams in 3-5-sty bk str & apts; \$10,000; (o) Susan W. Grand D. Hauteville, Newport, R. I.; (a) L. A. Abramson, 48 W 46th (104).

23D ST, 131-3 E, remove stairs, rearrange toilets, change partitions, new stairs, beams in 12-sty f. p. bank & offices; \$2,500; (o) Chas. Kaye Rity, Co., 131 E 23d; (a) Buchman & Kahn, 56 W 45th (84).

34TH ST, 17 W, raise rf, reset coping, new metal ceiling, stairs in 2-5 & 4-sty bk str, show rooms, lofts; \$15,000; (o) The Bedell Co., 19 W 34th; (a) Geo. A. Schonewald, room 4733, G. C. Term. (68).

38TH ST, 58 W, new ext, alter stairs, fire-escapes on 4-sty bk str & offices; \$1,500; (o) Fernand Dreyfus, 58 W 38th; (a) Harold Birkmire, 1133 Bway (66).

39TH ST, 149 E, remove partitions, reset stairs, new front ext, f. p. vent shaft in 4-sty bk str; \$18,000; (o) Mrs. Lida D. Klotz, 87 University pl; (a) Beineix & Snyder, 135 W 42d (96).

41ST ST, 549-51 W, new windows in 1-sty bk strage; \$2,500; (o) Consolidated Tele. & Electrical Subway Co., 54 Lafayette (77).

57TH ST, 151 E, remove 2 tier pens, new enclosed iron stairs, steel & conc floor, wood & glass partitions in 3-sty bk court house & prison; \$25,000; (o) City of N. Y., Dept., Public Bldgs. & Offices, Room 2043 Municipal Bldg. (111).

61ST ST, 10 W, remove 1-sty limestone, diminish limestone piers, new front, partitions in 12-sty f. p. stores & apart hotel; \$20,000; (o) Jacob Zimmerman, 18 E 41; (a) Seelig & Finkelstein, 44 Court, Bklyn (109).

77TH ST, 203 W, remove 1st floor, new front, f. p. floor, f. p. stairs, chimney flue, alter fire-escapes, fire retard ceilings & floors in 6-sty bk stable & factory; \$8,000; (o) Ella Crawford, 7 E 42d; (a) Sidney Daub, 217 Bway (90).

83D ST, 401 E, remove ent hall, new hall, ext for hall in 5-sty bk str; \$2,500; (o)

Ludwig Rosenberg, 401 E 83d; (a) Adolph E. Nast, 56 W 45th (99).

93D ST, 24 E, new bath rooms in 3-sty bk hotel; \$2,000; (o) Frederica A. Bennache, 1312 Madison av; (a) Saml. Cohen, 32 Union sq (110).

96TH ST, 20 W, remove stairs, laundry, new bathroom, laundry, entrance in 5-sty bk res; \$3,000; (o) Wm. H. Taylor, 12 W 96th; (a) David M. Ach, 1 Madison av (85).

110TH ST, 330-2 E, remove sheds, wall, new skylight, beams, bk pier, steam heating, walls in 3-sty bk & fr dwg; \$10,000; (o) Jos. Sciacca, 2267 2 av; (a) Thos. P. Sciacca, 332 E 110 (107).

112TH ST, 108 E, remove walls, chimney breasts, new beams, extension, boiler flue in 3-sty bk storage & apart; \$1,500; (o) Abraham Abramowitz, 108 E 112; (a) Louis A. Sheinart, 194 Bowery (106).

114TH ST, 65 E, new show windows, stairs in 5-sty b knt; \$1,500; (o) Saml. Pilchick, 10 E 114th; (a) Jas. P. Whiskeman, 153 E 40th (83).

BROADWAY, 3920, new strs, toilets, columns, girders in 6-sty str; \$4,000; (o) Maurice L. Nadler, 47 Walker; (a) Chas. F. Peck, 7 E 42d (65).

LEXINGTON AV, 247, new ext, stairs & halls, elevator, plumbing, heating, elec work, 1, 2 & 3 tiers in 4-sty bk dwg; \$20,000; (o) Chas. S. Brown, 14 Wall; (a) Peabody, Wilson & Brown, 140 E 39th (75).

WELFARE ISLAND, Borough Manhattan, opp E 76th st, remove floor, new elevator & shaft, bk wall, pent & machinery room on Metropolitan Hospital, M. N. & O Bldg; \$8,000; (o) City N. Y., Dept. Public Welfare, Municipal Bldg.; (a) Sylvester A. Taggart, Municipal Bldg. (82).

3D AV, 197, new str front, compo floor, stairs, bk wall, partitions, bath tubs, plastering in 3-sty bk str & apts; \$11,000; (o) Eisen & Co., 70 Bedford; (a) Fred Liese, 10421 126th, Richmond Hill, L. I. (97).

5TH AV, 160, new fire-escapes on 9-sty f. p. str & lofts; \$2,000; (o) Est Edw. H. Van Ingen, 160 5 av; (a) Herts & Robertson, 331 Madison av (93).

