

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

Putting It Up to the Legislature

The week's developments indicate that some of our Eminent Solvers of the Housing Shortage continue to rely on printers' ink as the stuff with which to build homes for the homeless. The Lockwood Committee used a considerable quantity of it in a preliminary report submitted to the Legislature at Albany last Monday evening, exploiting officially the new-fangled plan of Chief Counsel Untermeyer to build 45,000 new homes for 225,000 people for \$100,000,000. This plan, in the form in which it appeared at Albany, adhered to original lines, being based on the proposition that someone must furnish the money, that labor contribute a part of its labor gratis, and that material dealers furnish the necessary materials regardless of market values. Another angle of this remarkable plan, it will be recalled, contemplates that the construction shall be done without any profit to the concern handling it.

As was to be expected, the formal presentation to the Legislature of this extraordinary scheme afforded opportunity for additional reams of newspaper publicity, free advertising all along the line for the proponents of the plan. The idea is so perfectly simple, it was so easy to outline, that the wonder is some of our Eminent Solvers of the Housing Shortage did not think of it before. It is obvious, of course, that if Mr. Untermeyer's plan is feasible, it was just as feasible a year ago or two years ago. What a fine thing it would have been, what an evidence of forethought, what an example of genuine strategy, if Mr. Untermeyer and his associates had gone right ahead and done this thing a couple of years ago! How perfectly obvious it is that there would be no shortage of any kind today if under this plan 45,000 new homes for 225,000 people had been erected for \$100,000,000 during 1920, and 45,000 new homes for 225,000 people for \$100,000,000 had been erected during 1921! If Mr. Untermeyer and his associates had put their plan into effect only twenty-four months earlier, the housing shortage already might have been turned into a housing surplus here in New York, everybody might have been happy, and probably nothing would have remained to be done by the Lockwood Committee. Al Jolson never manipulated his Aladdin's lamp to produce such astounding results as those which have redounded to the everlasting glory and advertising of the Lockwood Committee and its chief counsel.

The sad fact must be kept in mind, however, that Mr. Untermeyer and his associates did not carry out this new-fangled scheme in 1920 or in 1921. As a result, here we are starting the year 1922 with the great plan still in embryo. But the scheme is beginning to move now, as is shown by the Albany dispatches, and in some quarters it continues to be taken seriously. Governor Miller, for instance, takes it seriously, but in a different sense. The Governor, who generally keeps his feet on the ground and strives to keep his head within hailing distance of his feet, regards this plan as something that requires very careful study. "As an original proposition," the Governor says, "it would undoubtedly be a very unwise thing to do. The only question is whether it will help in the present emer-

gency and whether it would be justified as an emergency matter. That has to be given careful consideration."

Governor Miller's observations indicate a serious question is in his mind as to whether the plan is sound or not. The doubt he expresses is one of the encouraging signs of the times. It is a cheering omen that Governor Miller, though not from Missouri, insists on being shown about this latest Lockwood Committee nostrum. For nearly two years the people of New York have been struggling with Lockwood remedies for the housing shortage, and now the Lockwood Committee itself reports to the Legislature that the situation is practically as serious as it was when that committee began compounding remedies which the sufferers were compelled to take and which unquestionably have done them little good.

Before adopting any more of the Untermeyer-Lockwood remedies it would be well for the Legislature to join the Governor in not only careful, but very, very careful, consideration of this latest remedy. The Albany statesmen not only should keep in mind that the various plans heretofore proposed by the Lockwood Committee have proven ineffective, but they also should keep in mind the fact that in the matter of office space shortage, which was quite as serious in the metropolis two years ago as the housing shortage, the situation has worked itself out under the old law of supply and demand. No emergency laws were enacted at Albany to straighten out the office shortage, and yet that is the one space shortage in New York which no longer exists. Besides, there has been a marked drop in office rentals.

Safety of New York Theatres

New York City, recognized as the theatrical center of the world, has been badly shaken by the disaster which befell the Knickerbocker Theatre in Washington last Saturday evening. As yet the blame for this terrible disaster, with its toll of more than one hundred dead and scores of maimed and injured, has not been localized, and it may be doubtful if responsibility can ever be fastened upon anything but purely natural causes.

A valuable lesson is to be learned by the metropolis from the awful calamity in the nation's capital, however, and that is a repetition of it must never be permitted to occur in this city if preventable by human ingenuity, engineering skill, protective building code provisions and careful supervision during construction, along with regular inspections by qualified persons during the life of the structure. Already State and city authorities have planned for an exhaustive survey of the theatres and other structures commonly used for public gatherings, so that the people of New York City may not be subjected to sorrow and loss by a similar accident.

Preliminary surveys of the Washington disaster have so far failed to show criminal structural weakness in the roof construction of the theatre or negligence on the part of its owners and managers. The accident seems clearly the result of the weight of an excessive fall of snow, a fall most unusual as compared with the normal climate of the capital. The building code of Washington did not guard against

this extra weight in its provisions, although a factor of safety was called for that was generally considered ample and perfectly in accordance with local conditions.

Competent authorities in the design, construction and supervision of theatres in the metropolis have assured the theatre-going population of New York City, and that means practically everyone, that a disaster such as befell the Knickerbocker Theatre in Washington is an impossibility in this city. They point out that the factor of safety demanded by the Building Code for roof construction of all theatres and halls for public gatherings is sufficient to prevent a similar accident here.

Architects of theatres in New York City are required by the provisions of the Building Code to allow for forty pounds live load to the square foot on a flat roof or a roof having an angle of less than twenty degrees. Where the angle is greater the load may be reduced to thirty pounds per square foot. The factor of safety generally considered as the minimum is five; that is, the architect must design his roof to be sufficiently strong to support five times the load per square foot that is required by the Building Code. In New York City, where the live load provision is forty pounds per square foot, the roofs must be capable in an emergency of supporting five times this weight, or

two hundred and fifty pounds, on a flat or slightly slanting roof, and at least one hundred and fifty pounds per square foot where the roof angle is greater than twenty degrees.

Dense or wet snow is generally calculated by engineers to weigh approximately twenty-five pounds per cubic foot. Thus a roof capable of supporting the live load provided by the factor of safety commonly considered good practice can carry at least ten feet of wet snow before it is strained to the breaking point, and this is far in excess of any snowfall on record in this city, not excepting the great blizzard of March 12, 1888.

The code provisions offer every possible assurance of safety to the theatre-going public of New York City, and where the structures are erected by competent engineers and builders who have respect for these laws and who build honestly and without attempt to skimp and save on their material bills, every safeguard humanly devisable is guaranteed. From accidents that are the results of natural causes or conditions there can be no such guarantee, but as engineering knowledge of the present is rated unusually high there is every reason to pre-suppose that all adverse factors possible to guard against have been included in the provisions for the safety and comfort of New York City's theatre patrons.

Lessons for New York in British Housing Experiments

Editor of the Record and Guide:

"Housing Betterment," a quarterly journal issued by the National Housing Association, devoted its issue of September, 1920, to the presentation of the housing policy of the British Government. Some of the comments quoted from English journals and from English experts are of particular interest in view of the light they throw upon the inevitable results of the method pursued by the New York Legislature in dealing with the same problem.

On page 4 the quarterly quotes from one of the architectural journals as follows: "What is the lesson? A nation cannot supply free houses any more than it can supply free clothing outfits. Houses must be built as a paying business concern, and this is the fundamental principle to be accepted. The only way this can be done is by utilizing the ordinary channels of private enterprise."

The quarterly adds, page 10: "The fundamental difficulty lies in the Increase of Rents Restriction Acts, which still keep the rent of a house far below what it would be in an open market." . . . "It is obvious, that the Government's failure in housing finance is due in part, at any rate, to the measure of their success in keeping back the rising tide of rents." . . . "Like Canute, they have done their best, but they are bound, sooner or later, to let the tide rise—at any rate, sufficiently to float the 'plank.' Failing that, they must

be prepared to carry the plank themselves! . . . It may be taken as an axiom that no housing scheme can be regarded as a success unless it pays its way. That is to say, the price of building must come down and rents must go up to such a level that economic conditions are possible."

"To sum up with regard to housing, unless some form of subsidy is continued, very few houses are likely to be built until the Rent Restriction Acts are put on such a basis as will ensure a progressive movement towards an economic rent."

When will our legislators learn that the same economic principles govern conditions in this country as in England; that laws designed to keep rents down necessarily and inevitably result in keeping houses from being built; that the only way to cure the housing shortage if it exists is to stimulate and not discourage the building of houses; and that the sooner ordinary economic processes are allowed to operate without interference, the sooner the whole situation will cure itself? Indeed, there is no need to go to England for an example. The Legislative Committee is convicted out of its own mouth. In spite of legislation; it concedes that the shortage that it finds today is worse than it was two years ago. In the same interval of time, an even more extreme scarcity of office and loft space has cured itself. The Legislature interfered in housing; it left lofts and office buildings alone. Can anything be more illuminating?

X.

New York, Jan. 31, 1922.

Labor Law Change Eliminates Costly Hoisting Provisions

THE first law passed by the Legislative Session of 1922 was one materially effecting builders and property owners. The new legislation is an amendment to the Labor Law affecting the construction of tall buildings and the change has been made through the enactment of Chapter I of the Laws of 1922 relating to the hoisting of materials entering into the construction of buildings.

In the recodification of the Labor Law by the Legislative Session of 1921 the old law was changed in such a way as not only to create additional cost in construction but also to present physical difficulties almost impossible to overcome by builders in their work. After the situation was brought

to the attention of the Board of Appeals and discussed by other interested organizations and parties the conclusions were placed before the Senate Committee on Labor and as there appeared to be no substantial underlying reason for the change made in 1921, and no opposition to an amendment to bring the wording back to the language of the old Section 10, now new Section 241, of the Labor Law.

The law is now limited in its application, as it was prior to 1921, to the hoisting of lumber or timber in buildings in course of construction, five stories or more in height, and excepts all other materials which must be so hoisted if construction costs are not to become prohibitive.

REAL ESTATE SECTION

New Standards for Fifth Avenue Real Estate Values

Deal Just Closed for Lease of Hotel Bristol and Negotiations for Democratic Club Site Reveal Marked Changes

THE recent efforts of Saks & Company to acquire control of the National Democratic Club's home, at 617 Fifth Avenue, a plot 42x100, in order to complete the assembling of all the parcels on the east side of Fifth Avenue, from Forty-ninth to Fiftieth Street, as the combined site for a modern store building for their own use, and the new lease on the Hotel Bristol site, corner of Fifth Avenue and Forty-second Street, have attracted general investment interest once again to Fifth Avenue real estate values, and especially the part of the thoroughfare from Thirty-fourth Street to the Plaza at Fifty-ninth Street. The remainder of the frontage on the block, Saks & Company wants is 158.10 feet. The Hotel Buckingham, at the southeast corner of Fiftieth Street, runs along the street 208 feet and has an L running to Forty-ninth Street in the rear of the rest of the Fifth Avenue front of the block. The property of the National Democratic Club immediately adjoins the Hotel Buckingham on Fifth Avenue.

It will be recalled that R. H. Macy & Company built their building around the northwest corner of Broadway and Thirty-fourth Street because they could not buy the corner at a price that they deemed within reason; also, that the late E. R. H. Martin built the Marbridge Building around the old four-story brick building, 18.9½x60, at the southeast corner of Broadway and Thirty-fifth Street, diagonally opposite the former Herald Building, for the same reason, and that the New York Telephone Company built a large building on the east block front of Broad Street, from Bridge to Stone Street, except the immediate corner of Stone Street, on which stood a small building, 10.6x20.3, the price of which the company would not pay. There are other corner instances in various parts of the city. The club site on Fifth Avenue, however, presents an interior structural obstacle on the greatest of shopping thoroughfares that has meant a delay in the beginning of work on a block front improvement.

Saks & Company have offered \$1,000,000 for the club site and have set that as the highest figure they will pay. The National Democratic Club has declined to sell its property for that sum.

The club has what it believes are logical alternatives to this proposition. It has received from Warren & Wetmore, architects of the Heckscher Building, at Fifth Avenue and Fifty-seventh Street, a plan for a new building on the club-house site that would yield a revenue proportionally the same as that of the Heckscher Building. It has been characterized and is known as the Heckscher plan. The architects show that the National Democratic Club has one of the most valuable club-house sites in the United States if properly utilized. As the site for a club house which they term a "revenue producing club house," the architects show that a structure on the same lines as the Heckscher Building would net the club annually, for the first thirteen years, respectively, as follows: 1st year, \$200,000; 2d year, \$206,000; 3d year, \$212,000; 4th year, \$218,000; 5th year, \$224,000; 6th year, \$230,000; 7th year, \$236,000; 8th year, \$242,000; 9th year, \$248,000; 10th year, \$254,000; 11th year, \$260,000; 12th year, \$266,000; 13th year, \$272,000, and every year thereafter the last figure, with the club free and clear of building debt, and all other debts. This \$272,000 per year net would represent over 4½ per cent. on a six million dollar valuation of the club ground and club building. The club would in addition have a cash surplus in its treasury at the end of the thirteenth year equaling the difference between the \$100,000 a year paid

annually on account of mortgage of \$1,200,000 and the annual income as per above table.

Warren & Wetmore have also submitted another plan for a "building for club uses to be constructed on convertible commercial purpose lines" that would net the club annually, for the first thirteen years, as follows: 1st year, \$109,000; 2d year, \$115,000; 3d year, \$121,000; 4th year, \$127,000; 5th year, \$133,000; 6th year, \$139,000; 7th year, \$145,000; 8th year, \$151,000; 9th year, \$157,000; 10th year, \$163,000; 11th year, \$169,000; 12th year, \$175,000; 13th year, \$181,000, and every year thereafter the latter amount, \$181,000, with the club free and clear of debt, and with a surplus in its treasury equaling the difference between \$100,000 annual payment on \$1,200,000 mortgage and the total annual net income as per above table, and the club would have the use of the finest club house of its kind in the world, for the exclusive use of members.

In reply to an inquiry from Charles C. Hughes, secretary of the Ways and Means Committee of the National Democratic Club, who inquired of them about the Fifth Avenue rental power, Cushman & Wakefield, who manage the various Heckscher properties, state: "In a general way, possible rentals that might be expected from a commercial building, of the type and character of the Heckscher Building, Fifth Avenue and Fifty-seventh Street, to be erected upon the present site of the Democratic Club, we will say that the store should have a rental value of about \$20 a square foot. This price might be increased in the event of there being large stores on either side of it. For the first floor, above the store floor, about \$6 a square foot. The floors above this would be valuable according to their light and window display. You might obtain from \$3 to \$4 a square foot for them. Above, say from the tenth floor, the space should become more valuable and should range from \$4 a square foot upwards. Owners on Fifth Avenue are asking for unusually light top floor space as high as \$6 a square foot for small areas. The location of a building such as you speak of makes it somewhat difficult to determine the possible rentals, as there are no very large office buildings nearer than the Straus Building at Fifth Avenue and Forty-sixth Street, where a prevailing price of \$4 a square foot for good space obtains. In the Forty-second Street district, office space ranges from \$3 to \$5 a square foot a year, according to the character of the building and the desirability of the space."

Secretary Hughes has stated to Henry Mandel, representing Saks & Company, that the Warren & Wetmore estimates are absolutely reliable and that the club could erect on its present home site, on the Heckscher plan, a modern clubhouse for the exclusive use of its members and pay for the same in its first thirteen years of occupancy, with a net estimated surplus at the end of the period of \$635,000. Including the interest on this surplus, the club, after the thirteenth year, would have a net income of \$200,000 a year, for all time, and it would in addition have an added income of \$200,000 through the accruals of interest on the cash yearly surplus and the net annual income. The net result at the end of 105 years would be that the club would have a club-house built absolutely for its own membership and would have more than \$26,000,000 in its treasury and an annual income of more than \$1,000,000 on and after that date, with the club still owning the property in fee.

The so-called "convertible commercial purpose" building, before alluded to, if built would at the end of 105 years about

double the net income figures mentioned above; which would prove the contention of the Non-removal Committee, that the club property utilized is one of the most valuable properties of its size in the country. The committee challenges any realty expert to prove to the contrary.

If either one of the building plans submitted by Warren & Wetmore is carried out, the National Democratic Club will arrange to assign two floors of the building for the use of representative women's organizations of the Democratic Party, at a rental to be agreed upon.

Jefferson M. Levy is chairman of the Non-removal Committee of the club; Nathan Hirsch is chairman of the Ways and Means Committee; Charles C. Hughes is secretary of both committees; and Frederick A. Wallis is treasurer and chairman of the Executive Committee of the General Committee.

Fifth Avenue real estate values and their increment since trade first began to invade the thoroughfare form interesting observations. In 1889 a committee composed of John D. Crimmins, Orlando B. Potter and Jefferson M. Levy bought for the National Democratic Club for \$175,000 the property it now occupies. The site had been the home of the late Cord Meyer, Jr., who was long treasurer of the Democratic State Committee and a man of large wealth. Mr. Meyer thought the price he obtained for the property was very satisfactory. Apparently he did not foresee the marvelous growth of business in the avenue. The club was offered \$210,000 before it took title and refused it. In 1897 Richard Croker took an active interest in the management of the club, and through his counsel and judgment the organization held on to the property, in spite of the fact that it had bought the old building of the New York Athletic Club, on Sixth Avenue, which the club finally decided not to use. It was ultimately sold at a loss to the Democratic Club of \$50,000. In the light of the increment of the Fifth Avenue home of the organization it could well afford to have lost the \$50,000 instead of the great increment of the present holding, which it would have lost instead if it had sold.

It will be recalled that many years ago the Manhattan Club, a famous Democratic social and political organization, leased the old Stewart mansion that stood on the plot, 61.9x100, at the northwest corner of Fifth Avenue and Thirty-fourth Street, which it occupied for some years. About twenty years ago the club was offered an option of purchase of the property at \$1,200,000, on easy terms, by the heirs of A. T. Stewart. The price seemed enormous and the club could not see the advantage of it. Today the property is worth more than \$5,000,000, with a fourteen-story building on the site. Before that was built it was assessed at \$1,725,000, with a four-story office building thereon. The new building was sold a few years ago, at a good profit, by Max Natanson, who erected the larger building.

Less than a decade after the Manhattan Club declined to buy the Stewart mansion a plot one-half the size of the Stewart plot and directly across the avenue was sold to Benjamin Altman by the King family for more than \$900,000. It adjoined the northeast corner of Fifth Avenue and Thirty-fourth Street and now forms part of the site of the Altman store building. About the same time, Henry Clews sold his home, a four-story stone double house, on the north side of West Thirty-fourth Street, a few doors west of Fifth Avenue, for nearly \$700,000 to McCreery & Company as part of the site for their store building which they were then assembling. Mr. Clews took a handsome profit over what he had paid for the property many years before. About the same time, also, the New York Club sold its club-house and site at the southwest corner of Fifth Avenue and Thirty-fifth Street, which is now the site of a large building. The club thought it was obtaining an enormous price for the property at the time, but it has trebled in value since.

The elder James Gordon Bennett lived and died in an old brick and stone mansion that stood on the plot, 60.11x125, at the northeast corner of Fifth Avenue and Thirty-eighth Street, which he owned. That was in 1872, and Mr. Bennett had bought the property some years before for a comparatively nominal sum. The entire neighborhood was purely residential. His son, of the same name, resided there for some years

afterward. Less than twenty-five years ago Mr. Bennett sold the property to the late Austin Corbin for residential purposes at the then munificent price of \$175,000. Ten years later the Corbin estate sold the parcel for \$350,000; a year or two later it was sold for \$500,000; and later still for \$800,000. The Siebrecht Building, a five-story office and store structure, now occupies the site; and the aggregate annual rental of the property now is within \$35,000 of what Mr. Bennett obtained for the fee of it.

Twenty-five years ago the late Judge Bixbee sold the lot, 25x100, at the southeast corner of Fifth Avenue and Forty-second Street for \$149,000. It is now worth \$1,000,000 by itself, although it forms part of a large site.

About fifteen years ago the Lorillard estate owned the plot, 74.1x125, at the northeast corner of Fifth Avenue and Thirty-seventh Street, with an old brick mansion on it. It was sold then for \$325,000. A few years later Benjamin Altman bought it for \$850,000; and it has since been sold for \$1,200,000. In 1903, Commodore Elbridge T. Gerry leased the Bristol Building, northwest corner of Fifth Avenue and Forty-second Street, an eight-story structure, on a plot 74.6x125, to Walter J. Salmon, for \$45,000 a year. Mr. Salmon's lease expires next year, but last week he signed a new lease for the entire Gerry plot for a rental of about \$430,000 a year. Mr. Gerry, beside owning the Bristol Building, owns the five-story building at 506 Fifth Avenue, adjoining, 25.11x125, together with 28, 29, 30 and 31 West Forty-second Street, adjoining the rear of the Bristol Building, old five-story buildings with stores, each on a lot 20.10x100.5. The lease on all of these expires next year also. For all of these properties, including the Bristol Building, the annual rental asked on a new lease was \$450,000 a year. By acquiring a lease covering these properties Mr. Salmon now has a plot approximately 100x195 feet on the corner many experts consider the most valuable in uptown New York. There are other stores on the Forty-second Street block that are bringing record rentals on new leases. A new lease may mean a large modern building on the combined plots. One lot at the northwest corner of Fifth Avenue and Forty-second Street, part of the Bristol Building site, was in 1849 worth \$1,250. In that year the Hoffman family bought lots on the north side of Forty-second Street, opposite Bryant Park, for \$250 each, and it still owns them, improved, of course.

Less than a decade ago the five-story building 535 Fifth Avenue, adjoining the Delmonico Building at the northeast corner of Forty-fourth Street, could have been bought for about \$200,000. Now it is assessed for \$475,000, and during the last year was sold at a figure considerably beyond that. The Delmonico Building itself, covering a plot 65.5x140, the latter frontage on the avenue, is assessed at \$1,600,000. It is understood that it was acquired not long ago by the Harriman National Bank at more than \$2,000,000.

An interesting single parcel is that owned by the estate of Anson R. Flower at 601 Fifth Avenue, between Forty-eighth and Forty-ninth Streets. It is a five-story building, on a lot 27x100, and it is assessed at \$390,000. The estate is asking \$650,000 for it, and it is understood to have refused an offer of \$625,000.

Nearby, at the southwest corner of Fifth Avenue and Forty-eighth Street, is the five-story modern structure known as the Black, Starr & Frost Building, covering a plot 45.5x125, with an interior "L" 25x55. About ten years ago it was sold for \$1,000,000, and the price was then considered a record one in upper Fifth Avenue. Now it is held at \$2,800,000. It is assessed at \$1,500,000, or half a million dollars more than it was sold for about a decade ago.

Opposite the property of the National Democratic Club are two stores that are leased at a rental of \$36,000 a year each, while the jeweler, Kirkpatrick, at the southwest corner of Fifth Avenue and Fiftieth Street, has been offered a large profit for the remainder of his lease on his store.

In the light of the increment of property values all around it, many members of the National Democratic Club feel that there is no good reason for it to sell its property.

Lockwood Committee Insists Emergency Still Exists

Alleges Shortage of 80,000 Apartments and Introduces Bill to Allow Insurance Companies to Invest Temporarily in Low-Priced Land and Buildings

(Special to the Record and Guide.)

Albany, February 1, 1922.

SENATOR CHARLES C. LOCKWOOD, chairman of the Joint Legislative Committee on Housing, has presented the Legislature a preliminary report summing up the activities of the committee and its findings, and presented a bill to carry out the recommendation that life insurance companies be permitted under certain circumstances to invest in land and thereon erect tenements in which the rental for rooms shall be estimated not to exceed \$9 per month at the time construction is begun. A further report and more recommendations will be presented to the Senate and Assembly about February 15. The preliminary report follows:

Your committee finds overwhelming evidence that the emergency in housing accommodations that existed, particularly in the city of New York, at the time the emergency rent laws were passed still exists, and that, with respect to the cheaper class of tenements and houses that formerly rented at from \$4 to \$11 per room, the emergency has grown and is today more acute than it was at the time the laws were passed.

Your committee further finds that, owing to the high prices of labor and materials and to other economic conditions, no houses of the character last described are being constructed or are in prospect, whilst, on the other hand, many of the older tenements of this class have become obsolete and uninhabitable, whilst many others have been torn down to make room for business buildings that are encroaching upon these neighborhoods.

The present costs have driven building activities into the construction of business and residential properties and of the more expensive apartment houses to the exclusion of reasonably priced tenements.

Meantime the congestion among the masses of people in the great cities, and particularly in the City of New York, is increasing to such an extent that it has become a menace to the lives, health, morals and safety of the entire community. In many districts there are from three to four times as many human beings housed in the same number of cubic feet of living space as before the war.

Such is the condition of this class of property that in the Borough of Manhattan alone there are said to be about 100,000 violations against the sanitary and building laws now on file in the public departments, upon most of which no action has been taken.

The congestion, both in these departments and in the courts that have to deal with these violations, is so great that the public officials, notwithstanding the commendable efforts they are making, are swamped with them and have practically been unable to enforce the laws.

Your committee is satisfied that as a result of the shortage in this class of living accommodations, the lives and health of the population of the City of New York are in grave danger from the results of contagious diseases, apart from the perils that lurk in the unhealthful surroundings which the poorer classes of our population are compelled to live.

There is no relief in sight from the ordinary activities of competitive building, for the reasons above stated. We estimate that there is a shortage of about 80,000 apartments, as compared with the normal supply that existed in the years preceding the war. As the average apartment of this class was formerly occupied by five persons, the accommodations required to remedy this shortage would be for about 40,000 people in the City of New York.

In as much as our labors are still far from completed in many of the ramifications of this subject upon which we have entered and should enter, there has not yet been the time or opportunity to examine into conditions that are said to be almost, if not entirely, similar in other cities of the State.

Unless the State or the city, assuming that either can secure the necessary constitutional power, will undertake to supply this pressing need (as to the advisability of which the committee expresses no opinion at this time), the only way we see in which the necessary capital may be promptly secured would be by enlarging the powers of investment of the life insurance companies so as to permit them (but only during the existence of this emergency) to invest a small proportion of their capital in the constructions of this class of buildings and the purchase of the land necessary therefor, subject to the limitations contained in the accompanying proposed amendment to the insurance law.

Your committee regards this form of investment as entirely safe for these corporations under existing conditions. Our investigations have satisfied us that if the work of construction is conducted on a large scale by the buildings of units of square blocks at one time, substantial concessions from the ruling prices of labor and materials can be had that will permit of the construction of healthful model tenements, in good neighborhoods, adapted to the use of families of workmen, mechanics, laborers, clerks and others of very limited incomes, at rental prices of not to exceed from \$8 to \$9 per room, and still leave for the companies safe returns of 6 per cent. upon their invest-

ment after making liberal allowances for depreciation, vacancies, reserves and the like.

The plan as outlined, provided the proposed amendment is enacted, contemplates that, in return for concessions to be made below the prevailing wage scale by mechanics and laborers who work upon these buildings, they would be afforded by the owners a preference over the tenants in hiring apartments in the building, the hope and expectation being that by these means the men will feel that they are constructing their own homes and that added labor efficiency will thus be secured, which is regarded as an important item by way of reduction in costs.

The following bill, introduced to carry out the recommendation of the committee, was referred to the Committee on Insurance:

Until March 1, 1924, and so long thereafter as the emergency in housing conditions mentioned in certain acts of the Legislature of 1920 and 1921 shall continue, every life insurance corporation, foreign or domestic, transacting business in this State, may purchase land in any city of the first-class in this State, and on land in such city acquired pursuant to any other provision of this chapter may erect apartment, tenement, or other dwelling houses, not including hotels.

Such corporations may thereafter hold, maintain, manage, collect and receive income from and from time to time sell or convey the lands so purchased and the improvements thereon. The aggregate cost of all the lands so purchased and improvements so made shall not exceed 10 per cent. of the total admitted assets of such corporation as of December 31, 1921, as such assets are shown in the annual report of such corporation to Superintendent of Insurance for the year 1921.

The cost of land acquired under this section shall not be allowed as an admitted asset unless improved as provided by this section, nor if so improved, shall the cost of such land and improvements thereon be so allowed unless the average net rental value of such apartment, tenement, or other dwelling house erected thereon, as estimated at the commencement of construction, be \$9, or less, per month per room.

When Governor Miller was asked if he approved of the measure introduced by the Lockwood Committee giving the insurance companies the right to invest a part of their assets in the construction of dwellings, he intimated that he was not altogether convinced of its wisdom.

The measure, Governor Miller said, did not as an original plan meet with his approval, but it might prove to be desirable in view of the existing emergency.

"Do you favor Lockwood committee's bill and the so-called Untermyer building plan?" Governor Miller was asked.

"That is something that requires very careful study," he replied. "As an original proposition it would undoubtedly be a very unwise thing. The only question is whether it will help in the present emergency and whether it would be justified as an emergency matter. That has to be given careful consideration."

The Governor's attention was called to the fact that one of the real estate bodies held the plan had already had the effect of stopping building operations because of fear of competing with new dwelling construction investors.

"Well," he said, "the class of buildings that that was aimed to provide for according to my information, are not being constructed anyway. In other words, the low priced tenement buildings are not being constructed, as I understand it, and that is where the acute shortage is now, and the purpose of this is to stimulate such building.

"Now, whether it will do it or not, whether the plan is sound or not, has to be very carefully considered. I do not think any one would think it wise as a general policy to permit insurance companies to invest in that fashion, having regard solely to the security of the funds and such a proposal would have to be justified as a temporary thing, limited very carefully in its duration to provide for an emergency."

How Rentals Were Increased by a Few Landlords

BEFORE winding up its public hearings in this city previous to making a report to the Legislature the Joint Legislature Committee on Housing again on January 27 last placed witnesses on the stand to confirm previous testimony that professional "leasers" and a small number of landlords were responsible for most of the trouble between landlords and tenants which resulted in the outcry against

"profiteering" and brought about the passage of the new rent laws. The committee's accountant reported that he had found accurate the accounts of John P. Burns, clerk of the Seventh District Municipal Court, who testified recently that ten landlords in that district were responsible for thousands of landlord and tenant cases. Mr. Burns has handled \$1,936,697 of

(Continued on page 138)

Metropolis Gained 50,000 Living Units During 1921

Report of Building Trades Employers' Association, Following Exhaustive Survey Shows Housing Crisis Less Acute and Rentals Receding

CONCLUSIVE evidence that the local housing crisis is far less acute at present than it was one year ago is presented in the report of the exhaustive survey recently made by the Building Trades Employers' Association. Although this survey was not fundamentally an analysis of the housing situation in Greater New York, but rather a general investigation into conditions in the building industry, authorized by the employers for a specific purpose, the fact that residential construction absolutely dominated the entire local building field during the past twelve months made it natural that it should have developed practically into a valuable commentary on the housing situation.

The summary of this report indicates a condition quite different in many respects from the claims presented by the Lockwood Committee and others in regard to the present housing situation in New York City. The report of the Employers' Association shows that the past year was one of the most productive in local building history when residential construction is considered and that because of the vast number of living accommodations provided the housing problem of the Metropolis, while admittedly not entirely eliminated, is far less critical than it was, and that already rental values are reflecting a downward trend through the substantial number of new habitations available for occupancy.

Claims have repeatedly been made during the past few weeks that this city is still short approximately 80,000 dwellings for the accommodation of about 400,000 residents. This statement naturally leads to the question whether or not the claimants of this great home shortage have taken into consideration the fact that nearly 50,000 living units, providing for about 250,000 persons, were provided during the past year. The job-to-job investigation made by the Employers' Association shows that in round numbers this amount of residential space was provided by builders as the result of the tremendous demand and the favorable provisions of the Tax Exemption ordinance. The report further shows that the construction of one and two-family dwellings in the outlying districts has reached the point of saturation, hundreds still remaining on the market for sale or rent.

The survey of the local building situation started last November is summarized by Secretary Samuel B. Donnelly in the following statement:

"There was completed between April 1 and December 31, 1921, in the entire city: Brick, one-family houses, 406; brick, two-family houses, 640; frame, one-family houses, 2,046; frame, two-family houses, 337; apartment buildings, 210.

How Rentals Were Increased by a Few Landlords

(Continued from page 137)

tenants money since the emergency laws were passed.

Harry Goodstein, president of the West Harlem Property Owners' Association, testified that the houses Nos. 204, 206, 208, 210, 205, 207 and 209 West 118th street and 164 and 176 St. Nicholas avenue were known as Garden Court. Goodstein said that his association learned that in November, 1919, Edward W. Browning bought the property from the Central Savings Bank, investing about \$60,000 in cash and taking a mortgage of \$275,000. Browning immediately increased the rent from \$40 to \$60 and \$65 on the promise to make some repairs. There were only white people in the houses, some of whom had lived there fifteen years. Then the property was leased to Klein, who demanded \$100 and \$125 of the tenants for their apartments. The tenants refused to pay and Klein was defeated in the actions he brought in court.

Then Klein, testified Goodstein, rented the apartments to negro families after the Tenement House Department had stopped him from using them as lodging houses.

Adolph Koffel of the Central Savings Bank, which sold the

"These buildings provided accommodations for 9,889 families.

"There was under construction on January 1, 1922: Brick, one-family houses, 1,152; brick, two-family houses, 1,728; frame, one-family houses, 5,877; frame, two-family houses, 969; apartment buildings, 838.

"These buildings will provide accommodations for 26,760 families and when completed will make a total of families provided for since April 1, 1921, of 36,649.

"An estimate based upon the number of plans filed since January 1, 1922, shows that buildings upon which work will be started between January 1 and April 1, 1922, will provide accommodations for 10,000 additional families, and the work completed prior to April 1, 1921, to which the tax exemption law will apply, will bring the grand total of families provided for under the tax exemption law to approximately 50,000.

"Eighty per cent. of the buildings constructed since the tax exemption law has been effective are located in the boroughs of The Bronx, Brooklyn and Queens. The average tax rate for these boroughs for the year 1921 was 2.83. Should this be the average tax rate for the ten-year period during which the tax exemption ordinance will be in effect and should the average assessed valuation upon the accommodations provided for each family be \$4,000, the annual amount of taxes on accommodations for each family, from the collection of which the owners will be exempted, will amount to \$113.20 per annum or \$1,132.00 for the ten year period.

"The total amount of taxes, the collection of which the City of New York will waive, will amount approximately to \$56,600,000, which sum will indirectly be contributed by the tax payers of the city to the providing of additional housing accommodations for the well-to-do.

"The house building boom of 1921 in the commuting area, composed of Nassau and Westchester Counties, New York, and Hudson, Passaic, Essex and Union Counties, New Jersey, has been unprecedented as has been the migration of city dwellers to these counties.

"The effect of this enormous increase in housing accommodations will be a reduction of rent for all classes of rent payers. The present rate of \$18.00 to \$25.00 a room in the new buildings is now declining and will drop to a rate of \$15.00 to \$20.00 a room, which will cause a migration of people who are now paying a \$15.00 and \$20.00 rate for less desirable habitations in old buildings, and effect a general reduction of rents and ultimately result in an enormous quantity of vacancies in the older apartments and tenements."

property to Browning, said that when he called Browning's attention to Klein's advertisement for negro tenants he told Browning, "Your name will be cursed by all people whom you are injuring, hundreds and thousands of them, perhaps."

Browning said, "Well, I cannot help that."

Arthur V. Seaman, tenant of one of the houses for thirteen years, said that Klein took him to court seven times and lost each time. Klein summoned one tenant to court eleven times.

Dr. Michael J. O'Brien, of 101 West 122d street, said that he was interested in St. Thomas's Church, which is opposite Klein's houses, together with the parochial school next to it, represented an investment of \$1,250,000, but that its value had depreciated since the negroes moved in. He said the effect of Klein's action had frightened the entire neighborhood and had caused many to move.

Klein was called and refused to sign a waiver of immunity from criminal prosecution. He was asked if he would rather have the charges against him go unanswered. "Yes, sir," he said, and was excused.

Browning also appeared and refused to waive.

Review of Real Estate Market for the Current Week

Sustained Dealing Brought Forth Some Good Corner Parcels Throughout City and Some Large Leases Were Closed That Spell Increased Values

THE real estate market, this week, was a well-sustained continuation of that of the week before. There was no immense sale, but there were numerous transactions that bordered on large, as well as the sale of numerous fine dwellings, tenement houses and elevator apartment houses and some medium-sized business buildings. An investment feature that loomed strong was the sale of numerous parcels to tenants of them. Good leases was a striking feature, too.

The big sales comprised the 9-story mercantile building at the southeast corner of Fifth avenue and 17th street; a tract of 21 lots, in Harlem, as a site for a new Public School, and another large plot in the Tremont section of the Bronx as the site for another Public School; the southeast corner of Nassau and Fulton streets, an 8-story business building, and a corner of Fulton and Pearl streets, an old 4-story brick building; some large apartment houses in Harlem and on Washington Heights; some good East side avenue sales of tenement houses with stores; the sale of some loft buildings on Broadway, between Spring and Broome streets; numerous large new apartment houses in the Bronx; some large vacant and improved parcels in Brooklyn; and a few good transactions in old buildings on the lower East side.

The number of sales of fine dwellings would seem to indicate that there are still many persons who prefer private residences to choice apartments. The vacant land movement in the Bronx that has been prevalent for a long time has subsided somewhat and the speculation and investment there, just now, is in improved properties mostly. The lower

West side was prominent in the sale of properties of diversified character. An old and large bread-baking firm bought a large plot in the Borough Park district of Brooklyn; and probably nothing more aptly illustrates the spreading out of residential area within a generation than this transaction. It is not so many years ago that this concern had only one plant wherewith to supply its trade, whereas now it has baking plants as large, if not larger, than its original one in Williamsburg, scattered through three boroughs.

The most notable lease of the year was that signed January 27, by Walter J. Salmon, when he renewed his lease, for 20 years, on the Bristol building and adjacent parcels at the northwest corner of Fifth avenue and 42d street, at a price reputed to be nearly ten times as much as the price of the original lease made twenty years ago. Nothing more strongly illustrates the premiership of Fifth avenue as a great business thoroughfare. A twelve-story building, further north on Fifth avenue, was leased by the Levi P. Morton estate, owner. Two other leases in the Grand Central zone illustrate the northward march of trade in this city: one being the removal of the headquarters of a prominent desk and office furniture firm from Stone street, in the lower Wall street section, to a large store in the Canadian Pacific building, at Madison avenue and 44th street; and the other the removal of the executive offices of a large chain store firm to a building in 42d street, near the Grand Central Terminal, from a building on Broadway, near 12th street.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week, was 65, as against 121 last week and 82 a year ago.

The number of sales south of 59th st was 21, as compared with 56 last week and 31 a year ago.

The number of sales north of 59th st was 44, as compared with 75 last week and 51 a year ago.

From the Bronx 29 sales at private contract were reported, as against 27 last week and 22 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 146.

A Family Exchange

Henry D. Greenwald purchased the interest held by the estate of his late brother, Sigmund D. Greenwald, in the premises at the northwest corner of St. Nicholas av and 177th st, which is a 6-sty elevator apartment house fronting 95 feet on St. Nicholas av and 100 feet on 177th st; also, 501 West 113th st, which is a 5-sty elevator apartment house at the northwest corner of Amsterdam av and 113th st, fronting 50 feet on the av and 100 feet on the street; also the loft building, 173-175 East 87th st and the loft building, 1560 Third av. These premises were held at \$650,000.

In connection with the transaction Mr. Greenwald sold to the trustees of the estate of his late brother, his interest in the premises at the northwest corner of 87th st and Third av known as 177-179 East 87th st; 1550-1556 Third av; and, also, his interest in the premises, 320-324 East 49th st, the latter being a 6-sty tenement house. The premises at the corner of Third av and 87th st are known as the Greenwald Building and take up half the block between 87th and 88th sts on Third av, consisting of stores on the ground floor and lofts above. These premises were occupied for over 35 years by Greenwald Bros. as their store and were held by the trustees at \$500,000.

Choice Brooklyn Corner Sold

The Bank of America sold, through Philip L. Watkins and Charles K. Kerly, to Ysidro Pendas and John M. Alvarez, the northwest corner of Remsen and Clinton st, Brooklyn, two old 4-sty brownstone dwellings, on a plot 50x95.

These houses were originally in the bon ton residential section of Brooklyn, but they have been quite surrounded by business interests for a decade or more. They are directly opposite to the home of the Hamilton Club and they abut

the Franklin Trust building on Montague and families on a floor. The inside house, on the avenue, is on a plot, 48x95, providing accommodations for 5 families on a floor and laid out in suites of 3, 4 and 5 rooms.

The new owners will remodel the structures into offices and stores and an extension with stores will be built on the backyard which fronts on Clinton st.

Lewis Stuyvesant Chanler Buys

Lewis Stuyvesant Chanler purchased the 4-sty stone American basement dwelling 132 East 65th st, on a lot 20x100.5, adjoining the southeast corner of Lexington av, which he will occupy as his city home. The house was purchased last September by the Cuidado Investing Co. and was altered by the B. & C. Building Co. in to an unusually attractive Italian design from plans by Robert B. Bowler, architect. The dining room is in the rear, opening into a yard, which will be changed by Mr. Chanler into an Italian garden. Elizabeth M. Lynch of Culver & Co. was the broker.

Some Recent Harlem Sales

Harlem & Bronx Real Estate Co. sold for Jennie Daxe to H. Heubsher, 2019 Lexington av, a 3-sty and basement stone 2-family house, on a lot 14.5x60, for R. Irving to J. Melone, 219 East 120th st, a 4-sty brick tenement house with store, on a lot 20x100.11; for H. Dorn to Sabatore Speciale, 168 East 107th st, a 4-sty stone double flat with store, on a plot 28.3x100.11; for Kate Hahn, 179 East 117th st, a 1-sty brick store, on a lot 15x100.11; to Joseph La Porta, for Charles A. Colliu, to G. Schiavone, 245 East 124th st, a 5-sty brick single flat, on a lot 18.6x100.11.

Y. M. C. A. Sells Heights Plot

F. R. Wood & Co. sold for the Young Men's Christian Association to the Brensam Realty Co. the vacant plot, 50x99.11, on the south side of 156th st, 225 feet east of Broadway.

Estate Sells East Side Parcels

Charles J. F. Bohlen sold for the estate of Anna Fronmuller the 5-sty brick tenement house with stores and a 4-sty rear brick tenement house, on a lot 24.10x89.8, at 173 Essex st; also 64 East 3d st, a 3-sty and basement brick tenement house, on a lot 18.9x101.3. This is the first transfer of these properties in 35 years.

Buys Big Bronx Apartments

The Declaire Holding Corporation, represented by Gettner, Simon & Asher, attorneys, sold to the E. W. Holding Co. the two 5-sty apartment houses at the northeast corner of Creston av and 180th st, known as 2086 and 2094 Creston av. The corner house stands on a plot fronting 111 feet on the avenue and 100 feet on the street, and is arranged in 3 and 4 room suites for nine

The buildings were finished about six months ago by the G. P. K. Building Co., from whom the present sellers bought them. They return an annual rental of approximately \$80,000 and were held at \$450,000.

Sold After 100 Years Free and Clear

Cross & Brown Co. sold for the Lowndes estate to the coffee roasting firm of John W. Haulenbeck Co., who is the tenant, the 5-sty brick loft building 393 Greenwich st, on a lot 25.3x100.2, between North Moore and Beach sts.

Owned for more than a century by the Lowndes family, they inherited it from Gen. Morgan Lewis, an early Governor of New York and militia officer. During Gen. Lewis' ownership, and since, the parcel never had a mortgage on it.

Estate Sells Fifth Av. Corner

William Goldstone and Simon Myers purchased from the estate of Mary Dodge the 9-sty brick store and loft building, on a lot 22.8x116.10, at 95 Fifth av, southeast corner of 17th st. The property has been owned by the Dodge estate for 20 years, and shows an annual rental of \$35,000. It was valued at \$235,000. All cash was paid by the buyers above a first mortgage of \$175,000, which runs for ten years. Ward Belknap & Son were the brokers.

Lecture by E. P. Doyle

IN his address made at the West Side Y. M. C. A. as part of the course for their real estate class, Edward P. Doyle, manager of the Bureau of Information and Research of the Real Estate Board of New York, sketched the progress of this country for a hundred years, stating that the only important laws passed in all that time affecting real estate seriously were the laws to correct abuses in New York State, and the law giving owners the right of summary proceeding. The rights of property were held sacred and we were a home owning nation.

In about 1920, he said, and he quoted from ex-President Wilson's History of the United States, the character of immigration changed. Then began, said Mr. Doyle, the invasion of property rights, and the beginning of the propaganda that a man was his brother's keeper, and that it was the duty of the thrifty to take care of the unthrifty and the worthless. Laws were constantly passed to make living easy for people.

He said the Tenement House Law with its absolutely rigid provisions, was the first important act of this character passed. The passage of this act was the beginning of a situation which finally made it impossible to build houses that could be rented at a profit to the very poor.

Mr. Doyle then said that other laws passed

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regarding real estate and private property until the cumulating laws, the rent laws of 1920. These, if finally confirmed by the Supreme Court of the United States, he said, would entirely change the character of our government and we would no longer be a constitutional republic, but a pure democracy. They would absolutely discourage home owning today in the United States. Of 26,000,000 heads of families in the United States now, only 12,000,000 own their own homes. In conclusion, he said, that the only thing that could solve the housing problems was the free operation of the laws of supply and demand, and the Legislature could in no manner aid.

Antique Dealer Buys Carroll Home

The former home of the late John F. Carroll, Tammany Hall chieftain, at 40 West 57th st, has been purchased by H. K. Kevorkian, a dealer in antiques, who occupies part of the building, from the Carroll heirs. It is a 6-sty American basement dwelling and stands on a plot 26.6x100.5. The property was conveyed subject to \$175,000 mortgages. Title was taken in the name of the 40 West 57th Street Realty Corporation.

Sells Fine Residence

Leon S. Altmayer sold for Mrs. Paul L. Kierman, the new 5-sty American basement dwelling, 3 East 86th st, near Fifth av, on a lot 16x88. This building was built in the latter part of 1921 by day's work and is one of the finest residences on the East side. The property was sold for cash.

Buys Wallace Apartments

Charles A. Du Bois sold for the Hudson View Construction Co., Henry Friedman, president, to Dr. Charles B. Petrie, the southeast corner of Broadway and 149th st, a 6-sty elevator apartment house with stores, on a plot 74.11x100. It contains 21 apartments and 5 stores.

City Buys Harlem Site for School

New York Life Insurance Co. sold to the City of New York the tract of 21 lots extending from the north side of 139th st through to 140th st, 150 feet west of Lenox av. The tract fronts 325 feet on 139th st and 200 feet on 140th st. The property was long owned by the late Mary G. Pinkney, probably the largest owner of Harlem real estate in her lifetime. Title is about to pass to the city.

A Mid-Broadway Deal

Leopold Weiss bought from the Pressburger Corporation the three 6-sty loft buildings 513, 517 and 519 Broadway, extending through the block to 84-90 Mercer st. The buildings occupy a site fronting 100 feet on each thoroughfare with a depth of 200 feet, between Broome and Spring sts. They were valued at \$750,000 and are reported to return an annual rental of about \$100,000. Louis Block & Co. were the brokers.

Another Shults Bakery

Walter T. Scott sold the block bounded by Eighteenth and Nineteenth avs and 52d and 53d sts, containing 120,000 square feet, with railroad siding for ten cars, to the Shults Bread Co., which will erect a modern bakery building. This firm has large branch bakeries in other parts of the greater city.

Sell Highland Court Apartments

The newly formed A. & M. Building Corporation, representing clients of the law firm of Morris & Schiff, sold the southwest corner of St. Nicholas av and 192d st, a 6-sty elevator apartment house with stores, on a plot 100x100.

Army Building In New Hands

The newly formed 90 Nassau Street Corporation, representing clients of Nathan D. Stern, attorney, purchased the Army Building at 90 Nassau st, southeast corner of Fulton st, an 8-sty mercantile building with stores, fronting 31.2 feet on the former thoroughfare and 51.1 feet on the latter. It is assessed by the city at \$280,000, of which \$225,000 represents the land valuation.

Upper Park Av. Corner Bought

The property at 1050 to 1056 Park av and 46 East 8th st, at the southwest corner, comprising five old dwellings, 100x105, is being acquired by Julius Tishman & Sons from Harris and Maurice Mandelbaum, Clementine Metzger and Alma Rosenberg. The buyers plan a 12-sty apartment house for the site.

Square Block Taxpayer Sold

Goodwin & Goodwin and Samuel Osterweil sold for the Corona Realty Corporation to the Marler Realty Co. the 1-sty taxpayer containing 11 stores and occupying the block bounded by Crescent and Arthur avs, 183d st and Adams pl, Bronx. The property measures 100 feet on the street, 103 feet on Adams pl, 128 feet on Crescent av and 22 feet on Arthur av. It rents for \$8,000 annually and was held at \$67,000. The existing leases of stores in the building expire in May, 1922.