6TH AV, 506, new bk front, excavate basement, gen repairs on 4-sty bk str, studios, offices; \$1,500; (o) Annie Kovner, 3 W 29th; (a) Harold Birkmire, 1133 Bway (81).

9TH AV, 642, remove show windows, plumbing, new windows, plumbing fixtures, partitions, rearrange kitchen in 5-sty bk str & apt; \$3,000; (o) Elizabeth M. Sammon, 414 W 51st; (a) Geo. H. Van Auken, 430 W 44th (100).

Bronx

GARFIELD ST, 1712, new steel girders, new partitions to 1-sty bk church & offices; \$1,000; (o) First Van Nest Hebrew Cong., on prem; (a) Edw. M. Rinitz, 1609 Melville (11).

169TH ST, 362, 2-sty bk ext, 20x45, new str front, new partitions to 3-sty fr str & dwg; \$3,500; (o) N. Goldstein, on prem; (a) R. Gottlieb, 26 W 113th 7).

184TH ST, 595 E, new str front, new partitions to 2-sty fr str, shop & storage; \$1,000; (o) Frank Marciano, on prem; (a) M. W. Del Gaudio, 158 W 45th (9).

GRAND CONCOURSE, 2050, new doors, windows & new plastering to 2-sty bk club house; \$5,000; (o) Bronx Lodge No. 871, B. P. O. Elks, on prem; (a) Bruno W. Berger, 121 Bible House (8).

SEDGWICK AV, 1311-17, new show windows, new boiler, new partitions to 2-sty fr str & apt; \$2,500; (o) Michael Del Papa, 147 Mott; (a) M. W. Del Gaudio, 158 W 45th (10).

Brooklyn

COURT ST, w s, Fulton to Livingston, tank in Hall of Records; \$8,000; (o) City of New York; (a) Jas. J. Byrne, 50 Court (339).

HUMBOLDT ST, 102-4, n e c Selgel, int alts to poultry slaughter house; \$3,000; (o) Benj. Groff, 152 Seisel; (a) Harry A. Yarish, 39 Graham av; (368).

PACIFIC ST, 860, s s, 275 w Underhill av, str frts & int 3-sty fr office & 2 fam dwg; \$3,000; (o) Isidore H. Meyer, 465 Crown; (a) Louis Allmendinger, 20 Palmetto (634).

2D ST, 314-18, s s, 165.9 s 4 av, exterior, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$5,000; (o) Luigi Fatato, prem; (a) W. J. Conway, 400 Union (397).

S 8TH ST, 74, s s, 83.3 e Wythe av, fire-escape, int alts & plumbing on 3-sty bk 3 fam dwg; \$3,000; (o) Mrs. Frieda Edelman, 60 S 10th; (a) Irving M. Fenichel, 583 Bedford av (336).

12TH ST, 406-42, s s, 397.10 e 7 av, int alts to factory; \$3,500; (o) Ansonia Clock Co., 7 av & 12th; (a) Jas. W. Magrath, 367 Fulton (352).

W 25TH ST, 2856, w s, 280 n Mermaid av, raise bldg, 2-sty fr str & 1 fam dwg; \$3,000; (o) Constanza Dal Boscoe, prem; (a) Geo. H. Suess, 1131 Gravesend av (878).

ATLANTIC AV, 151-5, n s, 141.6 w Clinton, int alt & plbg to 4-sty bk warehouse; \$5,000; (o) The Hoovey Mercantile Co., 6 Harrison, N. Y.; (a) N. K. Vanderbeek, 15 Maiden la, N. Y. (679).

BEDFORD AV (Grant sq), 19-20, s e c Dean, fire-escape & int alts to 5-sty bk club; \$7,500; (o) The Unity Club, 1354 Union; (a) Frank H. Quimby, 110 William, Manhattan (399).

BELMONT AV, 259-63, n w c Hinsdale, ext to shop; \$2,000; (o) Regal Cleaners, 228 Belmont av; (a) Jack Fein, 211 Snediker av (417).

CLASSON AV, 764, s w c Sterling pl, exterior & int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,500; (o) Fred D. Heimberg, 760 Classon av; (a) Louis Allmendinger, 20 Palmetto (487).

DE KALB AV, 1353-5, n s, 225 e Central av, porch & int alts to 2-2 fam dwgs; \$4,000; (o) M. Blackman, 508 Bway; (a) Wm. J. Dilthey, 120 Liberty, Manhattan (359).

DE KALB AV, 1351-7, n s, 200 e Central av, porch & int alts to 2 fam dwg; \$3,000; (o & a) same as above (360).

DE KALB AV, 30, s w c Flatbush av, ext, add 2-sty to ext 3-sty bk storage & str; \$15,000; (o) Edw. O. Flynn, Hotel Imperial, Manhattan; (a) Hy. J. Nurick, 44 Court (337).

EMMONS AV, 2601-29, n s, E 26th to E 27th sts, ext store; \$3,000; (o) Geo. Tappan, Emma Stevens, 2617 Emmons av; (a) Fred B. McDuffee, 65 Clifton pl (624).