Sells Bronx Corner Theatre

The newly organized Kingsbridge Jerome Investing Co., Morris Garfinkel, president, purchased the theatre and store buildings at the northeast corner of Kingsbridge rd and Jerome av, completed recently by the S. & L. Building Corporation, Samuel Minskoff, president, the sellers. The property, for which \$350,000 was asked fronts 160 feet on Jerome av. The new company is capitalized at \$100,000 and includes S. C. and A. M. Stavisky in its directorate. It is represented by Max Monfried, attorney.

City Buys Bronx School Site

The Board of Estimate has authorized the purchase of a plot on East 179th st, between Mchogan and Honeywell avs, Bronx, as the site for a new school to relieve the congestion in the East Tremont section.

There are 11 old frame dwellings and one brick building on the property, which measures 235x387 feet.

Builder Buys Brooklyn Block

Addie S. Germain sold to an operator, who resold to a builder, the vacant block bounded by Beverly and Cortelyou rds, Lott and Prospect sts, Flatbush. Semi-detached dwellings will be built on the tract.

German Church a Synagogue

The building of the Friedenskirche, the old German Presbyterian Church, on the south side of Willoughby av, west of Broadway, Brooklyn, has been sold by George Ganzle, broker, to the Congregation Chavra Zivche Zedeck, a comparatively new organization. The price was \$30,000. The Rev. Louis Wolferz had been for 33 years pastor of this church, which last May amalgamated with the Bushwick Avenue Presbyterian Church at Bushwick av and Menehan st.

Sells L. I. City Plant

Joseph P. Day, with Robert E. Patterson, sold for the American Chiclé Co. its former refining plant containing 21,500 square feet, on Borden av, Long Island City. The purchaser is the Superior Piece Dye Works, Inc., of Brooklyn, and the property was held at \$125,000. The plant is within ten minutes of the Grand Central Terminal zone, and is within 4 blocks of the Hunts Point station of the Queensboro subway. The plot, 125x180 feet, is improved with a 1-sty brick mill constructed building with concrete floor, fully sprinkled, and has its own power plant, with a siding from the Long Island Railroad.

Big Apartment House for L. I. City

Roman-Callman Co. sold for Franklin Pettit to the Queens Boulevard Realty Corporation, the southwest corner of Queens Boulevard and Bragaw st, Long Island City, immediately to the west of the largest apartment house in Queens, now being completed by the same purchasers and containing accommodations for 112 families. The plot will be improved with a 5-sty apartment house of similar construction. This section of the Queens Boulevard is coming forward as one of the most accessible and rapidly improving apartment house locations in the greater city, and a number of additional similar developments are close to consummation by the same brokers.

Allan Robinson Opens Offices

Allan Robinson, who has been president of the City and Suburban Homes Co., since 1915, has resigned from that company and opened an office at 50 East 42d st, where he will specialize in real estate management, land and industrial development work. For ten years prior to his taking up his late work with the City and Suburban Homes Co., Mr. Robinson was president of the Allied Real Estate Interests of the State of New York. He also published the Real Estate Magazine which had a national circulation. The last annual report of the City and Suburban Home Co. showed that the company was paying 4½ per cent. on its stock and earning sufficient to warrant a 5 per cent. declaration.

In 1918, Mr. Robinson went to Washington to take charge of the Government munition housing development. His official title in the United States Housing Corporation was "Manager of Operating Division," which meant that he had to operate some 63 different developments from the Atlantic to the Pacific coast, including towns ranging in population from a few hundred to as many as 25,000 people in each and hotels, cafeterias, churches, schools, recreation centers, etc. The Residence Hall for Women in Washington as originally planned, provided for 5,000 guests; and, as actually built, they provided for 1,500 guests. This hotel was equipped and opened under Mr. Robinson's directions.

Recently become associated with the Renting Department of William A. White & Sons is Guy T. Murray, lately manager of the Renting Department of the Loton H. Slawson Co., and C. Alfred Capen, formerly president of the Capen Realty Co. Joseph T. Jenkins also recently joined the staff of William A. White & Sons as a renting broker.

Produce Dealers Buy Corner

William A. White & Sons sold the 5-sty and basement Mill-constructed building, 41x87.4, at 299-301 Greenwich st, southeast corner Chambers st. The Greenwich Chambers Co., Inc., who have owned the property for 50 years, are the sellers. The buyers are wholesale dealers of butter, eggs and cheese. On obtaining possession, May 1, the buyers will alter the building to suit their business. The property was held at \$135,000.

Buy Fine Apartment House

Douglas L. Elliman & Co. sold for the J. H. M. Realty Co., represented by Byrne & Bowman, the modern 9-sty apartment house 116 East 58th st, just east of Park av. The buyer, Clarence Payne, who once more enters the real estate field in which he was at one time a prominent factor, in this purchase has joined his brother, Arthur Payne. Mr. Payne owned at various times the Postal Life Building, 43d st and Fifth av, which he obtained in a deal involving several millions of dollars; the Verona, an apartment house at the corner of Madison av and 64th st, and several prominent Park av buildings.

Number 116 East 58th st was the first apartment house erected by S. Fullerton Weaver from plans of J. E. R. Carpenter, who afterward built some of the finest apartment buildings on Park av. It contains 19 apartments with a total rent roll of close to \$70,000. The seller held the property at \$400,000. It will be held for investment by the new owners. Stoddard & Mark were the attorneys.

Reported Sale of Opera House

It is reported that the old Grand Opera House property at the northwest corner of Eighth av and 23d st is about to be sold. The building is 4 stories high and covers a plot 113.6 feet on Eighth av and 115.10 on 23d st. The building was erected by Samuel Pike in 1858 and was purchased in 1869 by James Fisk and Jay Gould, who changed its name to the one it now bears. At one time it housed the most spectacular musical and operatic productions ever staged in the city. Recently it has been used for motion pictures and vaudeville.

Ancient Bowery Corner Sold

The old 4-sty brick landmark, 245 Bowery, southeast corner of Stanton st, owned for 75 years by the Lee family, has been sold by the estate of Frederick R. Lee to Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine, the operators. The property, on a lot 25.8x79.5x25x76.9, was sold for all cash, free and clear. The Firm of Leonard J. Carpenter was the broker.

Large Factory Site Sold

Orbis Products Trading Co. bought from the Samuel S. Jones Co. the vacant tract of four acres fronting on Frelinghuysen and Virginia avs, Newark, N. J. It is along the main line of the Pennsylvania Railroad. The buyers are manufacturers of essential oils and chemicals and they will erect on the Newark site a group of buildings for the distillation of oils and chemicals and the grinding of gums and drugs. A large operating force will be employed. Feist & Feist were the brokers.

Mortgage Loans

L. Davis placed a mortgage loan of \$66,000 on the premises, 294 West 92d st; on the premises at the northeast corner of St. Nicholas av and 59th st, \$45,000; and on the premises, 1412 Fifth av, \$17,000.

Charles Griffith and Eugene Moses & Co. obtained for the Friedman-White Realty Co. from the Metropolitan Life Insurance Co. three 10-year term mortgages, aggregating \$750,000, on three large elevator apartment houses in course of construction on the west side of Riverside dr, 300 feet north of 158th st. They will house 175 families.

The building company is composed of Morris White, a wealthy business man who is investing some of his surplus capital in real estate, and Henry Friedman, who has built more than 100 apartment houses in New York, in the last few years.

The land, overlooking Audubon Park, was formerly the homestead of William Foster, Jr., who was associated with Jay Gould and Russell Sage in the building of the original elevated railroad on Ninth av. The location on high ground which slopes off sharply to the south and west will afford an uninterrupted outlook from every apartment and the physical conditions of the surrounding land are such that the view of the Hudson River can never be shut off.

New York Title & Mortgage Co. made four building loans aggregating almost \$500,000:

Two on the block front West Side of St. Nicholas av. between 189th and 190th sts, to the Hudson Builders' Corporation, composing a syndicate of Louis Klosk, Barnett Brodsky and Dr. Solomon Gettenberg, of \$150,000 each; and two loans on the West Side of Edgecomb av, 749.6 feet and 824.6 feet, respectively, north of

West 150th st, to the Hudson Builders' Corporation, consisting of Louis Klosk, Barnett Brodsky and Dr. Solomon Gettenberg of \$90,000 each. The four buildings are to be high-class apartment houses, and are to be ready for occupancy in the Spring.

Lawrence, Blake & Jewell placed, for new construction loans, for the erection of apartment houses, mercantile and office buildings, during the month of January, more than \$1,350,000.

Quinlan & Leland placed a first mortgage loan of \$85,000 for the Kodgy Building Co., Harry Freed, president, on the new 5-sty apartment house, on plot 75x125, at 2315 Andrews av, Bronx.

Edwards, Dowdney & Richart obtained for the Niewenhaus Co., Inc., a first mortgage loan of \$180,000 on their property northwest corner Park av and 163d st, Bronx.

Leon S. Altmayer negotiated a first mortgage for \$25,500 on the northeast corner of Longfellow av and Bancroft st, Bronx, and known as 1141 East 165th st, a 5-sty triple apartment house with 3 stores.

P. M. Clear & Co. obtained for the N. & N. Realty Co. a first mortgage of \$11,000 on the premises 134 Tompkins av, Brooklyn.

Quinlan & Leland placed a first mortgage loan of \$80,000 for the Morena Building Co. on the new 5-sty apartment house, on a plot 75x100, on the east side of Davidson av, 75 feet south of 190th st.

Douglas L. Elliman & Co. have been appointed renting agents for the new 10-sty, fireproof apartment building, to be erected on the northeast corner of Lexington av and 80 st, by the Cresham Realty Co., Alexander M. Bing, president. The plan calls for 4 house-keeping apartments of 3 to 5 rooms and bath on each floor. The living-rooms are exceptionally large, averaging 14x22.10 each, with an open fire-place and an interesting innovation is the "Pullmanette" or California-type of kitchen, which is really a kitchen and a breakfast room combined. When entertaining, the living room can be used as both dining and living room after the English custom, which has recently become so popular in this country. It is expected that the building will be completed

and the apartments ready for occupancy next autumn.

Walter M. Waskom became associated with the mortgage department of William A. White & Sons on February 1. He will handle primarily the out of town loans of the firm. He was formerly connected with S. W. Strauss & Co. and latterly was manager of the branch of the National City Bank at Porto Alegre, Brazil.

Manhattan.**South of 59th Street**

BANK ST.—Crist & Herrick sold for Julius Lippman, to the tenant, 20 Bank st, a 3-sty and basement brick dwelling, on a lot 19.7½x75.

HUDSON ST.—Henry W. Richardson, Jr., sold through Crist & Herrick 569 Hudson st, northwest corner of West 11th st, a 4-sty brick building, on a lot 24.10x78.3x25.2x77.3.

PEARL ST.—Iron Mountain Realty Corporation sold to the Orient Building Corporation, 267 Pearl st, northwest corner of Fulton st, a 4-sty brick building, on a lot 18x62.7x29.5.

31ST ST.—James H. Cruikshank resold through Ames & Co. to Clara B. McGinnis 124 East 31st st, a 3-sty and basement stone dwelling, on a lot 22.6x98.9.

32D ST.—Ryan & Co. sold for Mrs. Sarah Emilie Woodbury to Harry T. Flynn, 354 East 32d st, a 4-sty brick tenement house with store, on a lot 17.6x49.4½, adjoining the southwest corner of First av.

46TH ST.—John J. Hoeckh, Inc., sold for the

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Eighth Avenue and 53d Street Realty Co. 372
West 46th st, adjoining the southeast corner of
Ninth av, a 4-sty stone building, on a lot 18.6x
60.

SECOND AV.—Thomas J. O'Reilly sold for
Mrs. Louise F. Hovey the 4-sty and basement
brownstone dwelling 206 Second av, on a lot 17
x108; for the estate of Florence H. Hall the 4-
sty and basement brownstone dwelling 208 Sec-
ond av, on a lot 17.5x108. The site will be im-
proved with a modern building, to be occupied
by the purchaser.

NINTH AV.—Ryan & Co. sold for the estate
of Margaret C. McClellan to A. A. Hegeman, 601
Ninth av, southwest corner of 43d st, a 4-sty
brick tenement house with store, on a lot 20.5x
62. The parcel was owned by the seller more
than 50 years. The sale was a cash one.

WASHINGTON ST.—W. J. Russell and others
sold for the estate of Harold L. Renwick to F.
Maynard & Son 228 Washington st, a 5-sty brick
building, on a lot 22x55.6x22.3. The buyers are
at present located at 218.

North of 59th Street

62D ST.—William D. Kilpatrick purchased
through W. S. Bogert from the Lincoln Trust Co.,
as trustees, 316 East 62d st, a 5-sty brick apart-
ment house with stores, on a lot 25x100.5.

71ST ST.—Worthington Whitehouse sold for
Mrs. Reginald Auchincloss to Mrs. H. G. Gray
134 East 71st st, a 4-sty and basement stone
dwelling, on a lot 23x100.5.

76TH ST.—F. R. Wood & Co. sold for Mrs.
E. L. Hughes to Frank Mankiewicz, 103 West
76th st, a 5-sty stone American basement dwell-
ing, on a lot 18.6x102.2, adjoining the north-
west corner of Columbus av, and the Cusack
Co. sold for the Darry Realty Co. to a buyer,
for occupancy, 115 West 76th st, a 4-sty and
basement stone dwelling, on a lot 20x102.2. The
latter house will be remodeled by the new
owner.

82D ST.—F. R. Wood & Co. sold for Dr.
Thomas Stone to Mrs. E. L. Hendricks 128 West
82d st, a 4-sty and basement brick dwelling, on
a lot 20x102.2.

82D ST.—John J. & Theodore A. Kavanaugh
sold for the estate of David Lydig to a buyer, for
occupancy, 49 East 82d st, a 5-sty brick Ameri-
can basement dwelling, on a lot 18x102.2, ad-
joining the northeast corner of Madison av.

86TH ST.—J. Romaine Brown Co. sold for the
estate of Thomas H. O'Connor to Louis Heilbron-
er, of the firm of Weber & Heilbron, 24 West
86th st, a 5-sty brick American basement dwell-
ing, on a lot 22x102.2.

86TH ST.—Leon S. Altmayer sold for How-
ard A. Raymond to M. Carolin, 241 East 86th
st, a 3-sty and basement brick dwelling, on a
lot 15.3x100.8½.

88TH ST.—James P. Walden sold for G. F.
Gunther, secretary of the City Investing Co., the
3-sty and basement stone dwelling, 179 West 88th
st, on a lot 16.8x100.8½.

102D ST.—Butler & Baldwin, Inc., sold for the
Sirrah Holding Corporation to a client, for in-
vestment, 113-115 West 102d st, a 6-sty new law
walk-up apartment house, on a plot 45.6x100.
Rentals approximately \$14,000, and held at \$80,-
000.

105TH ST.—James H. Cruikshank resold
through Harry Sugarman and E. V. C. Pesca, to
the Zeroko Realty Co., 345 East 105th st, a
5-sty brick tenement house with store, on a
lot 25x100.11.

107TH ST.—The newly formed 13-19 East
107th Street Corporation, with M. and E. Gold-
man and B. Waskowitz as directors, purchased
from Jose Brotskey the two 6-sty brick apart-
ment houses, on a plot 80x100.11, at that address,
adjoining the northwest corner of Madison av.
The selling price was \$120,000. Abraham P.
Wilkes, attorney, represented the buying com-
pany.

114TH ST.—Daniel H. Jackson resold to Sam-
uel Pilchick, 65 East 114th st, adjoining the
northeast corner of Madison av, a 5-sty brick
tenement house, on a plot 27x100.11. Mr.
Jackson bought the property a few months ago
from Margaret B. Newington. H. Barnett was
the broker.

121ST ST.—D. H. Scully & Co. sold for the es-
tate of Moses Ezekiel to Henry Davis 206 West
121st st, adjoining the southwest corner of Sev-
enth av, a 5-sty brick double apartment house,
known as the Townsend, on a plot 40x100.11.

121ST ST.—J. M. Kelly Co. sold for Charles
C. and J. Edgar Bull to James H. Cruikshank,
112, 120-122 East 121st st, three 3-sty and
basement brick dwellings, each on a lot 16.8x
100.11. The sellers had owned the parcels
more than 40 years. Schindler & Liebler were
associate brokers.

121ST ST.—George W. Brettell & Son resold
for James H. Cruikshank to Albert Stout 120-
122 East 121st st, two 3-sty and basement brick
dwellings, each on a lot 16.8x100.11.

121 ST.—E. J. O'Donnell resold for James
H. Cruikshank to Frank Reilly, 112 East 121st

st, a 3-sty and basement brick dwelling, on a lot
16.8x100.11.

122D ST.—Leonard Weill sold to F. Kellerman
119 East 122d st, a 3-sty and basement brick
dwelling, on a lot 16.8x100.11.

127TH ST.—Julius Reich resold through
George W. Brettell & Sons to Elizabeth Hall,
tenant, 130 East 127th st, a 3-sty and basement
brick dwelling, on a lot 18.2x99.11.

148TH ST.—Charles A. Du Bois sold for
George H. Jones to Charles S. Allen, 618 West
148th st, a 3-sty and basement brick dwelling,
on a lot 15x99.11.

173D ST.—Eutler & Baldwin, Inc., sold for
Joseph Perlinder to a client for investment,
506 West 173d st, a 5-sty new law walk up
apartment house, on a plot 50x100, with an
approximate rent roll of \$13,000. It was held
at \$73,000.

AUDUBON AV.—Oscar D. & Herbert V.
Dike sold for Patrick Barry, 82-86 Audubon av,
three 3-sty brick dwellings, each on a lot
16.8x100, adjoining the northwest corner of
169th st. The buyer will remodel the struc-
tures and occupy them.

LEXINGTON AV.—Lowenfeld & Prager sold,
through Arthur Cutler & Co., 2178-2182 Lex-
ington av, southwest corner of 131st st, two
6-sty brick walk-up apartment houses with
stores, on a plot 99.11x80.

LENOX AV.—Alfred Olenick and J. L. Moses
sold for the estate of Marcus Lederer 484 Lenox
av, a 5-sty brick double flat with stores, on a
lot 25x85.

LENOX AV.—Robert Levers sold for Mrs.
Margaret A. Norris, 449 Lenox av, a 3-sty and
basement dwelling, remodeled for business, on
a lot 16.8x75.

SECOND AV.—James A. Dowd sold for Mar-
garet Dunn to William Sanchez 2046 Second av,
a 5-sty brick tenement house with store, on a
lot 25x100.

ST. NICHOLAS AV.—Ely Maran sold through
Albert D. Phelps and H. J. Rogers to Charles
Siegel Levy the southeast corner of St. Nicholas
av and 186th st, a vacant plot, 107x75. The
buyer will improve it with a 2-sty taxpayer.

SEVENTH AV.—Charles A. Du Bois sold to
L. Levy the northeast corner of Seventh av and
144th st, a vacant plot, 49.11x100. The buyer
will improve the corner with a taxpayer con-
taining nine stores.

THIRD AV.—G. Tuoti & Co. sold for M.
Fraade to I. Tantillo, 1243 Third av, a 4-sty
brick tenement house with store, on a lot 22x90,
adjoining the southeast corner of 72d st.

Bronx

POPLAR ST.—Harlem & Bronx Real Estate
Co. sold for M. Nurgillo to M. Fantl, 2517 Pop-
lar st, a 2-sty and basement frame dwelling,
on a lot 25x104.

135TH ST.—The Congregation B'nai Zion pur-
chased the vacant plot, 50x100, on the south side
of 135th st, 50 feet east of Brown pl, from
Harry Jaffe.

140TH ST.—Nehring Bros. sold for Henrietta
E. Hole and B. V. Hole, of Billings, Mont., 501
East 140th st, a 5-sty and basement apart-
ment house, on a plot 40x100. The brokers have been
appointed agents by the new owners.

150TH ST.—Arthur Weyl & Co. sold for Isa-
bella Wilson 814 East 150th st, a 5-sty and base-
ment brick apartment house, on a plot 58x75,
abutting Public School 25, on East 149th st.

150TH ST.—Edward W. Leckering sold to
John Friedrich, 362-364 East 150th st, two 4-
sty brick flats with stores, on a plot 50x100, ad-
joining the 6-sty building of the New York
Telephone Co.

167TH ST.—Louis Gold & Co. purchased the
southwest corner of 167th and Kelly sts, which
they will improve with a 1-sty taxpayer, con-
taining 10 stores.

170TH ST.—Ennis & Sinnott resold through
Douglass & Gettell to the Bainbridge Construc-
tion Co., A. L. Guidone, president, the vacant
plot, 100x98, at the northeast corner of 170th
st and Wythe pl. A taxpayer of 12 stores will
be built on the site.

179TH ST.—The newly formed Belmont-
Hughes Corporation, Frederick E. Platt, presi-
dent and treasurer, and Howard A. Sperry, sec-
retary, purchased from Stephen H. Jackson the
unfinished apartment, covering the plot, 97.9x
81.7 irregular, on the north side of 179th st,
between Hughes and Belmont avs. It will com-
plete the house, which will contain 42 apart-
ments.

BROOK AV.—Leonard Weill sold to Louis
Kaufman 994 Brook av, a 4-sty and basement
brick apartment house, on a plot 27x114.4.

COURTLANDT AV.—Eugene J. Busher Co.,
Inc., sold for Caroline Mitchell to Adolph G.
Stahl, 583 Courtlandt av, a 3-sty frame flat
with store, on a lot 25x75.

CRESTON AV.—Morris Saxe sold to Morris
Weiss, for J. Theiss Building Co., J. Theiss, presi-
dent, the 5-sty apartment house, northwest cor-
ner of 183d st and Creston av, 95x70, arranged
for 29 families and 7 stores and renting for
\$33,000. The property is subject to a first mort-
gage of \$90,000 and was held at \$180,000.

FORDHAM RD.—Ryan & Co. sold for a client the southeast corner of Fordham rd and Hughes av, four 3-sty frame flats with stores, on a plot 76.4x112.

FULTON AV.—Schwab & Co. sold for a client to the newly formed Lewmarn Realty Corp., M. Goldberg, president, and L. Krakauer, secretary, the northeast corner of Fulton av and 169th st, a partly improved plot 70x209. It will be re-improved with stores.

INTERVALE AV.—Martin Grossman sold to Esther Janos 906 Intervale av, a 5-sty apartment house, on a plot 50x100.

McGRAW AV.—William J. Scully bought, through D. H. Scully & Co., from Clara Pink, 1822 McGraw av, a 2-sty and basement frame 2-family house, on a lot 25x100.

MORRIS AV.—Alexander Selkin, David Mintz and Carl Jaffe sold for Henry Stern 2675 Morris av, a 6-sty apartment house containing 50 apartments and 7 stores, renting for \$62,000 and held at \$350,000.

SOUTHERN BOULEVARD.—Supreme Court Justice Richard H. Mitchell sold through Richard Dickson 547 Southern boulevard, a 5-sty quadruple apartment house with stores, on a plot 37.5x105.

SOUTHERN BOULEVARD.—Harry Cahn and Philip Wattenberg resold from plans to the Dochterman Realty Co. the business building on the west side of Southern Boulevard, 200 feet north of Barretto st, 163x105. The building will be completed by the purchaser for a general market and stores. Samuel Mishel was the broker.

ST. ANNS AV.—Lenz C. Wille sold to Henry C. Eckenroth, 753 St. Anns av, a 5-sty brick flat with store, on a lot 25x100.

TOPPING AV.—Frederick J. Eisler sold to Joseph Lavin the vacant plot, 60x100, at the northwest corner of Topping av and 174th st.

VALENTINE AV.—Eugene J. Busher Co. resold for Ely Maran to a buyer, for improvement, the vacant plot, 81x187, on Valentine av, running through to Ryer av, 82 feet north of 184th st.

Brooklyn

EAST 13TH ST.—Bulkeley & Horton Co. sold for Lewis Askense to a buyer, for occupancy, 1163 East 13th st, a semi-detached brick dwelling, with garage.

LIVINGSTON ST.—F. & G. Realty Co., Inc., sold to Louis Minsky 238 Livingston st, a 4-sty mercantile building, with store, on a lot 25x80, opposite the intersection of Elm pl.

STATE ST.—Cruikshank Co. sold for Miss Jessie Ridley to C. E. Kretz 293 State st, a 3-sty and basement brick dwelling, on a lot 18.9x100.

UNION ST.—Louis F. Saban sold to a buyer, for occupancy, 1770 Union st, a 2-sty limestone 2 family house.

48TH ST.—Realty Associates sold through William Levine to Max Rolnick, Inc., the vacant plot, 50x100, on the northeast side of 48th st, 89 feet north of Fort Hamilton av, which the purchaser will improve with brick semi-detached two-family houses with driveway and private garages.

81ST ST.—Bulkeley & Horton Co. sold for a client to J. Wohnsiedler, for occupancy, 95 81st st, Bay Ridge, a large 2½-sty detached dwelling, with garage, on a plot 80x100.