FRANKLIN AV, 67, e s, 48.8 n Park av, ext, etc, in 3-sty fr str & 2 fam dwg; \$3,500; (o) Gaetano Serpe, premises; (a) Salvati & Le Quornik, 369 Fulton (674).

GREENE AV, 690, s s, 280 e Throop av, rf, int alts & plumbing to 3-sty bk 2 fam dwg; \$3,000; (o) Arthur Iser, 1015 DeKalb av; (a) Gustave W. Iser, 1015 DeKalb av (480).

LAFAYETTE AV, 893, n w c Lewis av, str frts & int to 4-sty bk str & 3 fam dwg; \$2,500; (o) Annie Hanken, premises; (a) Glucroft & Glucroft, 729 Flushing av (684).

MYRTLE AV, 116, s s, 100.2 e Bridge, str frts & int alt in 4-sty bk str & tenement; \$1,500; (o) Wm. Hettrick, 10 Stockholm; (a) Anast. Catsanos, 101 Park av, N. Y. (649).

MYRTLE AV, 187, n w c Fleet pl., str front on str; \$2,200; (o) Benj. Sharoff, prem; (a) David Krosnowe, 4200 3 av, Bronx (327).

OVINGTON AV, 415-23, n s, 109.7 e 4 av, exterior & int alts to 2½-sty fr synagogue; \$15,000; (o) Cong. Sheras Israel, 417 Ovington av; (a) E. M. Adelson, 1778 Pitkin av (421).

SHEEPSHEAD BAY RD, 518-22, s e c W 5th, ext add sty, etc, to 3-sty fr str & lodgings; \$6,200; (o) Sam Rosof, premises; (a) Chas. C. Lundberg, 5408 7 av (626).

TOMPKINS AV, 232, w s, 100 n Lafayette av, raise bldg, ext, in 3-sty fr stores & 2 fam dwg; \$3,800; (o) Sam Glicksman, 69 Tompkins av; (a) Hy M. Entlich, 413 So 5th (631).

VOORHIES AV, 2113-23, n w c Elmore pl, int alts & plumbing in 2½-sty fr 2 fam dwg; \$3,000; (o) Chas. Kahn, prem; (o) Jos. F. Brewster, 2634 E 27th (317).

WASHINGTON AV, 43-5, e s, 100 s Flushing av, ext to str; \$2,000; (o) Jack P. Harrison, 49 Washington av; (a) Ralph H. Segal, 56 W 46th, Manhattan (343).

14TH AV, 6022-4, n w c 70th, porch on 2 fam dwg; \$1,500; (o) Domenico Salemi, 6018 14 av; (a) Raphael Caporale, 6023 19 av (302).

14TH AV, 6805, e s, 40 s 68th, ext & raise bldg 3-sty fr str & 2 fam dwg; \$10,000; (o) Frank Pannachio, 75 Mulberry; (o) Ferd Savignano, 6005 14 av (491).

27TH AV, 113, e s, 170 s Bath av, add sty & int alts to 2-sty conc 2 fam dwg; \$3,000; (o) Giuseppe Romano, prem; (a) Michael Cardo, 61 Bible Huse, Manhattan (375).

Queens

ASTORIA.—9th av, w s, 156 s Grand av, 2-sty fr bk veneered ext, 13x24, flat rf removed, new plumbing, int alts, exterior alts to dwg; \$12,000; (o) I. J. Moss, 271 Steinway av, Astoria; (a) Peter Coco, 281 Steinway av, Astoria (92).

ARVERNE.—Beach 71st str, n w c L. I. R. R., 1-sty bk ext, 37x76, rear public laundry; \$12,000; (o) Joseph Lohenstein, Beach 71st, Arverne (124).

CORONA.—Lewis av, n s, 112 w Corona av, 1-sty fr ext on str, 15x4, front, conc foundation, plumbing, front wall removed; \$1,200; (o) Jacob Berger, 163 Corona av, Corona (91).

FLUSHING.—Forest av, s w c Burling av, build ext on front of dwg, new bay window, plumbing; \$2,400; (o) A. Tarantino, 169 Granconia av, Flushing (82).

JAMAICA.—Fulton st, s s, 51 w Washington, raise rf of 1-sty ext, bk, int & exterior alts; \$2,500; (o) Julia T. James, Union Hall st, Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (68).

JAMAICA.—Roseville av, e s, 63 n South, 2-sty bk ext, 6x12, raise rf of main bldg, 1-sty light manufacturing company, plumbing; \$15,000; (o) Gottlieb & Self, 167 Roseville av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (106).

RIDGEWOOD.—Cypress av, 818, n w c Cornelia, extend on rf, steel & glass sun parlor, 22x23, int alts, plumbing; \$5,000; (o) Lena Krauth, 2306 Norman, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (75).

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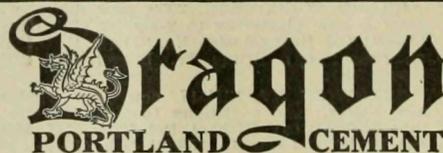
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