100TH ST.—Frank A. Seaver & Co. sold the vacant plot of 5 lots on the north side of 100th st, 112 feet east of Fifth av, Fort Hamilton, for C. A. Winter.

CLERMONT AV.—Bulkeley & Horton Co. sold for M. Hannabergh, to a buyer, for occupancy, 255 Clermont av, a 3-sty and basement brownstone dwelling, on a lot 22x100.

SIXTH AV.—Realty Associates sold to E. J. Richards 6811 Sixth av, Bay Ridge, a 2½-sty brick and stucco dwelling with garage.

SIXTH AV.—Realty Associates sold to C. T. Knight, a new Colonial type dwelling, with driveway and private garage, at 6738 Sixth av.

AV T.—A. Mishkin sold to the Gordon & Jaffe Realty Corporation the southwest corner of Av T and East 13th st, a vacant plot, 100x105, to be improved with 2-family houses.

UNDERHILL AV.—M. C. O'Brien sold for Sarah Hess the vacant plot, 200x100, on the east side of Underhill av, between St. Johns and Lincoln pl, to a client, who resold same to a building corporation for improvement with an apartment house.

Queens

EDGEEMERE.—Lewis H. May Co. sold for Leo N. Blum the northwest corner of Beach 32d st and Sprayview av, Edgemere, to Benjamin Rosenweig, for improvement with six all year dwellings.

EDGEEMERE.—Edgemere Crest, Inc., Maximilian Morgenthau, president, sold 9 lots on the north side of Seagirt av, between Beach 30th and 31st st, to Martha M. Nathans, who contemplates improving it in the spring.

EDGEEMERE.—Lewis H. May Co. sold for A. Gussow his remaining holding on Beach 30th st, Edgemere, to Louis Saltzman. The property comprises 10 inside lots and 500 feet of ocean

front on the east side of Beach 30th st, together with the Shelbourne bathing casino. This purchase by Mr. Saltzman gives him control of both sides of Beach 30th st, together with 2½ blocks of ocean front, containing the Shelbourne Hotel and the Palace Hotel. This purchase makes his total investment in Edgemere over \$300,000 within the last six months. All of these transactions were handled through the May Co., as brokers.

FLUSHING.—Halleran Agency sold for Clara P. Lewis to Harry A. Varnum, of Elmhurst, the vacant plot, 50x195, on the north side of Mitchell av, 400 feet east of Brewster av, Flushing. The buyer will erect a 6-room dwelling on the north side of Mitchell av, 400 feet east of Brewster av, Flushing. The buyer will erect a 6-room dwelling on the plot.

FLUSHING.—Halleran Agency sold for the Mitchell estate to L. Hoevet, of the Hoevet Mfg. Co., of Manhattan, the vacant plot, 100x200, on the north side of Bayside av, near the foot of Parsons av, Flushing. The buyer will improve the plot with an 8-room Colonial dwelling, for his own occupancy.

FLUSHING.—The Lodep Construction Co. of Bridgeport, Conn., purchased through the Halle-

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PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 25, 1922.—**SEALED PROPOSALS** will be opened in this office at 3 p. m., February 14, 1922, for furnishing all labor and such material as may be necessary to complete certain boiler settings at the United States Public Health Service Hospital No. 60, at Oteen, N. Carolina, in accordance with the drawings and specifications, copies of which may be had at this office, or at the office of the Custodian at Oteen, N. Carolina, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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WANTS AND OFFERS

LONG TERM GROUND LEASE, northwest corner Grand and Centre streets, about 64 by

ran Agency from Clara P. Lewis a plot of 8 lots on the southeast corner of Whitestone and Mitchell avs. Flushing. The property is to be improved with four Colonial dwellings to be sold at \$10,500 to \$13,000. The First Mortgage Guarantee Co. of Long Island City made the loans.

JACKSON HEIGHTS—Commodore C. M. Fahs, who formerly was Chief Lighthouse Inspector of the United States, and who now is President of the Court Martial of the United States Navy, has purchased a Garden Apartment at 77 28th st, Jackson Heights, Long Island City.

KEW GARDENS—The newly completed Quentin apartment house at Kew Gardens and Quentin st, Kew Gardens, has been sold by the builders, the Garden Apartments Corporation and Carucci & Wolpert, to James F. Meehan, former Tenement House Commissioner, for investment. James Summers was the broker. The building is on a plot 85x125. It was held at \$250,000, and is fully tenanted, returning an annual rental of about \$45,000.

RECENT LEASES.

J. A. Chaloner Leases Corner

Another holding of John Armstrong Chaloner, a site 100.5x100, at the southwest corner of Tenth av and 56th st, has been leased by him to the W. M. W. Realty Corporation (A. Wartels, H. Weprin and M. Mirken) for a term of 21 years with the privilege of a similar renewal. An annual net rental of \$6,750 is to be paid for the property, which contains six old 4-sty buildings with stores.

New Store on Nassau St. Leased

W. J. Russell and Tinsley May leased for the Lawyers' Mortgage Co. store on Nassau st, adjoining the entrance to its new building at Maiden Lane and Nassau st, to the Gotham Silk Hosiery Co. for a term of years, at an aggregate rental of \$100,000.

Long Lease in Fifth Av. Zone

The newly formed 48 West Thirty-ninth

Street Corporation, represented by Schwartz & Jacobson, attorneys, and having for directors E. P. Heyman, E. Gershenson and H. Wiesenthal, leased the recently altered 5-sty store and loft building, 17.6x98.9, at that address for a term of 42 years at an aggregate rental of \$231,000. The lessor was Ella W. Everett, who expended \$30,000 in alteration costs. The store and 2½ lofts in the building have been sub-leased to furniture and millinery concerns.

Morton Estate Leases Large Building

Estate of Levi P. Morton leased to a client of Stoddard & Mark, attorneys, 681 Fifth av, a 12-sty mercantile building, on a plot 42x125, for a long term of years. It is between the Criterion Club and the Cammeyer Building.

Notable East 42d St. Lease

Truly Warner, the latter, leased the 6-sty building, 22x98.9, at 24 East 42d st, from William D. Parsons through Manning & Trunk and the Cruikshank Co. for a term of 18 years. The store, basement and second floor will be occupied as a retail branch and the main offices will be moved from Broadway and 12th st to the 5th and 6th floors. In order to consummate the lease it was necessary for the lessee to buy out the Rockwell Restaurant Co., which occupied the store.

Erie Leases Additional Space

Charles F. Noyes Co. leased the 14th and 15th floors of the Masonic building, 72 West 23d st, northeast corner of Sixth av, to the Erie Railroad for a term of 9 years, at an aggregate rental of about \$350,000. With this lease the Erie Railroad now occupies 10 floors in the building.

Building on Fifth Av Leased

Carstein & Linnekin, Inc., leased for the Merriam estate the 5-sty brick building, 25x100, at 312 Fifth av to E. T. Burrows Co. This building has just been vacated by Ovington Bros., who moved to the former Vantine store at Fifth av and 39th st.

August Belmont & Co in New Offices

Sturgis & Lyon leased for the Mutual Life

Insurance Co. to August Belmont & Co. the banking floor in 45 Cedar st for a term of years. The lessees are remodeling the premises for occupancy on May 1 when they will relinquish their quarters in 43 Exchange pl, where they have been long located.

Some Long Leases of Corner Lofts

George R. Read & Co., in conjunction with Roy Scherick, leased for a client to the India Pearl Co., Inc., artificial pearl dealers, the 5th floor of 392 Fifth av, northwest corner of 36th st, for a term of years at an aggregate rental of \$50,000. The floor is 31x125, with an interior L 25x32.

Roy Scherick, in conjunction with Carstein & Linnekin, leased for a client to Lorimer, Greenbaum & Co., art linens, the third floor, containing 12,000 square feet, in 894-900 Broadway, southeast corner of 20th st, for a term of years at an aggregate rental of \$50,000; the firm also occupies other floors in the building on a previous lease.

Carstein & Linnekin, in conjunction with Roy Scherick, leased for Max Natanson to William Freed, cotton converter, large space on the 14th floor of 432 Fourth av, northwest corner of 29th st, and for a client to Tannebaum Sons, silks, the first loft in 404 Fourth av, northwest corner of 28th st, for a term of years.

Waterways Conference Makes Lease

Carstein & Linnekin, Inc., leased for the American Society for the Prevention of Cruelty to Animals the entire fourth floor in the Society's building at Madison av and 26th st, to the New York State Waterways Conference Committee.

Big Sixth Avenue Space Leased

Brett & Goode Co. leased the store and basement in the former Simpson-Crawford building at the southwest corner of Sixth av and 20th st, containing about 40,000 square feet, to

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Deutch Bros., for a furniture salesroom and showroom; also, leased a floor in the former Henry Siegel building at the southeast corner of Sixth av and 14th st, to London, Schaeffer & Koenigsberger, men's clothing.

From Stone Street to Central Zone

Cushman & Wakefield, agents, leased to the Hale Desk Co., of 15 Stone st, the large store, with a frontage of 48 feet, in the side of the Canadian Pacific building, at 16 East 44th st. The store extends through to the arcade of the building. The lease is for a term of years, at an aggregate rental of \$250,000. The firm has been located at the Stone st address for 25 years. It has a warehouse at 321 West 13th st.

Notable Lease in Brooklyn

Joseph M. May leased for Arthur H. Waterman and the Realty Associates to Harold E. Witte-man and associates, 6 to 16 Lafayette av, southwest corner of Ashland pl, fronting 137 feet on Lafayette av and about 100 feet on Ashland pl, extending to within 40 feet of Flatbush av, for a long term of years at a rental of about \$1,000,000. There are six old 4-sty brick buildings on the property, which will be replaced with 2-sty modern business buildings. Plans are being prepared and work will start immediately. The property is opposite the Brooklyn Academy of Music.

New Yorker Leases Newark Hotel

The 8-sty \$1,000,000 apartment hotel at the northwest corner of Clinton av and High st, Newark, has been leased from plans by Louis Markel of this city. The building is being erected by the Harry Kravut Co., on a site purchased from the Charles A. Feick estate and was leased through David Weinberg of Newark. The lease is for a term of 21 years and involves an aggregate rental of about \$2,000,000. The house will have 250 rooms, each bedroom being connected with a bath.

Leases Eighth Av Corner

Henry Shapiro & Co. leased for the Reinmel Holding Corporation to Floyd Grant & Co., for a term of years, the 60 foot store at the north-west corner of Eighth av and 51st st. Charles Pincus was the broker.

William A. Clark Leases Offices

Charles F. Noyes Co. leased for a client in the Trinity Building, 111 Broadway, to the United Verde Copper Co., Senator W. A. Clark, president, a portion of the 14th floor. The space was previously used by the Bethlehem Steel Co. Senator Clark will occupy as his private office the office formerly used by Mr. Schwab, located at the southwest corner of the building and overlooking Trinity Churchyard and the North river. It is one of the finest offices in lower New York as regards location and fittings. The aggregate rental was about \$100,000.

Floor in Gair Building Leased

Price, Birkner & Johnston, in conjunction with Gene Martin Co. of Brooklyn, leased a floor in the Robert Gair building, No. 5, near the Brooklyn shore front, for a term of years, at an aggregate rental of \$25,000 to the Jagendorf Mills Co.

Leases Centre Street Corner

S. Schwartz leased from A. L. Lange 134 Center st, northeast corner of White st, a 3-sty building, on a plot 54x19.6, for a term of 10 years at a yearly rental of from \$7,000 to \$8,500.

"Riggs" Renews Restaurant Lease

Pease & Elliman leased for Austin G. Fox to Riggs Restaurant, on a new lease, for a term of 15 years, two floors and basement, each 63.1 1/2 x98.9, in 43-47 West 33d st, a few doors east of Broadway, dating from January 1, 1922, at \$40,000 a year.

ADAMS & CO., in conjunction with E. M. Goodman, leased, for clients, 22,000 square feet on the ninth floor of 10-16 West 20th st, running through to 11-19 West 19th st, to Rosenblum & Co., for a term of years, at an aggregate rental of \$75,000; also, for the Life Realty Co. a floor in 127-129 Prince st; also, for the Shpanka Realty Co. a loft in 125-127 Fifth av, to Stern and Sayer; and lofts in 117-119 Mercer st, to W. & W. Leather Goods Co., the Toy Shop, and Crieiger & Meyer Mfg. Co.

ADAMS & CO. leased the store and basement 128-130 East 23d st to Demos Bros., to be used as a confectionery and restaurant, for a long term of years, at an aggregate rental of over \$100,000.

ADAMS & CO. leased for a client to Max Scott a floor in 160 Fifth av, for a term of years, at an aggregate rental of \$50,000; also a store in 62 East 13th st to Louis Welpen, and a store in 345 West Broadway to M. Jacobson.

AMES & CO. leased for 134 West 32d Street Co., Inc., the store in 132 West 32d st to the Nassau Carpet Co., for a term of years; also, for Standard Sanitary Mfg. Co. the store in 35-37 West 31st st to E. Hamburger; also, for Lamah Realty Corporation the store and front part of basement at 110 West 47th st to George Harjes Printing Co., for a term of years; also, leased for Samuel W. Peck the 3d loft at 6 West 29th st to Harry Gindlin, for a term of years; also, for Bing & Bing space in the Victoria building, 27th st and Broadway, to Grant S. Kelly Co., for a term of years, and for Bing & Bing space in 64 West 21st st to Irving Davis, for a term of years.

BERLOWITZ & CAINE leased for clients the 4th floor in 152-154 West 25th st to Ginniger, Landis & Heit; floors in 37-39 West 28th st to Jacobs, Rubinstein Co. and L. Reich & Son; 5th floor in 145 West 27th st to Joseph Cashman; a portion of 7th floor in 135-137 West

26th st to Goldblatt, Smith & Minsker; space in 126 West 32d st to Silverstein Buying Corporation; part of 5th floor in 158-164 West 27th st to Vinegard & Kaye; part of 6th floor in 114-120 West 30th st to Wantman & Fleischer, for M. & L. Hess, in 159-162 West 25th st space to the Lion Dress Co. and L. Girshowsky.

BRETT & GOODE leased for clients the 4-sty and basement building at the northwest corner of Eleventh av and 37th st to the Co-operative Specialty Co.; floor in the Caxton building, 229 West 28th st, to the National Electrotpe Co., in conjunction with Cross & Brown Co.; also a floor in the Monahan Express building, 216 West 18th st, to Richard W. Lockwood; floor in 675 Fifth av to Robert Denels; space in 141-155 East 25th st to Louis Amberg & Son; store and basement in 56-58 West 22d st to Howlett & Hockmeyer Co., Inc., in conjunction with Cross & Brown Co., and space in 7-11 West 45th st to John Boylan, Inc., John R. Bares, H. C. Neggesmith, S. Miller and Simon Rubin & Co.

BUTLER & BALDWIN, INC., leased the 3d floor in 9 East 48th st, for a term of years, to Dr. John M. Byers, and leased the 4th floor in 11 East 30th st, for a term of years, to John Beck.

CROSS & BROWN CO. leased the two 2-sty buildings, 332-334 West 70th st, for the new owner to Frank Malloy, for a term of years.

CROSS & BROWN CO., with Brett & Goode, leased the 6th floor in 229 West 28th st to the National Electrotpe Co., Inc. The same brokers rented for the Standard Parts Co., the floor in 614 West 56th st to Riel, Bruynseels & Yager, and the 6th floor, in the same building, to Abraham Greenfield.

W. E. DEAN & CO. leased for Samuel Brody to the High Grade Malt Products Co. and to the Thiel Co., Inc., space in 147-149 Hudson st; for the Mercer Rubber Co. to J. W. Cunningham the store and basement in 19 1/2 Coenties Slip; for Melchoir, Armstrong & Dessau, Inc., to the Jacob Lawson Bag Co., Inc., the 3d, 4th and 5th floors in 49 Water st; for Morris Weinstein to Edward T. Dwyer & Thomas E. McKinstry the first loft in 130 Broad st; for Samuel Blumfield to the Molasses Products Co., Inc., space in 6 Stone st; the store, 1st and 2d lofts, in 26 Front st, for Ernest Flagg to the Clwill Food Products Co., Inc.; for Ernest Flagg to the American Motors, Inc., space in 109 Broad st; and to Prudencio Gonzalez, the corner store at 105 1/2 Broad st; for the Water Street Realty Co., to Sheils & Moran, space in 2-2 1/2 Coenties Slip; for the 105 Broad Street Corporation to W. A. Lotz, space in 105 Broad st.

GAINES, VAN NOSTRAND & MORRISON, INC., leased for the Hanover National Bank a large portion of the 4th floor in its building, 5 Nassau st, to Blake Bros. & Co., brokers, for a term of 10 years, at an aggregate rental in excess of \$150,000.

GAIR REALTY CORPORATION leased to the Export Service of America, Inc., the entire building, 76-80 Front st, Brooklyn.

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REAL ESTATE NOTES.

HORNOR, FISH & HUNT, INC., of 527 Fifth av, have formed a corporation to transact a general real estate business in New York and Westchester county properties, also insurance. Mr. Hornor has been president of Hornor & Co. for 12 years and has been active in the midtown section. Mr. Fish, formerly of Fish & Marvin, has been for many years a prominent figure in Westchester county operations. Mr. Hunt has been identified with several of the large firms in the neighborhood of 42d st, and recently was a partner in the Clark Realty Co. They have taken about half a floor in the Harriman Bank Building for the offices of the company.

HORNOR, FISH & HUNT, INC., have been appointed agents for the Harriman Bank bldg, 527 Fifth av; also, of 10 East 44th st, and of 3-7 East 43d st.

LEVIN & HARRIS, who were the brokers in the recent lease on the entire building 26 East 42d st for 21 years, to the Texoleum Co., have

been appointed managing and exclusive renting agents for same. They report having closed a lease on the store and basement in this building to the New York Floor Covering Co., of 65 Flatbush av, Brooklyn, for 10 years, at an aggregate rental of \$400,000.

EUGENE J. MCGIVNEY is now associated, as broker, with the Federated Realty Brokers, Inc.

F. & G. PFLLOMM represented the seller, H. A. Collins, Jr., in the recent sale of the dwellings, 144-146 East 83d st, to J. B. Cornell.

ALLIANCE REALTY CO. reports, for 1921, a surplus, after all charges and taxes, of \$203,710 or \$10.18 a share earned on its capital stock. Its gross income was \$232,886 and its expenses and taxes \$29,176.

THE OAKLEY REALTY CO., INC., C. Hagemeyer, president, has opened offices in 300 Madison av.

JOSEPH CAINE, formerly a member of the firm of Berlawitz & Caine, has opened offices in 1182 Broadway, under the firm name of Joseph Caine & Co.

E. STANTON RIKER has removed his real estate office from 215 West 14th st to 11 East 10th st, near Fifth av.

REAL ESTATE STATISTICS

CONVEYANCES

| | MANHATTAN | | BRONX | | BROOKLYN | |
|------------------------|--------------------|-------------------|--------------------|-------------------|--------------------|--------------------|
| | 1922 | 1921 | 1922 | 1921 | 1922 | 1921 |
| | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 24 to Jan. 30 | Jan. 25 to Jan. 31 |
| Total No..... | 220 | 169 | 226 | 108 | 672 | 440 |
| Assessed Value..... | \$12,884,350 | \$9,745,000 | ..... | ..... | ..... | ..... |
| No. with consideration | 15 | 17 | 18 | 6 | 34 | 31 |
| Consideration | \$848,150 | \$388,832 | \$87,830 | \$222,900 | \$288,696 | \$255,550 |
| Assessed Value..... | \$834,750 | \$354,000 | ..... | ..... | ..... | ..... |
| | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 30 | Jan. 1 to Jan. 31 |
| Total No..... | 984 | 876 | 1,085 | 582 | 3,092 | 2,172 |
| Assessed Value..... | \$75,504,550 | \$51,249,000 | ..... | ..... | ..... | ..... |
| No. with consideration | 94 | 91 | 112 | 43 | 135 | 157 |
| Consideration | \$4,010,408 | \$5,748,932 | \$868,217 | \$22,900 | \$2,174,013 | \$1,516,136 |
| Assessed Value..... | \$4,065,850 | \$4,685,000 | ..... | ..... | ..... | ..... |

MORTGAGES

| | MANHATTAN | | BRONX | | BROOKLYN | |
|----------------------|--------------------|-------------------|--------------------|-------------------|--------------------|--------------------|
| | 1922 | 1921 | 1922 | 1921 | 1922 | 1921 |
| | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 24 to Jan. 30 | Jan. 25 to Jan. 31 |
| Total No..... | 165 | 134 | 157 | 75 | 657 | 363 |
| Amount | \$4,050,905 | \$2,166,235 | \$1,151,496 | \$599,400 | \$3,237,366 | \$1,860,588 |
| To Banks & Ins. Co. | 18 | 18 | 12 | 5 | 118 | 63 |
| Amount | \$714,000 | \$763,500 | \$188,620 | \$171,000 | \$921,300 | \$657,500 |
| No. at 6% | 142 | 107 | 132 | 59 | 640 | 340 |
| Amount | \$3,250,530 | \$1,811,585 | \$896,170 | \$466,200 | \$3,149,468 | \$1,777,673 |
| No. at 5½% | 3 | 8 | 5 | 5 | 12 | 16 |
| Amount | \$52,000 | \$142,000 | \$62,275 | \$91,000 | \$76,400 | \$67,050 |
| No. at 5% | 1 | 1 | 2 | ..... | 4 | 1 |
| Amount | \$14,000 | \$18,000 | \$2,454 | ..... | \$8,500 | \$1,700 |
| No. at 4½% ..... | ..... | 1 | ..... | 1 | ..... | ..... |
| Amount ..... | ..... | \$18,000 | ..... | \$1,200 | ..... | ..... |
| No. at 4% ..... | ..... | ..... | ..... | ..... | ..... | ..... |
| Amount ..... | ..... | ..... | ..... | ..... | ..... | ..... |
| Unusual Rates..... | 2 | 2 | 1 | ..... | 1 | ..... |
| Amount | \$493,125 | \$13,000 | \$1,925 | ..... | \$3,000 | ..... |
| Interest not given.. | 17 | 15 | 17 | 10 | ..... | 6 |
| Amount | \$261,250 | \$163,650 | \$188,672 | \$41,000 | ..... | \$14,165 |
| | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 30 | Jan. 1 to Jan. 31 |
| Total No..... | 810 | 624 | 848 | 347 | 3,303 | 1,811 |
| Amount | \$23,085,465 | \$26,675,607 | \$8,101,980 | \$2,167,352 | \$17,850,840 | \$9,677,958 |
| To Banks & Ins. Co. | 95 | 84 | 63 | 20 | 663 | 280 |
| Amount | \$4,608,300 | \$10,165,650 | \$1,298,760 | \$286,500 | \$5,353,870 | \$3,024,094 |

MORTGAGE EXTENSIONS

| | MANHATTAN | | BRONX | |
|------------------------------|--------------------|-------------------|--------------------|-------------------|
| | 1922 | 1921 | 1922 | 1921 |
| | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 |
| Total No..... | 62 | 53 | 22 | 12 |
| Amount | \$3,688,000 | \$6,070,172 | \$819,000 | \$285,000 |
| To Banks & Ins. Companies... | 46 | 36 | 15 | 9 |
| Amount | \$3,368,000 | \$5,529,375 | \$667,500 | \$262,000 |
| | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 |
| Total No..... | 251 | 204 | 91 | 64 |
| Amount | \$13,283,275 | \$12,522,622 | \$2,807,100 | \$1,165,030 |
| To Banks & Ins. Companies... | 181 | 129 | 55 | 28 |
| Amount | \$11,622,600 | \$10,820,525 | \$2,087,000 | \$662,500 |

BUILDING PERMITS

| | MANHATTAN | | BRONX | | BROOKLYN | | QUEENS | | RICHMOND | |
|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
| | 1922 | 1921 | 1922 | 1921 | 1922 | 1921 | 1922 | 1921 | 1922 | 1921 |
| | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 | Jan. 25 to Jan. 31 | Jan. 26 to Feb. 1 |
| New Buildings... | 11 | 7 | 77 | 11 | 77 | 31 | 192 | 57 | 49 | 16 |
| Cost | \$2,930,600 | \$28,200 | \$2,603,400 | \$228,500 | \$1,170,075 | \$508,100 | \$1,154,185 | \$373,950 | \$141,125 | \$27,700 |
| Alterations | \$313,180 | \$483,175 | \$95,500 | \$12,500 | \$105,055 | \$22,470 | \$178,550 | \$43,345 | \$9,830 | \$2,725 |
| | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 | Jan. 1 to Jan. 31 | Jan. 1 to Feb. 1 |
| New Buildings... | 56 | 52 | 285 | 49 | 714 | 273 | 1,129 | 215 | 194 | 57 |
| Cost | \$13,650,750 | \$2,581,225 | \$9,979,350 | \$2,571,400 | \$7,821,790 | \$5,034,840 | \$6,937,285 | \$1,241,098 | \$644,075 | \$116,700 |
| Alterations | \$1,307,295 | \$1,849,585 | \$196,600 | \$83,500 | \$438,120 | \$982,990 | \$420,947 | \$147,995 | \$79,565 | \$13,115 |

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BUILDING SECTION

Architectural League Opens 37th Annual Exhibition

Unusually Attractive and Interesting Display of Architecture, Painting, Sculpture and Craftsmanship in Fine Arts Building

THE thirty-seventh annual exhibition of the Architectural League of New York formally opened Friday evening, February 3, in the Fine Arts Building, 215 West 57th street. At the opening ceremonies the award of medals in Architecture, Painting, Sculpture, Landscape Architecture and Artistic Craftsmanship were awarded and an address was made by Howard Greenley, president of the League. The program for this exhibition includes the usual reception of the League to its members and friends, which will take place Saturday afternoon, from 3 to 6 p. m., and the exhibition will be open to the public from Sunday, February 5th, to Saturday, March 4th, between 1 and 10 p. m.

In connection with these opening ceremonies will be a Russian folk-lore fairy story pantomime, "The Princess Who Never Smiled." This is a very naive and primitive play carried out in most gorgeous early costumes, specially made by the various members of the League in conformity with their unique pantomime character. The part of the Czar will be taken by Leo Lentelli. "The Princess Who Never Smiled," by Mrs. H. V. B. Magonigle. Robert Aitken is the Astrologer and S. Dekosenko takes the part of the Bear. Special music has been adopted for the story by Miss Wright from the works of Holland's Sumurun.

The Exhibition this year is being arranged by a Committee headed by Harvey W. Corbett, and will occupy the three large galleries, and will comprise architectural designs, paintings and architectural works and exhibitions of the Allied Arts and Crafts, Mural paintings, sculpture, tapestry, ornamental iron work, stained glass, and in fact all other architectural accessories that fittingly appear in such an exhibition. This year a particularly wide range is covered, and to illustrate the work a number of models have also been submitted.

The War's activities have caused a number of proposed Memorials to be exhibited, the largest of which is "The Harkness Memorial Group" at Yale, by James Gamble Rogers. Another is, "The Liberty War Memorial," at Kansas City, the designs of which are by H. V. B. Magonigle. Among some of the other architectural works which are quite prominently displayed are the drawings of the Nebraska State Capitol by Bertram G. Goodhue, a very interesting example of Church architecture, by Helmle & Corbett, the Seaboard National Bank, New York, by Alfred C. Bossom, the main entrance of the Detroit Public Library, by Cass Gilbert, and the North Entrance of the Ohio Stadium, the Ohio State University at Columbus, by George Dwight Smith, etc.

The decorative painters are quite well represented and the works of Mack Jenney & Tyler are very prominently illustrated, and the designs worked out. Mr. Leon V. Solon in connection with decorative tile work, form quite a new and interesting note.

Also photographs are shown of the interior of the Cunard Building with its wonderfully colored ceiling, executed by Ezra Winter.

Among some of the sculptors whose work should be of considerable interest to visitors are specimens by Robert Aitken, Leo Lentelli, Charles Carey Rumsey, C. E. Jenne-
wein, Emil Fuchs and others.

The League's policy of bringing the architect to the craftsman, and the craftsman to the architect, so as to insure the

very best result for the general public, due to having the spirit behind the architectural conception interpreted intelligently by all those who enter into the work, is bringing about very considerable response among the various tradesmen.

Several years ago the Architectural League increased the scope of its exhibition by inviting the various crafts identified with the decoration and equipment of high class projects to participate. It was thought that a closer co-operation between the manufacturers of fabrics, furniture, floor coverings and all of the other examples of artistic craftsmanship that are commonly employed to add comfort and beauty, and the architects who design the buildings in which they are used, would be mutually beneficial. The League offered a medal in Artistic Craftsmanship as a reward for the maximum of progress in design and workmanship. The experiment was a complete success and each succeeding year has witnessed a greater interest on the part of manufacturers and dealers to co-operate more fully with the architects, sculptors and painters in their effort to give a wider scope to the annual expositions of the Architectural League and give it a greater appeal to the public which is growing constantly more appreciative of art and beauty in their buildings.

The 1922 Exhibition of the League is unusually attractive because of the increasing interest in artistic craftsmanship. A large number of manufacturers have joined with the League to make this 37th annual exposition epochal in the history of the organization. Interesting displays of furniture, beautiful fabrics, rare pottery, etc., have been combined in artistic groups and the result is most pleasing and instructive.

The architectural showing embraces a wide range, from models of country club buildings, with parking sheds for motors, to designs of country villas, city skyscrapers and railroad freight terminals. The designs have been submitted by architects in all parts of the country and comprise work completed or planned during the past year which has not heretofore been shown.

The exhibition at the Metropolitan Museum of Industrial Art, which at the present time is going on, is carried out along the same lines and shows there is a real demand for this type of exhibition among interested parties. Many of the great designs in the past have been ruined when the execution has not been carried out in sympathy and harmony with the Architect's intention, and the more mutual interest and co-operation that can be created between the one who designs the building on paper and those who create it in the three dimensions, the better it will be for the architecture of America.

TOTAL building contracts awarded in New York City (five boroughs) during the month of January, according to The F. W. Dodge Company, amounted to \$33,460,500. This is more than four times the amount for January, 1921.

Although this January was 25 per cent. under the preceding month, the decline representing a somewhat delayed seasonal drop in activity, its total was equal to the average monthly total for last year. This ought to be an indication of an increased volume of construction this year.

Residential construction continues as the dominant factor in the situation, having amounted in January to \$24,537,700, or 73 per cent. of the total volume of building operations.

Another Hostelry Planned for Times Square District

American Bond & Mortgage Company Underwrites \$1,500,000 Bond Issue on Fifteen-Story Hotel Claman in Forty-third Street

PROMINENT in the group of large building projects scheduled for erection in the Times Square district during the coming year is the fifteen-story hotel planned to occupy a large plot at the northeast corner of Eighth avenue and 43d street. This hotel will be constructed by a syndicate, headed by Henry Claman, which purchased the property from the Christman estate in March, 1920. Gronenberg & Leuchtag, the architects who are preparing the plans and specifications, estimate the cost of the structure to be approximately \$1,500,000, and, with the value of the land included, the operation will represent an investment of about \$2,500,000.

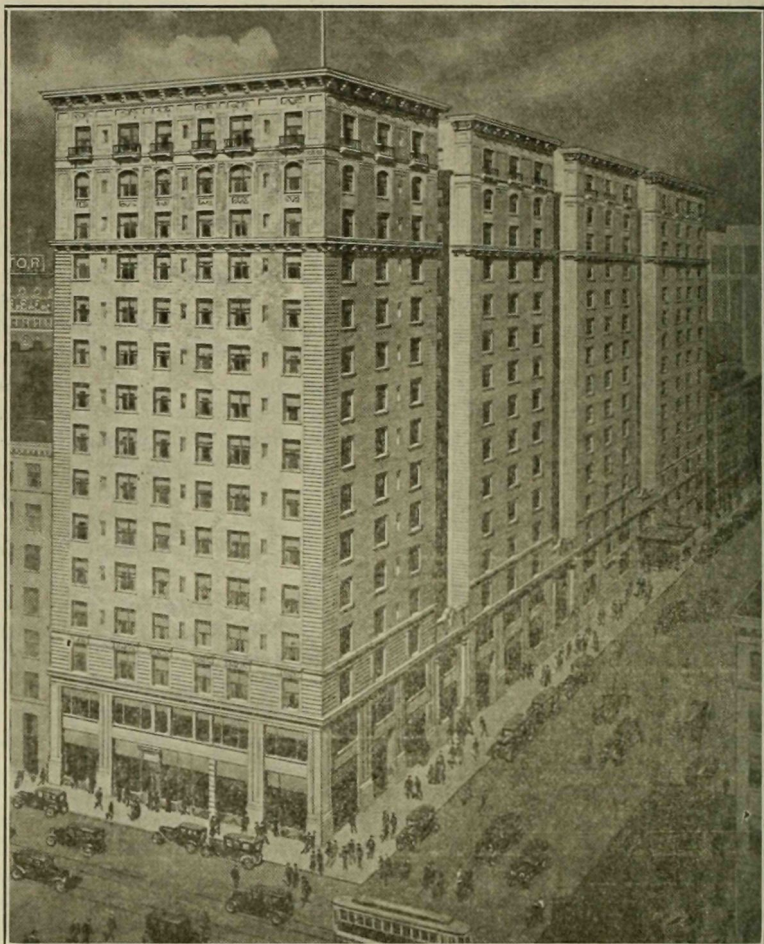
This new hostelry will be known as the Hotel Claman, after Mr. Claman, who has built and operated apartments and apartment hotels in this section of New York City during the past twelve years. The project has been financed by the American Bond & Mortgage Company, which has underwritten a 7½ per cent. serial bond issue for \$1,500,000 on the land and building.

The construction of this hotel is the result of the real need for such accommodations as it will supply, as well as the long experience of the owner in building and managing similar properties. There are many small hotels in this neighborhood with twenty to two hundred rooms, the majority centered within a radius of a few blocks, and they seldom have a vacancy, and usually have a waiting list. The builders calculate that rentals in the Hotel Claman will range from \$9 to \$14 per week, and therefore should appeal strongly to the city's bachelors, as this hotel will be exclusively for men.

The plans call for twelve stores on the ground floor, and there will be 875 bedrooms, 460 with baths connected; 68 independent baths and showers, commodious lounge and reading rooms all completely furnished with equipment necessary for the operation of a modern hotel. A gymnasium, 66x70 feet, for the use of the guests will be located in the penthouse on the roof, and there will be a large swimming pool in the basement.

In discussing this project, Henry Claman said that the site for the hotel had been selected after considerable investigation as to the best possible location for a hostelry of this type.

"Times Square, which is only one block from the property, is one of the busiest theatrical and business sections in the city," said Mr. Claman, "and it is one of the few districts in New York City where business is carried on uninterruptedly for almost twenty-four hours each day."



Gronenberg & Leuchtag, Architects.

PROPOSED HOTEL CLAMAN IN TIMES SQUARE DISTRICT

Brooklyn Real Estate Board Holds Annual Banquet

RESIDING at the seventh annual banquet of the Brooklyn Real Estate Board, at the Hotel Bossert, Brooklyn, last Saturday evening, President James B. Fisher of that organization prefaced his opening address by quoting almost in its entirety the editorial which appeared in the Record and Guide of January 21, entitled "Emergency Laws vs. Economic Laws," and said that it was "one of the most concise and accurate statements in relation to the subject that has attracted by notice anywhere." The sentiments expressed in the article were enthusiastically applauded.

Continuing, Mr. Fisher said: "There is every indication that real estate is coming out of the maelstrom of unjust rent laws, increased taxes and boosted assessments in which it has been suffering the last few years. No other stable security ever weathered such a storm and no other security could weather such a storm. It is another testimonial to that ancient doctrine, the survival of the fittest."

The banquet was the largest ever held by the Brooklyn Board, and it was attended by nearly every real estate broker, manager, builder and title company official in Brooklyn. Despite the fact that a snowstorm was raging at the hour set for the banquet, fifty more guests arrived than were expected. The menu was illustrated with the site of the Bush Terminal, on

South Brooklyn's waterfront, showing it as it looked twenty-five years ago and as it looks now. The principal speakers of the evening were Edward C. Stokes, formerly Governor of New Jersey, who discussed "Individualism as the Source of Progress," and the Rev. C. Wallace Petty, D. D., of Manhattan, who responded to the toast, "Everyday Philosophy." An original song of fourteen verses rendered by the diners contained happy hits at various prominent Brooklyn brokers.

Among those present were H. W. Ackerson, Stephen L. Angell, Frank Bailey, Homer L. Bartlett, Albert Beer, Louis Beer, De Hart Bergen, C. D. Burdick, William R. Burling, Richard T. Childs, Charles E. Covert, President of the United States Title Guaranty Company; William H. Goldey, William E. Greenman, William M. Greve, Arthur B. Gritman, John E. Henry, Arthur J. Horton, George S. Horton, Clifford S. Kelsey, H. B. Lyons, Thomas F. Martin, Joseph M. May, George H. Gray, Edwin P. Maynard, President of the Brooklyn Trust Company; William G. Morrisey, A. J. Murphy, George H. Ohnewald, Lewis H. Pounds, William P. Rae, Charles E. Rickerson, Granville H. Rome, John E. Rutson, William H. Robbins, John B. Slee, Clarence B. Smith, Fred B. Snow, Elisha Sniffin, Charles C. Stelle, Maurice G. Straus, Frank H. Tyler and Ernest Tutino.

Plans in Progress Indicate Busy Spring Building Season

Statistics Tabulated by F. W. Dodge Company Show Increasing Interest in Residential Operations Scheduled for Early Start

RECORDS of proposed construction in the New York territory, as tabulated by the F. W. Dodge Company, show that a vast amount of new building will be undertaken during the coming spring and summer months. The reports of the first four weeks of the new year indicate an even greater amount of building activity than that which marked 1921, which from a construction viewpoint was an extremely active period in this part of the country.

The report for the fourth week of 1922 shows that plans were reported in progress for 379 new building and engineering operations all scheduled for locations in New York State and New Jersey, north of Trenton. This work will involve an outlay of approximately \$13,318,000. During the same period contracts were awarded in this territory for 240 projects at an estimated total valuation of \$14,182,800.

Although there is a steady and consistent increase in the volume of commercial and industrial construction appearing on the building program for the coming season residential projects continue to dominate the situation, according to the figures. The past few weeks has brought out plans for a great number of large apartment house projects in New York City,

and reports from the suburban districts indicate a great interest in small house construction.

The weekly report shows that the list of 379 proposed operations is grouped as follows: 56 business operations, such as stores, offices, lofts, commercial garages, etc., \$3,192,000; 5 educational projects, \$145,600; 9 factory and industrial buildings, \$277,000; 1 military structure, \$10,000; 5 public buildings, \$98,500; 11 public works and public utilities, \$953,200; 8 religious and memorial projects, \$247,500; 278 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$7,915,000, and 6 social and recreational projects, \$480,000.

Among the 240 operations for which contracts were awarded during the week of January 21 to 27 inclusive, were 34 business projects of various types, \$1,157,000; 2 educational buildings, \$350,000; 1 hospital, \$15,000; 8 factory and industrial buildings, \$3,095,800; 2 public buildings, \$28,500; 4 public works and public utilities, \$10,500; 2 religious and memorial structures, \$129,000; 186 residential operations, including multi-family structures and one and two-family dwellings, \$9,377,000, and 1 social and recreational project, \$20,000.

PERSONAL AND TRADE NOTES.

Standard Sanitary Manufacturing Company, plumbing fixtures, has opened its new showroom at 18 West 45th street.

Charles R. Wanneman has been appointed chief engineer of the New York Public Service Commission.

D. M. Carr is the new president of the recently amalgamated Brooklyn-Queens Electrical Contractor-Dealer Association.

Charles V. Haynes has recently joined the forces of the Hoffman Specialty Company, Waterbury, Conn., as vice-president and general manager of sales.

Charles U. Powell, chief engineer of the Topographical Bureau of the Borough of Queens, was elected president of the Municipal Engineers of the City of New York at the recent annual meeting of that organization.

Albert J. Young, Jr., formerly manager of the New York district sales for the Sprague Electric Company, has been made manager of the conduit and supply division of the company.

James F. Murphy, who has been with the Langhorn Co. for the past two years as superintendent, has been made vice-president of the Beaver Engineering & Contracting Co.

T. J. Dillon was recently elected president and general manager of the Abendroth Brothers Co., Port Chester, N. Y., representing interests which have taken over this plant. This concern manufactures soil pipe and fittings, gas ranges and heaters and was established in 1840.

J. S. Durben, architect, announces the removal of his office from 80 Maiden Lane, Manhattan, to 214 Ross street, Brooklyn, where he will continue in the general practice of architecture. He is desirous of receiving samples and catalogues of building materials from manufacturers and dealers.

W. G. Triest, formerly with Snare & Triest Co., and for the past two years operating under the name of Associated Contractors, Inc., announces that this name has been changed to the Triest Contracting Corporation, with offices at 126 East 59th street. O. A. Mechlin, formerly Commander, Civil Engineer Corps, U. S. Navy, has joined the company as vice-president.

Clarence H. Fay, former Commissioner of Public Works, will be the speaker at the regular monthly dinner meeting of the Building Managers and Owners Association of New York, to be held at the Advertising Club, Tuesday evening, February 14. Mr. Fay will address the building managers on the advantages to be obtained by close co-operation between civic organizations and municipal government administration.

Geo. A. Fuller Co. Building in Japan.

Three skyscrapers, representing an outlay of more than \$50,000,000, are now being erected in Japan by the George A. Fuller Co., of New York. These office buildings, which are to be fifteen stories in height, are to be entirely American made. Already American mechanics, with their American appliances, are at work on these structures, to the great interest and excitement of the Japanese people.

Bond Issue for New Apartment.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$490,000 on the land and building to be erected at 588 West End avenue, fronting 60 feet on the east side of West End avenue, 40 feet north in Eighty-eighth street and having a depth of 100 feet. The building will be fifteen stories high, containing fifty-nine apartments of three and four rooms and bath.

The owning corporation is headed by Messrs. Michael Wielandt, Sr.; Michael Wielandt, Jr.; Joseph Kresse, and H. A. Hyman, engineer. Schwartz & Gross are the architects.

U. S. Exposition Building at Rio

The contract for the construction of the exposition building to house the exhibits of the United States at the great Brazilian Exposition next September has been awarded to Dwight P. Robinson & Co., which already has large construction work under way for the Brazilian Government in Northeastern Brazil. Representatives of the company and of Frank L. Packard, architect, of Columbus, who will design the building, sailed recently for Brazil to begin the work at once. The exposition will open at Rio de Janeiro on September 7 and will commemorate one hundred years of Brazilian independence. It was recently announced at the White House that the American building would be of permanent construction and so designed as to permit of its being converted into an embassy for this country's diplomatic representative after the close of the exposition.

TRADE AND TECHNICAL SOCIETY EVENTS.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M. The exhibition will be preceded by the usual reception on Saturday afternoon, February 4.

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.

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 year.

National Metal Trade Association will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

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

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

CURRENT BUILDING OPERATIONS

LOCAL building interests are at present largely confined to preparations for the vast amount of new construction now scheduled for a start just as soon as weather conditions will permit. There is considerable work now in progress and the awards of the past week or so have shown an active interest on the part of prospective builders but the recent commitments will be relatively insignificant when compared with those likely to be made as soon as conditions are more settled. The labor problem is one of the most important retardants at present and an early solution will do more to assist the construction industry in getting back to a normal basis than any other single factor.

Reports from the territory adjacent to Greater New York are indicative of an unusually active suburban building season. Architects and engineers have been especially busy on the preparation of plans for new construction and several operations of considerable magnitude are on the program for the early spring. There is quite some interest being displayed in industrial construction in the manufacturing centers contiguous to New York City and the current reports show that preparations are being made for an unusual amount of residential building to be undertaken next season.

The local building material markets have been quite dull during the past few weeks but this is largely attributable to weather conditions rather than to a lack of demand or interest in construction. The slippery streets have made material hauling difficult and outside work on new projects has been prevented because of the cold. The outlook is promising and within the next few weeks local dealers are confident that a decided change for the better will occur. Building material prices are firm in practically all lines and in some instances there has recently been a very decided tightening of prices with several advances noted.

Common Brick—Business in the New York market for Hudson River common brick has been almost negligible during the past week and although the outlook is fairly promising brick manufacturers do not anticipate any real revival of business until the spring building season starts. There appears to be a vast amount of new construction getting ready for active work during the early spring months and a number of inquiries for brick and other materials in substantial orders have lately been presented. Business in the local wholesale brick market this week was confined to the

sale of a single barge load at \$17 a thousand for delivery in Manhattan. The price is holding firmly at \$17 and no reduction is likely until the Hudson River is again open to navigation. Brick manufacturers are now making their preliminary plans for next season's operations. The big question in their minds at present is labor; will it be available in sufficient volume and what wages will be demanded? According to the rate new building projects are being reported there is likely to be an unusual demand for brick and other basic materials and

manufacturers are looking forward to a season of greater production than those of the past few years.

Summary—Transactions in the North River brick market for the week ending Thursday, February 2, 1922. **Condition of market:** Demand extremely light; prices firm and unchanged. **Quotations:** Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 1. **Distribution:** Manhattan, 1. Remaining unsold in the New York wholesale market, 8.

Builder's Hardware—There is consider-

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... **\$17.00** 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. **18.90** per ton
Lath Mortar, in cloth bags... **18.00** per ton

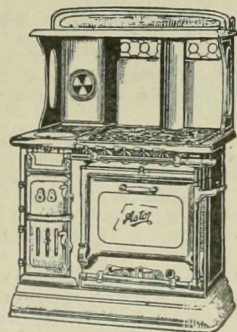
Finishing Plaster, in cloth bags **24.50** per ton

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

able activity in this line and dealers anticipate a steady increase in business as the outlook for an unusual amount of new construction is now very promising. According to the plans in progress the spring and summer of 1922 should be a notable period in local building history for the number and value of active building projects. At present hardware prices are steady and no changes of importance are anticipated.

Structural Steel—Business in the fabricated steel market has been more than fair during the past week and there is

every reason to expect that the improvement recently shown will continue. A number of important projects have been let within the past few weeks and their steel requirements will involve a very substantial total tonnage. Several other large operations are pending and the announcement of commitments for steel for these will add materially to the stability of this market. There has lately been noticeable a trend toward slightly advanced prices in this line and contractors' quotations on structural steel, fabricated and erected in commercial projects gen-

erally range between \$60 and \$65 per ton.

Electrical Supplies—The market for electrical materials and supplies is quiet with demand for wiring materials moderate and other items moving slowly. Little change in the outlook has been noted, however, and as a rule the trade is optimistic about the prospects for spring business. The reports of a large amount of new construction soon to be released coupled with the fact that residential construction next season will in all probability surpass that of 1921 gives both manufacturers and dealers every reason to anticipate a real revival in their line during the coming months. Electrical material prices are generally firm and no changes of importance have been announced.

Cast Iron Pipe—Trade in this line is generally considered satisfactory for this period of the year. As a matter of fact the manufacturers of cast iron pipe for the most part have substantial orders ahead and the outlook is more than promising. Although new municipal business is lacking at present several projects of more than usual importance are likely to be released for bids shortly and private buying is in good volume and inquiries steadily gaining in number and total tonnage. Prices are steady and unchanged with New York quotations \$47.30 per net ton, in carload lots for 6 in. and heavier; \$52.30 for 4 in. and 5 in.; \$62.30 for 3 in., and \$4 extra per ton for Class A and gas pipe.

Window Glass—Just at the moment the market for window glass is dull but there are strong signs that a new buying movement is not far off. Quite some new construction is nearing the final stages of completion and the glass requirements of these projects will amount to a satisfactory total. There is every indication of a tremendous apartment house building movement during the coming season and when the glass requirements of this work is added to the commercial and other building on the program there is reason for this market to be extremely optimistic. Glass prices are somewhat easier than they have been but are expected to tighten up as the demand grows in strength.

Nails—Market conditions are practically unchanged with demand fair and prospects of greatly increased business during the spring and summer months. Jobbers are now mostly concerned with getting their stocks in order for the early spring buying. Prices are firm with New York quotations \$3.25 base per keg for wire nails and \$4.25 base per keg, for cut nails.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

| | | | |
|-------------|-------|--------|------|
| 27x48x½ in. | ..... | \$0.33 | 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 \$165.00
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 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick 85%
Double strength, A quality..... 85%
Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.73 to —
Less than 5 bbls. 0.76 to —

Turpentine—

Turpentines \$0.92 to \$0.95



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1-sty brick stores, 34x150 ft, on the south side of Parkside av, 65 ft west of Flatbush av, for Dyker Construction Co., Irwin S. Chanin, president, 1916 Cropsey av, owner and builder. Cost, \$10,000.

JUNIUS ST.—Chas. Goodman, 375 Fulton st, has completed plans for a 1-sty brick store, 50x80 ft, at the northwest corner of Junius st and Liberty av, for Harry L. Cohen, Inc., 1848 Pitkin av, owner and builder. Cost, \$12,000.

Queens

DWELLINGS.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 20x48 ft, in the south side of Merritt st, 150 ft east of Albutus av, Corona, for Frank Lenardo, 62 Merritt av, Corona, owner and builder. Cost, \$10,000.

LONG ISLAND CITY, L. I.—W. Sproesser, 281 Steinway av, L. I. City, has completed plans for a 2-sty brick dwelling, 21x57 ft, on the west side of 9th av, 100 ft north of Broadway, L. I. City, for Mrs. Celia Jambol, 306 Steinway av, L. I. City, owner. Cost, \$14,000. Architect will take bids on separate contracts.

GLEN COVE, L. I.—Walter Williams, 309 5th av, Manhattan, has plans in progress for a 2½-sty frame dwelling, near Highland rd, Glen Cove, for S. J. Donaldson, Glen Cove, owner.

ROSLYN, L. I.—Walter Williams, 309 5th av, Manhattan, has completed plans for a 2½-sty brick dwelling, 28x47 ft, with garage, on Roslyn Heights, Roslyn, for R. W. E. MacGregor, Roslyn, owner.

SCHOOLS AND COLLEGES.

ELMHURST, L. I.—C. B. J. Snyder, Room 2800, Municipal Building, Manhattan, has plans in progress for a 3-sty brick and limestone public school, 142x123 ft, on the block bounded by Van Horn, Lewis, Laconic, Homans av and Wool st, Elmhurst, for City of New York, Board of Education, Anning S. Prall, president, 500 Park av, Manhattan, owner. Cost, \$325,000.

STORES, OFFICES AND LOFTS.

HUNTINGTON, L. I.—A. B. Sammis, Huntington, has completed plans for eight 1-sty brick stores, 20x60 ft, in Main st, Huntington, for Charles Sammis, New York av, Huntington, owner and builder. Cost, \$40,000. Owner will take bids on separate contracts.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—P. Bocker, 6 East 46th st, Manhattan, has plans in progress for an 8-sty brick and stone apartment, with stores, on the block bounded by Huguenot and Division sts, Westchester and Trinity pl, New Rochelle, for Trinity Arms Corporation, P. W. Tierney, president, New Rochelle, owner. Cost, \$800,000. Owner will take bids about February 10th.

STABLES AND GARAGES.

PORTCHESTER.—D. H. Ponty, 72 Westchester av, Portchester, has plans in progress for a 1-sty brick garage, 50x100 ft, on Irving av, Portchester, for Frank Ryan, 345 Westchester av, Portchester, owner. Cost, \$13,000.

MISCELLANEOUS.

MAMARONECK.—A. P. Bedelle, 34 Highview av, Mamaroneck, has plans in progress for a 2-sty brick fire house, 34x64 ft, on Barry av, Mamaroneck, for Village of Mamaroneck, H. E. Foshay, in charge, 1 Mamaroneck av, Mamaroneck, owner. Cost, \$27,000.

New Jersey

CHURCHES.

HILLSIDE, N. J.—Harold B. Brady, 333 North Broad st, Elizabeth, has been retained to prepare plans for a 1-sty frame and stucco on metal lath church, 40x70 ft, at the corner of Salem and Coe avs, Hillside, for Hillside Presbyterian Church, Rev. Daniel H. Rohrabusch, 1141 Salem av, Hillside, owner. Cost, \$25,000. Architect will take bids in the spring.

DWELLINGS.

WESTWOOD, N. J.—Plans are being prepared privately for six contemplated 2½-sty frame and shingle and frame and stucco dwellings, 24x30 ft, on Broadway, Westwood, for Pascack Realty Co., A. C. Hart, 261 Broadway, Westwood, owner. Cost, \$6,500 each.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, of irregular dimensions, in South Broad st, between Grove and Garden sts, Elizabeth, for A. Herman, 520 South Bayway, Elizabeth, owner. Cost, \$12,000.

WEST HOBOKEN, N. J.—Emil Guhl, 19 Charles st, Jersey City, has plans in progress for a 2-sty brick dwelling, 22x35 ft, at 310 Courtlandt st, West Hoboken, for Attilio Viglioni, 312 Courtlandt st, West Hoboken, owner. Cost, \$7,000.

MONTCLAIR, N. J.—D. S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 2½-sty frame dwelling, 23x33 ft, in Grove st, Montclair, for Adolph Pierson, Trinity pl, Montclair, owner and builder. Cost, \$9,000. Mason work, James Donald, Walnut Crescent, Montclair. Heating and plumbing, Wm. Karaney, 27 Valley rd, Montclair.

CONTRACTS AWARDED.

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

APARTMENTS FLATS AND TENEMENTS.

MANHATTAN.—Guggenheim-O'Brien Co., 3 East 48th st, has the general contract for alterations to dwellings at 163-173 East 75th st, which are to be converted into a 9-sty brick apartment house, 150x100 ft, for the 165 East 75th Street Corp., owner, care of general contractor, from plans by Warren & Wetmore, 16 East 47th st, architects. Cost, \$800,000. General contractor will take bids on separate contracts about February 23d.

GRAND CONCOURSE.—Bethlehem Engineering Corp., 527 5th av, has the general contract for a 5-sty brick, frame and limestone apartment house, 100x59 ft, on the west side of Grand Concourse, 93 ft south of 183d st, for Sterling Realty Co., 71 Broadway, owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$125,000.

JACKSON HEIGHTS, L. I.—J. G. White Co., 43 Exchange pl, Manhattan, has the general contract for twelve 5 and 6-sty brick elevator apartments, 81x56 ft each, on Hayes av, Fillmore av, 23d and 24th sts, Jackson Heights, for the Queensboro Corp., 50 East 42d st, Manhattan, owner, from plans by Andrew J. Thomas, 137 East 45th st, Manhattan, architect. Total cost, \$1,000,000.

MANHATTAN.—Dwight P. Robinson, 125 West 46th st, has the general contract for a

14-sty brick and stone apartment house, 75x100 ft, at the northeast corner of Park av and 58th st, for 485 Park Avenue Corp., Inc., L. S. Pinney, director, owner, care of general contractor, from plans by Sugarman & Hess, 16 East 43d st, architects.

RUTHERFORD, N. J.—Macbert Construction Co., 1 Erie av, Rutherford, has the general contract for a brick apartment, 28x70 ft, on Sylvan av, Rutherford, for M. Sherman, 227 Orient Way, Rutherford, owner, from plans prepared privately. Cost, \$17,000.

JERSEY CITY, N. J.—W. H. & F. N. Cane, 233 Broadway, Manhattan, have the general contract for a 12-sty brick apartment at the corner of Duncan av and Hudson blvd, Jersey City, for Duncan Construction Co., owner, care of architect, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect.

CHURCHES.

MONTCLAIR, N. J.—John B. Roberts & Co., 1170 Broadway, Manhattan, has the general contract for an addition of a 1-sty and basement trap rock parish house to the church at the corner of Chestnut st and Montclair av, Montclair, for St. John's Protestant Church, Rev. James T. Lodge, pastor, 59 Montclair av, Montclair, owner, from plans by Earl W. McKinney, 7 West 42d st, Manhattan, architect. Cost, \$40,000.

DWELLINGS.

MANHATTAN.—Tilden & Herzig, Inc., 188 Montague st, Brooklyn, have the general contract for a 2½-sty hollow tile and stucco dwelling, 30x40 ft, with L 20x30 ft, on the east side of Independence av, 336 ft south of 254th st,

Private Plant Abandoned

At 30-32 Pine Street is another big building which has recently discarded a private plant in favor of Central Station Service

The M & L Realty Corporation, who are the owners, after studying cost figures prepared by this company ordered the installation of three electric elevators and the necessary house pumps to replace steam driven equipment

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for Geo. I. Fox, 164 West 25th st, owner, from plans by Mortimer E. Freehof, 405 Lexington av, architect. Cost, \$30,000.

MONTCLAIR, N. J.—Geo. Engstrom & Co., 407 Valley rd, Montclair, has the general contract for a 2½-sty frame dwelling, 22x25 ft, in Elm st, Montclair, for Richard Anderson, 81 North Fullerton av, Montclair, owner, from plans by John E. Baker, Jr., 109 Orange rd, Montclair, architect. Cost, \$6,000. Mason work, Valentine DeNoth & Son, Tichenor pl, Montclair.

NEWARK, N. J.—Max Jaffe, 630 Court st, Elizabeth, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 24x53 ft, at the corner of Mapes av and Hunterdon st, Newark, for Aaron Baum, owner, care of architect, from plans by A. J. Silberstein, 829 Broad st, Newark, architect. Cost, \$17,500.

MANHATTAN.—B. C. Brown, 70 East 45th st, has the general contract for a 2-sty frame and stucco dwelling, 25x70 ft, on Fieldstone rd, for Mr. and Mrs. A. D. Mayor, owners, care of architect, from plans by W. S. Phillips, 137 East 43d st, architect. Cost, \$40,000.

FLUSHING, L. I.—Joseph Gow, Kenilworth, has the general contract for a 2½-sty frame dwelling, 24x28 ft, on Broadway, Flushing, for Mary Vischer Newbrook, Roselle Park, owner, from plans by C. C. Bell, 8 South av, Cranford, architect. Cost, \$6,000.

OYSTER BAY, L. I.—Matinico Construction Co., Locust Valley, has the general contract for an addition to the 2½-sty frame dwelling, 31x46 ft, irregular, at Oyster Bay, for Louis De Be Moore, Sandy Hill rd, Oyster Bay, owner, from plans by Guidon S. Parker, 17 East 42d st, Manhattan, architect. Cost, \$25,000.

RUTHERFORD, N. J.—Frederick Neelan, 314 Tontine av, Lyndhurst, has the general contract

for two 2½-sty frame, shingle and white pine dwellings, 22x28 ft, on Washington av, Rutherford, for C. W. Van Winkle, 1 and 2 Station sq, Rutherford, owner, from plans prepared privately. Cost, \$6,000 each.

RUTHERFORD, N. J.—Henery Construction Co., Rutherford, has the general contract for a 3½-sty brick dwelling, 25x35 ft, at the corner of Elliott and Irving pl, Rutherford, for G. W. McIlwaine, 114 Elliott pl, Rutherford, owner, from plans prepared privately. Cost, \$9,500.

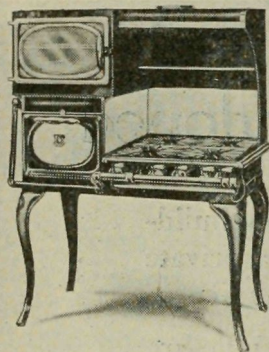
MANHATTAN.—Gessing Construction Co., 117 West 63d st, has the general contract for a 2½-sty brick dwelling, 33x45½ ft, in 191st st, 100 ft west of Creston av, for Jack G. Leo, 850 10th av, owner, from plans prepared privately.

RUTHERFORD, N. J.—John Dammers, 145 West Newell av, Rutherford, has the general contract for a 2½-sty frame and clapboard dwelling, 30x35 ft, with garage, on East Pierpont av, Rutherford, for Chas. A. Van Winkle, 1 Station sq, Rutherford, owner, from plans prepared privately. Cost, \$15,500.

GREENWICH, CONN.—David E. Schine & Son, Bridgeport, have the general contract for a 2-sty frame dwelling, 30x36 ft, on Putnam Terrace, Greenwich, for Greenwich Land & Development Co., Thos. N. Cook, president, Smith Building, Greenwich, owner, from plans by F. G. C. Smith, Smith Building, Greenwich, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

RUTHERFORD, N. J.—Walter H. Volckenring, Rutherford, has the general contract for a 1-sty brick factory, approximately 30x60 ft, on Orient Way, Rutherford, for S. Werner, 5 Sylvan av, Rutherford, owner, from plans prepared privately. Cost, \$15,000.



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BROOKLYN, N. Y.

JERSEY CITY, N. J.—Wright & Kowalski, 15 Exchange pl, Jersey City, have the general contract for a 2-sty reinforced concrete light manufacturing building, 100x100 ft, on Johnson av, Jersey City, for Tadriz Renovating Co., 890 Fairmount av, Jersey City, owner, from plans by Edw. H. Patterson, 76 Montgomery st, Jersey City, architect. Cost, \$50,000.

MANHATTAN.—Gretsch Engineering Co., 103 Park av, has the general contract for a 3-sty concrete storage building, 50x90 ft, in the south side of 47th st, 175 ft east of 2d av, for Joan Holding Co., owner, care of general contractor, from plans prepared privately.

HALLS AND CLUBS.

HUNTINGTON, L. I.—Bunce & Jorgensen, Huntington, have the general contract for an addition to the 2-sty stucco golf and country club, 32x32 ft, at Huntington, for the Huntington Golf and Country Club, Arthur N. Page, president, Huntington, owner, from plans by Gordon Parker and August Galow, 17 West 42d st, Manhattan, architect. Cost, \$20,000. Plumbing, J. Thompson, Huntington.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—John Kennedy & Co., 1133 Broadway, Manhattan, has the general contract for a 2-sty and basement brick school, 60x138 ft, with two 72-ft wings, at the corner of 92d st and Rockaway blvd, Woodhaven, for Nativity of Our Blessed Lady, Rev. J. B. Barbotine, pastor, owner on premises, from plans by Emil G. Perrot, 233 Broadway, Manhattan, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for a 14-sty brick and limestone office building, 70x100 ft, at 269-271 Madison av, for owner, care of general contractor, from plans prepared privately. Structural engineer, H. G. Balcom, 10 East 47th st. Mechanical engineer, Frank Sutton, 90 West

MANHATTAN.—York Building Co., 103 Park av, has the general contract for a 1-sty brick taxpayer, 60x100 ft, on the west side of University av, 132 ft south of 179th st, for Occidental Holding Co., Chas. Rosen, president, 10 Hamilton av, Bronxville, owner, from plans by Samuel Cohen, 32 Union sq, architect.

Heating Firms Indicted

Twenty-one corporations in the heating and ventilating business and twenty-four individuals were indicted for violating the Donnelly Anti-Trust Act, and five individuals were separately indicted for conspiracy last week by the Grand Jury, of which Robert Appleton is foreman.

Among the indicted are three labor union officials—John Imhoff, Martin McCue and Louis Gebhardt, business agents of the United Association of Plumbers' and Steamfitters' Local, 638. They were indicted on the separate conspiracy charge, together with Charles G. Witherpoon, a director of Baker, Smith & Co., of 576 Greenwich street, and John T. Hettrick, the lawyer and originator of the famous "Hettrick Code of Practice," by which prices were made to soar and competition to vanish in the building industry.

The following are those indicted for violating the Anti-Trust Law:

Almirall & Co., Inc., 1 Dominick st, Juan Almirall; Baker, Smith & Co., 576 Greenwich st.; Child & Scott Co., 112 Wooster st., Ernest T. Childs; A. B. Barr & Co., 30 East 42d st., Robert J. Currie; Callahan-Kingsley Co., Inc., 343 West 52d st., Edwin H. Kingsley; Raisler Heating Co., Inc., 129 Amsterdam av., Samuel Raisler, Louis K. Berman; Reis & O'Donovan, Inc., 213 West 28th st., Wallace M. Hyman; John C. Williams, Inc., 233 Broadway, John C. Williams; W. L. Fleisher & Co., Inc., 31 Union Square, Walter L. Fleisher; Johnston Heating Co., 131 East 26th st.; Wolff & Munier, Inc., 405 Lexington ave., Richard A. Wolff; Lazette & Murphy, Inc., 238 West 108th st., Jeremiah L. Murphy; W. G. Cornell & Co., 4th ave. and 17th st., Edward Slosson; Miller & Brady, Inc., 210 East 38th st., Robert B. Miller; McQuillin & Chave, Inc., 198 11th ave., Walter E. Chave; W. K. Mora & Co., Inc., 405 Lexington ave.; Wells & Newton Co., Inc., 292 Avenue B, Andrew J. Fee; Teran, Mahany & Munro, Inc., Grand Central Terminal; E. Rutzler Co., Inc., 404 East 49th st.; Adams, Britz & Co., Inc., 1761 Park ave., Edwin G. Britz; E. G. Woolfolk & Co., 15 West 38th st., Joseph G. Geoghegan, Leonard G. Kirk, Louis D. Paul; William L. Olvany, 100 Charles st.; Daniel J. Rice, 405 Lexington ave.; Albert M. Chambers, 222 East 41st st.; William K. McKiever, 247 West 13th st.; John T. Hettrick.

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APARTMENTS, FLATS AND TENEMENTS.

12TH ST, 169-173 W, 6-sty bk apt house, 63x84, felt & asphalt rf; \$100,000; (o) 171 W 12th St., Inc., 57 Greenwich; (a) Emilio Levy, 331 Madison av (43).

64TH ST, 29 E, 11-sty f. p. str & apt, 110x83, slag & tile rf; \$850,000; (o) 29 E 64th St. Corp., 217 Bway; (a) Geo. Fred Pelham, 200 W 72d (45).

70TH ST, 112-16 W, 8-sty f. p. apt house, 57x85, tile & slag rf; \$250,000; (o) 114 W. 70th St. Corp., 2025 Bway; (a) Sommerfeld & Steckler, 31 Union sq (44).

RIVERSIDE DR, 853-57, 6-sty bk apt house, 124x113, slag rf; \$350,000; (o) Friedman & White Rlty. Co., 900 Riverside dr; (a) Harold S. Young, 253 W 42d (47).

DWELLINGS.

116TH ST W, 117TH ST W, MORNINGSIDE DR, AMSTERDAM AV, blk, 4-sty f. p. res, 80x83, tile & plastic slate rf; \$200,000; (o) Columbia University, 116th & Amsterdam av; (a) McKim, Mead & White, 101 Park av (41).

FACTORIES AND WAREHOUSES.

47TH ST, 311-13 E, 3-sty f. p. factory, 50x100, tar & gravel rf; \$45,000; (o) Joan Holding Co., Inc., 148 E 50th; (a) Wilcox Creamer, 103 Park av (42).

STORES AND DWELLINGS.

189TH ST, 601-7, 5-sty bk str & tnt, 90x89, plastic slate rf; \$175,000; (o) Hudson Bldrs. Corp., 712 E 136th; (a) Springsteen & Goldhammer, 32 Union sq (50).

STORES, OFFICES AND LOFTS.

WILLIAM ST, 169-71, 1-sty metal store, 18x8, metal rf; \$600; (o) City of N. Y.; (a) Jos. Sloup, 140 Washington (51).

43D ST, 217 to 239 W, 14-sty f. p. offices, 100x100, slag rf; \$865,000; (o) N. Y. Times Co., 229 W 43d; (a) Ludlow & Peabody, 101 Park av (48).

AMSTERDAM AV, 2065-73, 2-sty bk str, billiard room & offices; \$80,000; (o) C. I. Weinstein Bldg. Const. Co., 2050 Amsterdam av; (a) Michael Bernstein, 137 E 4th (49).

MADISON AV, 1494, 3-sty bk str & offices, 50x40, slag rf; \$15,000; (o) Louis Myers, 960 Southern Blvd; (a) Jacob Fisher, 25 Av A (46).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST, w s, 108.38 n Lafayette av, 6-sty bk tnt, 50x87, slag rf; \$75,000; (o) Geo. F. Johnson Est., Fredk. Johnson, 30 E 42, pres.; (a) Chas. Kreymborg, 2534 Marion av (231).

FOX ST, w s, 100 s 156th, two 6-sty bk tnts, 100x87, slag rf; \$340,000; (o) Geo. F. Johnson Est., Fredk. Johnson, 30 E 42, pres.; (a) Chas. Kreymborg, 2534 Marion av (232).

GRAND CONCOURSE, w s, 250 n 196th, 2-5-sty bk tnts, 97.6x108.4, slag rf; \$300,000; (o) Sophie Simpson, 1646 Monroe av; (a) Margon & Glaser, 2804 3 av (204).

GRAND CONCOURSE, n e c 196th, 5-sty bk tnt, 135.42x122.11, rubberoid rf; \$265,000; (o) N. & C. Contracting Co., Benj. Nieberg, 120 W 126th, Pres; (a) Nathan Rotholz, 3295 Bway (182).

SOUTHEHN BLVD, w s, 250 s 156th, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson est, Fredk. Johnson, 30 E 42d, exr; (a) Chas. Kreymborg, 2534 Marion av (189).

SOUTHERN BLVD, w s, 100 s 156th, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson est, Fredk. Johnson, 30 E 42d, exr; (a) Chas. Kreymborg, 2534 Marion av (190).

VALENTINE AV, n w c 196th, 5-sty bk tnt, 113.3x110.9, rubberoid rf; \$216,000; (o) N. & C. Contracting Co., Benj. Nieberg, 120 W 126th, Pres; (a) Nathan Rotholz, 3295 Bway (183).

DWELLINGS.

BYRON AV, e s, 100 s 237th, 2-2-sty & attic bk dwgs, 21x63.6, shingle rf; \$28,000; (o) Albert Willetts, 2312 Prospect av; (a) Thos. C. Petersen, 1628 McCombs rd (140).

EDISON AV, w s, 260 s Schley av, 1-sty fr dwg, 19x34, shingle rf; \$3,000; (o) W. L. Dexter, on prem; (a) A. Renne, 601 W 160th (125).

HOLLAND AV, n e c 211th, 2-sty bk dwg & garage, 34.4x44, tar & felt rf; \$10,000; (o) Leonard Palumbo, 3520 Holland av; (a) Jos. Ziccardi, 912 Burke av (116).

JESSUP AV, e s, 175.25 s Featherbed la, 2-2-sty & attic bk dwgs, 25x64, shingle rf; \$32,000; (o) Harry Goldsmith, 1572 Jessup av; (a) Thos. C. Petersen, 1628 McCombs rd (139).

LELAND AV, w s, 50 s Archer, 3-2 1/2-sty fr dwgs, 22x48.10, shingle rf; \$30,000; (o) Howell Mapes, 1019 E 179th; (a) Le Roy Lent, 1518 Roselle (124).

APPLETON AV, e s, 125 s Roberts av, 2-sty & attic bk dwg, 21x39, shingle rf; \$10,000; (o) Harry Di Nicolas, 1642 Park av; (a) Thos. C. Petersen, 1628 McCombs rd (141).

LYON AV, n s, 150 e Castle Hill av, 2-sty bk dwg, 21x54, slag rf; \$10,000; (o & a) Rose & M. F. Walsh, 1332 Herschell (169).

MARMION AV, e s, 37.6 s 175th, 2-sty bk dwg, 25x60, slag rf; \$12,500; (o) Nathan Weinstein, 974 Freeman; (a) John De Hart, 1039 Fox (103).

MAYFLOWER AV, e s, 425 s Waterbury av, 2-sty fr dwg, 21x40, plastic slate rf; \$7,500; (o) Wm. G. Pape, 547 E 151st; (a) M. A. Cardo, 61 Bible House (131).

MAYFLOWER AV, w s, 350 s Waterbury av, 2 1/2-sty fr dwg, 21.6x40.6, shingle rf; \$9,000; (o) Edw. D. & Wm. F. Smith, 397 E 153d; (a) Carl B. Call, 81 E 125th (126).

MAYFLOWER AV, w s, 425 s Waterbury av, 1 1/2-sty fr dwg, 19x40, asphalt shingle rf; \$4,500; (o) Hiram Smith, 1883 Wallace av; (a) Anton Pirner, 2069 Westchester av (112).

MINNIEFORD AV, n w c Ditmars, 1-sty fr dwg, 25x44.6, shingle rf; \$5,000; (o) Oscar Smith, 379 City Island av; (a) John J. Dunnigan, 394 E 150th (151).

MORRIS AV, e s, 769.9 n 196th, 2-sty fr dwg, 18x58, asphalt shingle rf; \$10,000; (o) Samuel Aginsky, 4111 Murdock av; (a) B. P. Wilson, 1705 Bussing av (122).

MOSHOLU PKWAY, n s, 150 e Kossuth av, 3-sty & attic bk dwg, 20.6x60.8, slate rf; \$10,000; (o) D. Morinoci Corp., Dominick Morinoci, 2384 Hughes av, Pres; (a) F. A. Schmitt, 504 Cortlandt av (160).

MULINER AV, e s, 150 s Brady av, 2 1/2-sty fr dwg, 21x52, shingle rf; \$8,000; (o) Frances D. Peterson, 702 Morris Park av; (a) Lewis Bracco, 217 W 125th (152).

MURDOCK AV, w s, 350 s Edenwald av, 2-sty fr dwg, 16 1/2x35, shingle rf; \$4,000; (o) August Saudberg, 129 E 30th; (a) E. A. Lynde, 2685 Briggs av (162).

NEWTOWN AV, w s, 36.02 s 259th, 4-2-sty bk dwgs, 22x32, plastic slate rf; \$24,000; (o) A. H. Bleil, 583 Bergen, Bklyn; (a) C. G. Covill, 410 W 20th (138).

PHILLIP AV, e s, 15 e Tremont av, 2-sty fr dwg, 16x34.6, asphalt rf; \$4,000; (o) John Kirvin, 522 Timpon pl; (a) T. G. Lanon, 154 Nassau (101).

PIERCE AV, n s, 50 w Tenbroeck av, 2 1/2-sty h. t. dwg, 24x44.8, asphalt shingle rf; \$9,000; (o) Vincent Fortino, 269 E 49th; (a) Canaava & Viviani, 110 W 40th (137).

RICHARDSON AV, e s, 130 s 238th, 2-sty bk dwg, 21x52, rubberoid rf; \$11,000; (o) Daniel Harrington, 3432 Park av; (a) Crumley & Skriwan, 355 E 149th (56).

SCHLEY AV, s s, 75 w Vincent av, 1-sty fr dwg, 20x38, shingle rf; \$3,200; (o) Howard A. Downes, 630 E 138th; (a) Robt. Glenn, 258 E 151st (75).

SEDGWICK AV, w s, 624.8 n 238th, 2-sty fr dwg, 16.10x49.6, asphalt shingle rf; \$7,000; (o) Stephen B. Walton, 2122 Morris av; (a) Wm. Heckmann, 101 Park av (170).

SEYMOUR AV, e s, 100 n Pelham pkway, 2-sty fr dwg, 20x32, shingle rf; \$10,000; (o) Edw. Klein, 410 E 122d; (a) Morris Whinston, 116 W 39th (66).

SEYMOUR AV, w s, 100.08 n Waring av, 1-sty fr dwg, 19x40, shingle rf; \$4,000; (o & a) R. Weisjahn, 1406 Webster av (94).

SPENCER AV, e s, 114 n 261st, 2-sty t. c. dwg, 23x49, asbestos shingle rf; \$10,000; (o) Philipp Meng, 546 E 86th; (a) Philipp Y. Meng, 546 E 86th (57).

TENBROECK AV, w s, 175 s Adee av, 1-sty bk dwg, 25x26, tar & felt rf; \$3,500; (o) M. A. Russo, 722 E 212th; (a) Jos. Ziccardi, 912 Burke av (163).

TYNDALL AV, e s, 88.89 n 260th, 2-2-sty bk dwgs, 18x38, asbestos shingle rf; \$16,000; (o) Philip A. Johann, 2 E 180th; (a) Wm. A. Geisen, 2403 Creston av (155).

WALLACE AV, e s, 245 s Rhineland av, 2-sty bk dwg, 22x52, rubberoid rf; \$11,000; (o) Settimo Ruberti, 341 E 146th; (a) Crumley & Skriwan, 355 E 149th (135).

WOODYCREST AV, w s, 151.2 s 162d, 2-sty h. t. dwg, 20x40, asphalt shingle rf; \$8,000; (o) Mrs. J. Bregny Smith, 212 W 69th; (a) A. W. Von Hassel, 311 W 154th (63).

YATES AV, e s, 375 n Pierce av, 2-sty fr dwg, 21x26, asphalt shingle rf; \$4,500; (o & a) Thos. J. Nevin, 290 City Island av (154).

ZULETTE AV, s w c Gillespie av, 1-sty fr dwg, 24x26, shingle rf; \$3,000; (o) Leon Wolf, 1473 St. Lawrence av; (a) Anton Pirner, 2063 Westchester av (136).

FACTORIES AND WAREHOUSES.

WEBSTER AV, w s, 195.9 n 174th, 3-sty bk factory (ice plant) & offices, 78.6x110.6, plastic slate rf; \$125,000; (o) F. M. Schildwachter & Sons, Inc., 4130 Park av; (a) Wm. H. Meyer, 1861 Carter av (202).

STORES AND DWELLINGS.

CITY ISLAND AV, n e c Fordham, 2-sty fr str & dwg, 30x34, comp rf; \$18,000; (o) A. Klein, 286 City Island av; (a) C. F. McDonald, 12 Scott st, New Brunswick, N. J. (208).

STORES, OFFICES AND LOFTS.

174TH ST E, s s, 89 e Washington av, 2-sty bk str & office, 20x60, plastic slate rf; \$8,000; (o) Hesper Realty Corp., Morris Heller, 370 E 149th, Pres; (a) De Rose & Cavalieri, 370 E 149th (194).

FULTON AV, s w c Claremont pkwy, 1-sty bk str, 99x47.3, plastic slate rf; \$30,000; (o) Rigas Realty Co., Inc., Jos. Sager, 132 Nassau, Pres; (a) Springsteen & Goldhammer, 32 Union sq (190).

INTERVALE AV, s w c Westchester av, 4-sty bk str, 133.2x161.2, plastic slate rf; \$50,000; (o) Corinth Const. Co., Julius Stuzen, 1042 St. Nicholas av, Pres; (a) Samuel Sass, 366 5 av (215).

JEROME AV, s w c Burnside av, 2-sty bk str, 125.7x56, slag rf; \$40,000; (o) Beachnut Realty Co., Martin Silverman, 554 Melrose av, Pres; (a) Margon & Glaser, 2804 3 av (191).

SOUTHERN BLVD, w s, 50 s Longwood av, 1-sty bk str, 85x50, slag rf; \$20,000; (o) Fredk. Johnson, 30 E 42d; (a) Chas. Kreymborg, 2534 Marion av (186).

SOUTHERN BLVD, s w c 167th, 1-sty bk str, 50x100, rubberoid rf; \$16,000; (o) Bookman Con. Co., Inc., I. Book, 51 E 42d, Pres; (a) J. J. Gloster, 110 W 40th (196).

3D AV, s e c 178th, 1-sty bk str, 225.4x95, plastic slate rf; \$50,000; (o) J. Block Realty Co., Jos. Block, 1651 Bathgate av, Pres; (a) Herman Goldberg, 2386 Valentine av (224).

3D AV, s e c 168th, 1-sty bk str, 73.28x123.42, slag rf; \$35,000; (o) Max Weinstein, 24 Mt. Morris Park W; (a) Wm. Koppe, 935 Intervale av (192).

STORES AND THEATRES.

WEBSTER AV, w s, 100 n 204th, 1-sty bk str & theatre, 100x112.6, slag rf; \$50,000; (o) W. 190th St. Corp., Harry Gilman, 1703 Montgomery av, Pres; (a) Moore & Landseid, 3 av & 148th (184).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

43D ST, 1139-51, e s, 362.6 n 12 av, 4-sty bk tmp, 112.6x88.2; \$185,000; (o) Empire Bldg. & Imp. Co., 305 Bway, Manhattan; (a) Geo. Blum, 505 5 av, Manhattan (1081).

DWELLINGS.

E 34TH ST, 273-81, e s, 280 n Snyder av, 4-2-sty fr 1 fam dwgs, 16x40; \$24,000; (o) Julius Kriegir & Isaac Friedman, 301 Thatford av; (a) Herman A. Weinstein, 375 Fulton (607).

59TH ST, 2017-67, n s, 125 e 20 av, 18-2-sty bk 2 fam dwg, 20x53.8; \$144,000; (o) Kathryn Gallagher, 1537 Chestnut st., Phila., Pa.; (a) M. Foster, 15 W 38, N. Y. (658).

65TH ST, 2025, n s, 200 e 20 av, 2-sty bk 1 fam dwg, 16x51; \$9,000; (o) Wm. Fishkind Bldg. Corp., 1334 41st; (a) M. A. Cantor, 373 Fulton (1008).

66TH ST, 1113-15, n s, 120 e 11 av, 2-sty bk 2 fam dwg, 20x54; \$8,000; (o) Salvatore Esposito, 205 Tillary; (a) Burke & Olsen, 32 Court (781).

77TH ST, 1874, s w c 19 av, 2-sty bk 2 fam dwg, 20x66; \$10,000; (o) Fulton Mdse. Co., 1978 80th; (a) Isaac Kallich, 8609 Bay pkwy (795).

77TH ST, 1858-70, s s, 25 w 19 av, 5-2-sty bk 2 fam dwgs, 20x66; \$50,000; (o & a) same as above (796).

77TH ST, 1613-41, n s, 200 e 16 av, 10-2-sty fr 1 fam dwgs, 16x38; \$50,000; (o) G. V. McPherson, 1382 E 23d; (a) M. R. Johnke, 214 Albemarle rd (740).

78TH ST, 1545-59, n s, 360 w 5 av, 6-2-sty bk 2 fam dwgs, 18x60; \$48,000; (o) Peter Bessie, 1421 65th; (a) Isaac Kallich, 8609 Bay pkwy (972).

80TH ST, 2015-25, n s, 100 e 20 av, 3-2-sty fr 1 fam dwgs, 24x52; \$36,000; (o) Benj. Schneider, 101 W 82d Manhattan; (a) Isaac Kallich, 8609 Bay pkwy (313).

88TH ST, 79, n s, 175 w Colonial rd, 2½-sty bk 1 fam dwg, 26x34.6; \$13,000; (o) Jos. E. Kelly, 416 76th; (a) Norman Cruger, 67 34th (447).

E 89TH ST, 1154-72, w s, 28.7 s Stillwell la, 6-1½-sty fr 1 fam dwgs, 20x61; \$12,000; (o) Realty Assoc., 162 Remsen; (a) Benj. Driesler, Jr., 153 Remsen (770).

95TH ST, 235, n s, 275 e Ridge blvd, 2-sty bk 2 fam dwg, 17.6x49; \$8,500; (o) Thos. Larkin, 231 95th; (a) Olof B. Almgren, 230 95th (433).

AV C, 116, s s, 110 e Gravesend av, 2-sty 2 fam dwg, 20x60; \$9,000; (o) Victor Mignoli, 1452 36th; (a) W. J. Conway, 400 Union (398).

AV I, 1812, s s, 60 e 18th, 2-sty fr 2 fam dwg, 28x50; \$16,000; (o) Nellie G. Pease, 12 Kenmore pl; (a) P. A. Smith, 51 E 42, N. Y. (633).

AV I, 5119-23, n w c E 52d, 2-2-sty fr 1 fam

dwg, 20x40; \$12,000; (o) John Monobito, 230 Thompson; (a) Jack Fein, 211 Snediker av (685).

AV I, 502, s e c E 5th, 2-sty fr 1 fam dwg, 18x44; \$10,000; (o) Saml. Kabakoff, 314 Ditmars av; (a) Wm. A. Lacerenza, 16 Court (705).

AV I, 506-10, s s, 22.6 e E 5th, 2-2-sty fr 1 fam dwgs, 19x44; \$20,000; (o) Saml. Kabakoff, 314 Ditmars av; (a) Wm. C. Lacerenza, 16 Court (706).

AV I, 5019-33, n w c E 51st, 2-2-sty fr 1 fam dwgs, 20x40; \$12,000; (o) John Morobito, 230 Thompson; (a) Jack Fein, 211 Snediker av (739).

AV L, 2208-16, s s, 50 e E 22d, 3-2½-sty fr 2 fam dwgs, 22x50; \$30,000; (o & a) same as above (322).

AV L, 2219-23, n w c E 23d, 2½-sty fr 2 fam dwg 33.6x48; \$14,000; (o) Naomi Bldg. Corp., 269 Rochester av; (a) Saml. Levine, 26 Court (323).

AV L, 2207-15, n s, 50 e E 22d, 3-2½-sty fr 2 fam dwgs, 22x50; \$30,000; (o & a) same as above (324).

AV M, 914-20, s s, 20 w E 10th, 3-2-sty bk 2 fam dwgs, 20x64; \$36,000; (o) Grant Lamp Co., 214 Throop av; (a) Tobias Goldstone, 50 Graham av (996).

AV M, 924, s w c E 10th, 2-sty bk 2 fam dwg, 20x64; \$12,000; (o & a) same as above (997).

AV P, 1421, n w c E 15th, 2-sty fr 2 fam dwg, 58x24; \$16,000; (o) Dworkin Const. Co., 660 Georgia av; (a) M. A. Cantor, 373 Fulton (985).

BLAKE AV, 1247-55, n s, 20 e Euclid av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o) Max Seidman, 1771 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (348).

EMPIRE BLVD, 397-9, n s, 160 n New York av, 2-2-sty bk 1 fam dwg, 20x30; \$10,000; (o) Jas. Cowell, 414 Empire blvd; (a) Jas. A. Boyle, 367 Fulton (964).

HARWAY AV, 2863, e s, 82.3 s Bay 50th, 2-sty fr 2 fam dwg, 17x56; \$8,500; (o) Andrew & Nellie Cargulia, 28 W 15th; (a) S. B. McDonald, 1630 Surf av (603).

OCEAN VIEW AV, 502, s e c E 5th, 2-sty fr 2 fam dwg, 20x70; \$8,000; (o) David Ratman & Saml. Dillon, 3042 E 4th; (a) Morris Perlstein, 49 Fulton av, Middle Village (608).

OCEAN VIEW AV, 524, s w c E 6th, 2-sty fr 2 fam dwg, 20x70; \$8,000; (o & a) same as above (600).

OCEAN PKWAY, 1543-59, e s, 335 n Av P, 6-2-sty bk 1 fam dwgs, 18x41; \$60,000; (o) Masau Realty Co., 1101 Flatbush av; (a) Jacob Lubroth, 44 Court (318).

SNYDER AV, 5116-18, s s, 40 w E 52d, 2-2-sty fr 1 fam dwgs, 13x60; \$9,000; (o) John F. Gehhardt, 520 Eastern pkwy; (a) Eric O. Holmgren, 371 Fulton (338).

VAN SICLEN AV, 514-32, w s, 22 s Dumont av, 7-2-sty bk 2 fam dwgs, 20x56, \$98,000; (o) Israel Diamond, 25 Bay 23; (a) S. Millman & Son, 1780 Pitkin av (416).

WEST END AV, 202-12, s w c Oriental blvd, 2-sty fr 1 fam dwg, 24x37; \$15,000; (o) Meyer Lorber, 30 Garfield ct; (a) E. M. Adelson, 1778 Pitkin av (632).

12TH AV, 7614, w s, 17 n 77th, 4-2-sty fr 1 fam dwgs, 16x34; \$20,000; (o) Cuards Const. Co., Inc., 650 50th; (a) Burke & Olsen, 32 Court (374).

20TH AV, 5013-17, s w c West, 2-sty bk 2 fam dwg, 20x65; \$11,000; (o) Maria Aietto, 115 Cherry, N. Y.; (a) Ferd. Savignano, 6005 14 av (663).

STORES AND DWELLINGS.

E 26TH ST, 530, s w c Flatbush av, 2-sty bk str & 1 fam dwg, 43.5x60; \$12,000; (o) Fredk. Luppens, 566 E 32d; (a) Vernam & Clough, 15 E 40th, Manhattan (1255).

STORES, OFFICES AND LOFTS.

NOSTRAND AV, 1181-5, e s, 49 s Fenimore, 1-sty bk str, 25x72; \$8,000; (o) Mary Schaffer, 329 Hawthorne; (a) Fred B. MuDuffee, 65 Clifton pl (1272).

LIVONIA AV, 566-76, s w c Georgia av, 2-sty bk str & offices, 50.6x100; \$35,000; (o) B. Kaufman, 918 Eastern pkwy; (a) J. M. Berlinger, 469 7 av, Manhattan (1075).

MISCELLANEOUS.

ATLANTIC AV, 1760-66, s s, 242 e Schenectady av, 2-sty bk housing station, 75x200; \$66,000; (o) City of New York; (a) Dept. Plants & Structures, Municipal Bldg, Manhattan (1265).

Queens

CHURCHES.

WOODHAVEN.—87th st, s e c 88 av, 1-sty bk church, 64x168, shingle rf, elec, hot water heat; \$100,000; (o) R. C. Church of St. Thomas Apostle, 87th st & 88 av, Woodhaven; (a) Gustave E. Steinback, 157 W 74th, Manhattan (887).

DWELLINGS.

ARVERNE.—Beach 64th st, e s, 200 s Larkin, 2-2-sty fr dwgs, 31x61, shingle rf, 4 families, gas; \$19,200; (o) Max Seligman, Beach 64th, Arverne; (a) J. P. Bowers, Boulevard, Rockaway Beach (373).

ARVERNE.—Amstel blvd, c Beach 66th, 3-2½-fr dwgs, 33x60, shingle rf, 2 families, gas; \$15,000; (o) Louis Schlissel, Arverne; (a)

Henry Hohauser, 237 Beach 116th, Rockaway Park (502-3-4).

BAISELEY PARK.—Baiseley av, n e c Cooper, six 1-sty fr dwgs, 26x40, shingle rf, 1-family, gas, hot air heat; \$27,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dananher, 328 Fulton, Jamaica (484 to 489).

BAISELEY PARK.—Baiseley av, n e c Mager, two 1-sty fr dwgs, 26x40, shingle rf, 1-family, gas, steam heat; \$9,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dananher, 328 Fulton Jamaica (490 to 491).

BELLE HARBOR.—Beach 123d st, e s, 150 n Boardwalk, 2½-sty fr dwg, 28x34, shingle rf, 1 family, gas; \$8,000; (o & a) John Pederson, prem (328).

BELLE HARBOR.—Beach 137th st, e s, 376 s Washington av, 2-sty fr dwg, 26x34, shingle rf, 1 family, elec, steam heat; \$12,500; (o) J. C. Denner Rockaway Park; (a) A. H. Knoll, Rockaway Beach (712).

BELLE HARBOR.—Beach 137th st, e s, 320 s Newport av, 2-sty fr dwg, 24x26, shingle rf, 1 family, gas, steam heat; \$7,800; (o) A. Pitt, Beach 92d st, Rockaway Beach; (a) W. Kennedy, 222 Beach 82d, Rockaway Beach (767).

BELLE HARBOR.—Beach 135th st, e s, 296 s Washington av, 2-sty fr dwg, 26x32, shingle rf, 1-fam, gas, hot water, heat; \$9,600; (o) Frank Ernest, 125 Beach 92d st, Rockaway Beach; (a) W. T. Kennedy Co., Beach 82d st, Rockaway Beach (773).

CORONA.—45th st, e s, 96 n Sackett st, 10-2-sty bk dwgs, 20x54, slag rf, 2-fam, gas, steam heat; \$85,000; (a) Paul Roth, Grand av and Gilmore av, East Elmhurst; (a) A. De Blasi, 94 East Jackson av, Corona (776).

CORONA.—38th st, e s, 222 s Jackson av, 2-sty fr dwg, 15x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Isidore Eisenstadt, 50 W Jackson av, Corona; (a) A. Marinelli, 15 W Jackson av, Corona (325).

CORONA.—Jackson av, s s, 60 e 41st, 3-sty bk str & dwg, 20x57, slag rf, 2 families, gas, steam heat; \$12,000; (o) Adolph De Blasi, 3 W Burnside av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (314).

CORONA.—38th st, e s, 242 s Jackson av, 2-sty fr dwg, 16x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Isidore Eisenstadt, 50 W Jackson av, Corona; (a) A. Marinelli, 15 W Jackson av, Corona (322).

CORONA.—Darvell st, n s, 250 e Alburtis av, 2½-sty fr dwg, 20x48, slag rf, 2 families, gas; \$7,500; (o) John Carrall, Corona; (a) Wm. E. Helm, College Point (358).

CORONA.—Belfast pl, s e c & South Railroad av, 10-2-sty fr dwgs, 20x51, tar & gravel rf, 2 families, gas, steam heat; \$95,000; (o) Thomas Daly, Junction & Roosevelt av, Corona; (a) Alfred Di Blasi, 94 Jackson av, Corona (591 to 595).

CORONA.—Edson st, n s, 225 e 51st, 2-sty bk dwg, 20x55, tar & gravel rf, 2 families, gas; \$12,000; (o) W. Tepass, 350 E 86th, Manhattan; (a) A. Schoeller, Way av, Corona (622).

CORONA.—Willow st, n s, 100 w Alburtis av, 2-sty bk dwg, 21x48, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Vito Casale, 28 N 51st, Corona; (a) Al L. Marinelli, 15 W Jackson av, Corona (599).

CORONA.—Filmore av, n s, 25 e 45th, 2-sty fr dwg, 21x52, 2 families, gas, tin rf; \$8,000; (o) Joseph Diagotti, 15 W Jackson av, Corona; (a) Al Marinelli, 15 W Jackson av, Corona (598).

DOUGLAS MANOR.—Forest rd, n s, 186 e Center dr, 2-sty fr dwg, 28x38, shingle rf, 1 family, gas, steam heat; \$10,700; (o & a) Ernest C. Hartings, 229 W 39th, Manhattan (615).

EDGEEMERE.—Beach 47th st, e s, 100 n Mermaid av, 3-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$9,000; (o & a) De Young & Metzner, Edgemere (297-98-99).

EDGEEMERE.—Beach 28th st, e s, 560 s Sea Girt av, 2-2-sty fr dwgs, 16x30, shingle rf, 1 family, gas; \$8,000; (o) Filrose Realty Corp., 24 Beach 83d, Arverne (282-83).

EDGEEMERE.—Beach 44th st, e s, 80 n Hough pl, 4-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$10,000; (o & a) Meyer Bros., Edgemere (284-85-86-87).

EDGEEMERE.—Beach 46th st, e s, 1,280 n Boulevard, 3-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$9,000; (o & a) De Young & Metzner, Edgemere (301-2-3).

EDGEEMERE.—Beach 26th st, n e c Sea Girt av, 3-2-sty fr dwgs, 19x33, shingle rf, 2 families, gas; \$18,000; (o) Berger & Weiss, Beach 26th, Edgemere; (a) P. Caplan, 16 Court, Bklyn (248-49-50).

EAST ELMHURST.—42d st, e s, 245 s Ditmars av, 1½-sty bk dwg, 28x39, shingle rf, 1-fam, gas, elec; \$10,000; (o) Ernst Schir, 201 East 87th st; (a) Geo. Fischer, 406 12th av, L. I. City (790).

ELMHURST.—Ditmars av, s s, 87 e 42d st, 1½-sty bk dwg, 28x39, shingle rf, 1-fam, gas, steam heat; \$10,000; (o) Edmund Thiele, 11 W 28th st; (a) Geo. Fischer, 406 12th av, L. I. City (788).

ELMHURST.—Gilmore st, w s, 215 n Beaun-gard av, 2-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Investors Long Island Realty Co., 3 E 44th, Manhattan;

(a) F. B. Noonan, 3 E 44th, Manhattan (307-308).

ELMHURST.—Banta st, s s, 80 e Van Dine, 2½-sty fr dwg, 27x55, shingle rf, 2 families, gas, steam heat; \$10,000; (o) M. C. Bode, 2 Banta, Elmhurst; (a) A. Marinelli, 15 W Jackson av, Corona (324).

ELMHURST.—21st st, w s, 100 s Roosevelt av, two 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scudder, 277 Woodside av, Elmhurst; (a) Chas. Stidolph, 15 Ivy, Elmhurst (458-459).

ELMHURST.—21st st, w s, 100 s Roosevelt av, two 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scudder, 277 Woodside av, Elmhurst; (a) Chas. Stidolph, 15 Ivy, Elmhurst (458-459).

EVERGREEN.—Cooper av, s e c Fairmount av, 2-sty fr dwg, 22x55, tin roof, 2-family, gas, steam heat; \$8,000; (o) Herman Winkle, Cooper av, Evergreen; (a) Albert Stines, Jr., 300 Grand, Maspeth (475).

FAR ROCKAWAY.—Sea Girt av, s e cor and Beach 14th st, 3-sty fr dwg, 60x108 (hotel) shingle rf, elec, gas; \$40,000; (o) Fannie Shelt, Wave Crest, Inc., Far Rockaway av; (a) Lowin-sch & Schubert, 366 5th av (783).

FLUSHING.—Amber pl, s e c Beech st, 2½-sty fr dwg, 37x26, shingle rf, 1 family, gas, steam heat; \$9,000; (o & a) Alice H. Schuler, 159-10 Queens av, Flushing (191).

FLUSHING.—18th st, e s, 420 n State, 2½-sty fr dwg, 20x28, shingle rf, 1 family, gas, steam heat; \$8,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (219).

FLUSHING.—Larch av, n s, 25 w Smart av, 2½-sty bk dwg, 20x50, shingle rf, 2 families, elec, steam heat; \$10,500; (o) Jos. Stadler, 217 Havemeyer, Corona; (a) S. A. Minoli, same address (586).

FLUSHING.—164th st, e s, 40 s 76 av, 3-2-sty fr dwgs, 15x31, shingle rf, 1 family, gas; \$15,000; (o) Chas. J. Hetteshimer, 309 Wyckoff av, Bklyn; (a) Geo. E. Crane, Richmond Hill (534-35-36).

FLUSHING.—21st st, e s, 420 s Franconia av, two 2-sty fr dwgs, 22x38, shingle rf, 1 family, gas; \$10,000; (o & a) Anna Konoyacki, 22d st, nr Queens av, Flushing (361-362).

FLUSHING.—Avof pl, e s, 80 n North Hempstead tpke, 2½-sty fr dwg, 22x46, shingle rf, 2 families, gas, steam heat; \$8,500; (o) R. L. Hewell, Radcliff st, Corona; (a) William E. Helm, College Point (699).

FLUSHING HILLCREST.—166th st, e s, 340 s 76th av, three 1-sty fr dwgs, 20x37, shingle rf, 1-family, gas, steam heat; \$12,000; (o) Adam Klein, Black Stump rd, Flushing; (a) Chas. Stidolph, 15 Ivy, Elmhurst (455 to 457).

FLUSHING HEIGHTS.—Renwick st, e s, 60 s Norwood av, 2½-sty bk dwg, 22x50, shingle rf, 2-family, gas, hot water heat; \$9,000; (o) Stanley Krupka, 29 Norwood av, Flushing Heights; (a) R. Lukowsky, 49 Stevens, L. I. City (498).

GLENDALE.—Fosdick av, e s, 220 s Central av, 4-2-sty fr dwgs, 18x50, slag rf, 2 families, gas, hot air heat; \$24,800; (o) Schlachter Const. Co., 65 Mayfield rd, Jamaica; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (587-88).

GLENDALE.—Fosdick av, e s, 44 s Central av, 8-2-sty fr dwgs, 18x50, tar & slag rf, 2 families, gas, hot air heat; \$49,600; (o) Schlachter Constn. Co., 65 Mayfield rd, Jamaica Hillcrest; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (336-337-338-339).

GLEN MORRIS.—11th av, n s, 70 w 121st, 3-2-sty fr dwgs, 18x30, shingle rf, 1 family, gas, steam heat; \$13,500; (o & a) D. Stage, Glen Morris (692-3-4).

GLEN MORRIS.—121st st, e s, 100 s 111 av, 3-2-sty fr dwgs, 18x40, shingle rf, 1 family, gas, steam heat; \$13,500; (o & a) D. Stage, Glen Morris (687-8-9).

HOLLIS.—Cornwall av, w s, 170 s Fulton, 2-2-sty fr dwgs, 24x28, shingle rf, 1 family, gas; steam heat; \$10,000; (o & a) Stanley Kaweckl, 25 Lincoln av, Jamaica (346-47).

HOLLIS.—Bryan av, s e c Charles, 2-2-sty fr dwgs, 24x31, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Harry G. Doran Hollis (659-60).

JAMAICA.—180th st, w s, 20 s Prospect av, 2½-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas; \$115,500; (o & a) John Ostman, 12 Lafayette, Jamaica (713 to 735).

JAMAICA.—Washington st, n e c State, 4-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$24,000; (o) John Monsees, 331 Washington, Jamaica; (a) Ernest Peterson, 64 Flushing av, Jamaica (705 to 708).

JAMAICA.—Oceanview av, n w c Lake st, 2½-sty fr dwg, 24x50, shingle rf, 1 family, gas, steam heat; \$15,000; (o) J. F. Kane, 659 Jefferson pl, Manhattan; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (331).

JAMAICA.—Oceanview av, s s, 380 w Flushing av, 2-2½-sty fr dwgs, 24x50, shingle rf, 2 families, gas, steam heat; \$24,000; (o) B. A. Zinis, 420 Lorimer, Bklyn; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (332-333).

JAMAICA.—Orchard st, w s, 15 n North 1st, 11-2-sty fr dwgs, 15x39, tar & slag rf, 1 family, gas, steam heat; \$49,500; (o & a) Joseph Moss, 10905 Woodhaven av, Woodhaven (61-612).

JAMAICA.—Sutphin rd, w s, 40 — Arlington ter, 2-sty fr dwgs, 20x55, tar & slag rf, 2-family, gas, steam heat; \$7,500; (o) Angelo Savino, 654 Brick, N. Y. City; (a) Louis Danancher, 328 Fulton, Jamaica.

Fulton, Jamaica (493).

JAMAICA.—Homelawn av, w s, 47 n Hillcrest av, 2½-sty fr dwg, 22x30, shingle rf, 1-family, gas, steam heat; \$12,000; two buildings; (o & a) Peter Kenwood, 110 Fulton, Jamaica (421-422).

JAMAICA.—Burtis av, n w c Holderman av, 5-2-sty fr dwgs, 16x31, shingle rf, 1 family, gas; \$22,500; (o) John Barrett, 405 Willard av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (531-32-33).

JAMAICA.—179th pl, e s, 273 n Larrimore av, 3-2-sty fr dwgs, 20x51, slag rf, 2 families, gas, steam heat; \$30,000; (o) Woodrich Engineering Co., Harvard av, Jamaica; (a) P. H. Dein, Jamaica (406-07-08).

JAMAICA.—Columbus av, e s, 100 n Park, 8-2-sty fr dwgs, 18x50, slag rf, steam heat, gas; \$36,000; (o) Wm. Molitor, 3d st, Woodhaven; (a) A. H. Meissner, Woodhaven (420).

JAMAICA SOUTH.—9th st, s s, 280 w Long, 2-2-sty fr dwgs, 23x25, shingle rf, 1 family, gas; \$8,000; (o) Leonard Frank, New York av & Miller st, Jamaica South; (a) Chas. Infanger & Sons, 2634 Atlantic av, Bklyn (654-55).

KEW GARDENS.—Brentford Road, n s, 62 w Kew Forest Lane, 2-sty bk dwg, 34x43, tile rf, 1-fam, elec, steam heat; \$15,000; (o) E. W. Wensch, 218 E 23d st; (a) R. F. Schirmer, 9432 85th av, Woodhaven (774).

L. I. CITY.—11th av, e s, 503 n Ditmars av, 8-2-sty fr dwgs, 40x45, shingle rf, 2 families, gas; \$16,000; (o & a) Phillip Veccharelli, 778 11 av, L. I. City (400-401).

L. I. CITY.—Eln st, n s, 50 w Ely av, 2-sty bk dwg, 22x52, slag rf, 2 families, gas, hot water heat; \$12,000; (o) Irma Weill, 557 Academy, L. I. City; (a) Valentine Schiller, 300 11 av, L. I. City (618).

L. I. CITY.—14th av, w s, 275 s Wilson av, 2-sty bk dwg, 21x50, slag rf, 2 families, gas; \$8,000; (o) Jos. Bloise, 477 14th av, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, L. I. City (423).

L. I. CITY.—Duckley st, e s, 95 w Queen, blvd, 1-sty bk factory, 109x100, slag rf, steam heat; \$25,000; (o) Wm. H. Murphy, 404 Jackson av, L. I. City; (a) Chas. Koester, 9 Jackson av, L. I. City (756).

LITTLE NECK.—Westmoreland av, e s, 180 n Cutter av, 2½-sty fr dwg, 30x24, shingle rf, 1-fam, gas, hot water, heat; \$9,000; (o) Peter Nelson, Hillendale av, Little Neck; (a) James Connaughton, Highland av, Little Neck (785).

STORES AND DWELLINGS.

CORONA.—Alburtis av, w s, 177 s Polk av, 2-sty bk dwg & str, 25x69, tar & gravel rf, 2 families, gas; \$12,000; (o) Frank Cerra, 88 Merritt av, Corona; (a) Alfred Di Biasi, 94 E Jackson av, Corona (876).

JAMAICA.—Jamaica av, s s, 74 w Van Wyke av, 2-3-sty bk str & dwgs, 18x57, tar & gravel df, 2 families, gas, steam heat; \$16,000; (o) J. P. Jnczewski, 18 Hancock, Jamaica; (a) H. T. Jeffrey, Jamaica (878).

JAMAICA.—Hillside av, n s, 443 w Victoria, 4-2-sty bk str & dwgs, 20x55, tar & gravel rf, 2 families, gas, steam heat; \$32,000; (o) Dime Realty Corp., 446 Gates av, Bklyn; (a) J. Carroll, 225 Greene av, Bklyn (816).

ROCKAWAY BEACH.—108th st, n w c Boulevard, 2-sty fr str & dwg, 25x50, slag rf, 1 family, gas, steam heat; \$9,000; (o) R. E. Fegan, Beach 83d, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (823).

ELMHURST.—19th st, e s, 200 n Albermarle ter, 2-2-sty fr dwgs, 22x41, shingle rf, 2 families, gas, steam heat; \$16,000; (o) Peter M. Coco, 381 Steinyway av, L. I. City (792-3).

RIDGEWOOD.—Brush st, e s, 640 n Cooper av, 2-2-sty fr dwgs, 21x55, tar & gravel rf, 2 families, gas, hot air heat; \$15,600; (o) S. Rickert, Brush st, Glendale; (a) G. Clarke, 756 Armand rd, Ridgewood (809-810).

MISCELLANEOUS.

FLUSHING.—22d st, n e c Cypress av, 2-sty bk club house & str, 40x100, tar & slag rf, 2 families, elec, steam heat; \$40,000; (o) Citizens Alliance Realty Corp., 21st st, Flushing; (a) Peter N. Coco, 281 Steinyway av, Astoria (791).

ROCKAWAY BEACH.—Boardwalk, n & s s, 100 w Beach 102d, fr roller coaster; \$40,000; (o) F. & C. Improvement Co., Inc., 126 5 av, Manhattan; (a) Miller & Baker, Bridgeport, Conn. (812).

ROCKAWAY BEACH.—Pier av, s w c Ocean av, 2-sty fr bath house, 40x100, slag rf; \$15,000; (o) I. Weiss, 9606 Boulevard, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (822).

ROCKAWAY BEACH.—Beach 106th st, s w c Boulevard, 2-sty fr bath house, 40x195, slag rf; \$20,000; (o) Joseph Millhauser, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (824).

Richmond

DWELLINGS.

PORT RICHMOND.—Decker av, e s, 450 s John st, 2-sty fr dwg, 20x26, slag rf; \$4,000; (o) Campbell Driving, 2825 Richmond Terr; (a) H. Pelsher, Richmond av, P. R. (2747).

PORT RICHMOND.—Sharpe av, e s, 50 s Larkin st, two 2½-sty fr dwgs, 20x48, slag rf; \$4,000 each; (o) Ignacy Weesolowski, 31 Sharpe av, P. R.; (a) Wm. Behler, P. R., S. I. (2746).

PORT RICHMOND.—Bond st, n s, opp Simonson pl, 2½-sty concrete & frame dwg, 20x28, slag rf; \$4,500; (o) Miss Bell, 406 Jewett av; (a) Miss Bell, 406 Jewett av (2743).

PORT RICHMOND.—Courtland pl, w s, cor Sharratt pl, 2½-sty fr dwg, 20x30, shingle rf; \$4,000; (o & a) Frank B. Steintert Co., 25 Richmond av, Porta Richmond. (2787).

PRINCESS BAY.—Vernon av, 631, 200 w Amboy rd, 1-sty fr dwg, 26x34, slag rf; \$4,500; (o) C. R. Whitby & R. Whitby, 386 Fort, Bronx; (o) Wm. Oakland, 394 Marcy av, Hugenot Park; (b) August Oakland, 394 Marcy av, Hugenot Park (—).

PRINCESS BAY.—Seguine av, s w c Felix av, 2-sty fr dwg, 28x40, shingle rf; \$7,000; (o) Eloise Pounding, Bay View av, Princess Bay (o) Albert H. McGeehan, 36 Bay View av Princess Bay (2823).

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PRINCE BAY.—Inez st, s s, 298 w Seguire av, 2-sty fr dwg, 20x25, asphalt shingle rf; \$3,500; (o) Selma Norring, 1647 E 48th st, Brooklyn; (a & b) Oscar Norring, 1647 E 48th st, Brooklyn (5).

RICE MANOR.—Grant av, n e s, cor Second, 2-sty fr dwg, 18x24, shingle rf; \$4,500; (o) Frank D. Whitney, 3719 Amboy rd; (a) Harry Petchee, Port Richmond, S. I. (2766).

RICE MANOR.—Grant av, s s, 50 w 5 av, 2-sty fr dwg, 20x25, slag rf; \$5,000; (o) Rice Land & Imp. Corp., 25 Bway, Manhattan; (enb, Frank E. Wall, West Brighton (2422).

ROSEBANK.—Fingerboard rd, n s, 300 w Bay 1½-sty fr dwg, 22x30, shingle rf; \$4,000; (o) S. J. Matthews, 35 Fingerboard pl; (a) J. P. From, Decker av (2785).

SOUTH NEW YORK.—Martin av, s e s, 265 n Cannon av, 1½-sty fr dwg, 24x24, shingle rf; \$3,000; (o) Waima Heince, 24 Martin av, Port Richmond, S. I. (2672).

STAPLETON.—cor of Roof & Targer st, n w c, 300 w Vanderbilt av, 2-sty fr dwg, laundry & dwg, 30x68, shingle rf; \$7,000; (o) Edw. McCormick, 913 Vanduzen st, Stapleton, S. I.; (a) Thomas Cummings, 468 Targee st, Stapleton, S. I. (2641).

STAPLETON.—Van Duzen st, 466, n s, 117 w South ter, 2-sty bk dwg, shingle rf, 50x29; \$8,000; (o) Geo. Becktal, 466 Van Duzen, Stapleton; (a) Jas. F. Mahon, 80 College av, West New Brighton (2582).

STAPLETON.—Laurel av, n s, 175 e Gordon, two 2-sty fr dwgs, 21x46, rubberoid rf; \$8,000; (o & a) A. Aleski, Tompinkinst st, Stapleton, S. I. (2777).

STAPLETON.—Cebra av, n s, 55 e Bond, 2½-sty fr dwg, 29x45, shingle rf; \$12,000; (o) Geo. T. Wright, 9 Rosewood pl, Tompkinsville, S. I.; (a) Erdmann & Hohn, 16 E 40, N. Y. C. (2780).

STAPLETON.—Union pl, n s, 241 w Bay, 1-sty frame dwg (club house), 22x71, shingle rf; \$5,000; (o & a) Staten Island Yacht Club, Stapleton, S. I. (2770).

TOMPKINSVILLE, S. I.—Waldron av, s s, 120 e Melrose av, 1-sty fr dwg, 19x24, shingle rf; \$4,000; (o & a) Winifred S. Ball, 11 Melrose av (2711).

TOMPKINSVILLE.—Dury la, s e s, 234 s w Woodstock av, 2-sty fr dwg, 25x25, shingle rf; \$5,000; (o) Christian Wiig, 1 Barker; (a & b) O. T. Thorsen, 557 5th, Bklyn (2820).

TOTTENVILLE.—Amboy rd, s e s, 100 e Elliott av, 2-sty fr dwg, 26x54, rubberoid rf; \$10,000 (o & a) W. T. Smith, Butler av (2758).

TOTTENVILLE.—Barnard av, w s, 100 s Elliott av, two 2-sty fr dwgs, 16x38; shingle rf; \$5,000; (o & a) E. R. Paugh & J. L. Paugh, Tottenville, S. I. (2755).

TOTTENVILLE.—Sleight av, e s, corner George st, 2-sty fr dwg, 26x30, shingle rf; \$5,000; (o) Christopher Walle, 141 Prince Bay rd; (a) Louis F. Kiefer, 27 Johns av, Tottenville, S. I. (2621).

WEST BRIGHTON.—Sullivan court, w s, 60 n Beemont av, 2-sty fr dwg, 17x38, shingle rf, 6 bldgs, \$30,000; (o) John W. Sullivan Realty Co., West Brighton; (super) Ole T. Krenick, 58 Richmond turnpike (2578).

W. N. BRIGHTON.—Henderson av, n s, 100 w Broadway, 1-sty fr dwg, rubberoid rf, 20x34; \$3,100; (o) Wm. G. Wilcox, 115 Davis av, W. B., S. I.; (a) J. C. Twin, 103 Barker st, W. B., S. I.; (mason) King Jackson, 128 Clone rd, S. I. (40).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST, 38, remove partitions, walls, connect bldgs in 2, 4 & 5-sty bk lofts, str & tnt; \$3,500; (o) Est Harris Silberman, 105 Madison av; (a) Saml. Cohen, 32 Union sq (185).

CLINTON ST, 56 to 62, new organ chamber, beams, t. c. partitions in 1-sty bk m. p. theatre; \$1,500; (o) M. & S. Orden Theatre Corp., 58 Clinton; (a) Salvati & Le Quornike, 369 Fulton, Bklyn (161).

CROSBY ST, 59, extend stairs, new partitions in 5-sty bk loft; \$1,800; (o) Elbert Bailey Est, Daniel Bailey, 14 Midland av, White Plains, N. Y.; (a) Harry A. Yarish, 29 Graham av, Bklyn (204).

DIVISION ST, 39, remove str front, partitions, new ext, beams, show window, cornice, partitions in 3-sty bk str, factory & apt; \$3,500; (o) Michael Bernstein, 76 Division; (a) Max Muller, 115 Nassau (168).

DUANE ST, 138-40, new t. c. motor room, enlarge bulkhead on 5-sty bk loft; \$1,000; (o) Alister Greene, 138 Duane; (a) Wm. T. Williams, 41 E 42d (203).

EAST BROADWAY, 294, rearrange partitions, new bathrooms, alter door in 3½-sty bk dwg; \$1,000; (o) Mrs. John F. Ahearn, 296 East Bway; (a) Philip Bardes, 230 Grand (167).

EAST BROADWAY, 171, remove stoop rearrange show windows, stairs in 3-sty bk str

& tnt; \$3,000; (o) Shepard Goldberg, 171 E Bway; (a) Philip Bardes, 230 Grand (191).

FULTON ST, 92, new fire-escape on 5-sty bk str & factory; \$1,000; (o) Sallie N. Ruperti, 140 E 71st; (a) Harold F. Smith, 14 E 23d (178).

GANSEVOORT ST, 67, rearrange stairs, partitions, new ext, cold storage rooms, freight elevator, plumbing in 3-sty bk str & apt; \$7,300; (o) John Dupont, Edw. P. Erts, 67 Gansevoort; (a) John B. Snook Sons, 261 Bway (180).

GOERCK ST, 59-65, new bk walls, rf (rubberoid), conc floor, garage, driveway, piers, footings, oil separator, gas storage system, partitions, stairs, elev & shaft, skylights on 4-sty bk stable factory; \$12,000; (o) Kalhofer Rity. Co., 59 Goerck; (a) Louis Kasoff, 145 6 av (166).

LIBERTY PL, 7, repair plaster work, flooring, painting, new beams, floor, metal ceiling, toilet, stairs, radiators, windows, elec work in 3-sty bk str, loft & office; \$3,500; (o) Edw. Weiner & Barney Greenstone, 51 Nassau; (a) Jas. A. Cantolupe, 20 Domenick (162).

13TH ST, 7-9 E, new hand hoist, stairs in 5-sty bk factory; \$1,000; (o) Van Beuren Est, 65 5 av; (a) Hans C. Volz, 571 Fulton, Bklyn (194).

15TH ST, 20 W, new walls, stairs, window, beams in 3-sty bk str & shop; \$10,000; (o) Gold Mill Rity. Co., 230 Grand; (a) Philip Bardes, 230 Grand (192).

15TH ST, 153-9 W, new tank on 7-sty bk factory; \$3,200; (o) 153 W 15th St. Co., 153-9 W 15th; (a) The Rusling Co., 26 Cortlandt (193).

17TH ST, 23 to 27 W, new sidewalk elevator & t. c. partitions in 12-sty f. p. str & lofts; \$5,000; (o) The Bedell Co., 19 W 34th; (a) Geo. A. Schonewald, G. C. Term (177).

22D ST, 204 E, remove front, wall, new skylight, stairs, girders, walls on 3-sty bk str & apt; \$4,000; (o) Fredk. Lohmann, 2790 Bainbridge av; (a) Bruno W. Berger & Son, 121 Bible House (197).

24TH ST, 137 E, new partitions, str front on 7-sty f. p. str & hotel; \$2,000; (o) Gramercy Operating Corp., 137 E 24th; (a) Jacob Fisher, 25 Av A (174).

26TH ST, 64 W, new fire-escape on 3-sty bk str & factory; \$2,000; (o) The 6th Av. Dev. Co., 3 W 29th; (a) Maximilian Zipkes, Wolf & Kudroff, 432 4 av (189).

26TH ST, 233-5 W, new bk front, beams, f. p. stairs, fire-escape, skylight, metal ceiling, composition floors & bases, galv iron ducts, f. p. windows in 4-sty bk tnt; \$40,000; (o) Hugh G. Miller, 220 Bway; (a) A. E. Ramhurst, 47 W 42d (184).

37TH ST, 218 W, new bk & t. c. front, boiler room, toilets & enclosures, stairs, plumbing, elect work, heating, fire retard stair enclosure in 4-sty bk sales & storage room; \$15,000; (o) Dorcoe Rity. Co., 10 E 33d; (a) Geo. Fred Pelham, 200 W 72d (164).

40TH ST, 268 W, remove toilet, bath tub, ceiling, new elevator shaft, skylights, elect work, wall, slag rf, heating in 5-sty bk office & apt; \$12,000; (o) Nicholas Nelson, 268 W 40th; (contr) Kenvin & Glass, 101 Park av (200).

42D ST, 22 E, remove columns, wall fire passage, fire-escape, old front, new cantilever, columns, arcade, str front in 6-sty bk hat shop, stock room & offices; \$3,500; (o) Wm. D. Parsons, 18 E 63d; (a) Starrett & Van Vleck, 8 W 40th (165).

67TH ST, 35 E, rearrange door, partitions, change stairs, remove partitions, new rooms in 5-sty bk res; \$7,000; (o) Mrs. Jas. H. Alexandre, 35 E 67th; (a) Cross & Cross, 681 5 av (182).

125TH ST, 4-6 W, remove partitions, new balcony, str front, door in 4-sty bk furniture str; \$3,000; (o) Saml. Licht, 220 6 av; (a) Wm. M. Raeburn, 208 W 54th (201).

129TH ST, 118 E, excavate basement, remove pier, new conc slab, columns, chimney on 3-sty bk laundry & apt; \$16,000; (o) Bernard Parrish, 118 E 129th; (a) J. J. Gloster, 110 W 40th (176).

AV A, 1173, remove partitions, new t. c. partitions, toilet in 5-sty f. p. hospital; \$2,000; (o) Flower Hospital, Eastern Blvd & 63d; (a) Fredk. G. Frost, 144 E 54th (199).

AMSTERDAM AV, 35, remove str front, new partitions, str front, beam in 5-sty bk str & tnt; \$5,000; (o) Est Nathan Kempner, Knickerbocker Bldg; (a) B. H. & C. N. Whinston, 2 Columbus Circle (172).

LEXINGTON AV, from 25th to 26th st, new fire exits, steel lintels, kal doors, iron stairs in 1-sty f. p. 69th Reg. Armory; \$1,680; (o) City of N. Y., Armory Bld., Municipal Bldg; (g c) H. J. Peper & Co., Inc., 1737 Bway (163).

PARK ROW, 31, remove wall, new marquise, wall, beams, seats in 4-sty bk m. p. theatre, bowling alley, str; \$8,000; (o) Est Jay Gould, 165 Bway; (a) Louis A. Sheinart, 194 Bowery (183).

WEST BROADWAY, 248-50; also BEACH ST, 2-4-6, new steel structure & 2 tanks on 8-sty f. p. factory; \$5,300; (o) S. Chas. Welsh, 213 Bway, trustee for W. D. Welsh, Hartsdale, N. Y.; (a) The Rusling Co., 26 Cortlandt (173).

1ST AV, 1344-46, remove walls, columns, str fronts, partitions, new girders, beams, columns, piers, str front, partitions, toilets in 2-5-sty bk str & tnt; \$20,000; (o) Ebeling Rity. Co., 7 E 42d; (a) Morris Whinston, 116 W 39th (171).

3D AV, 197, remove wall, column, girder, partitions, new beams, girder, partitions, wall on 3-sty bk str, restaurant & apt; \$9,000; (o) Eisen Co., 70 Bedford; (a) Chas. Schaefer, 394 E 150th (169).

5TH AV, 1409, remove show window, stairs, partitions, new show windows, stairs, windows, partitions, lower str floor in 5-sty bk str, restaurant & tnt; \$25,000; (o) 1409 5th Av. Co., 1409 5 av; (a) Harold L. Young, 253 W 42d (181).

7TH AV, 456, new fire-escape on 4-sty bk restaurant & factory; \$1,200; (o) Ada M. Hurff, Pasadena, Cal.; (a) Elwood Hughes, 342 W 42d (179).

9TH AV, 567, remove show window, new pier, girder in 4-sty bk str & tnt; \$2,000; (o) Ben-zion Lagner, 498 9 av; (a) Irving Kudroff, 432 4 av (175).

11TH AV, 154-60, new add sty, fire-escape, plumbing in 3-sty bk str & factory; \$10,000; (o) 22d St. & 11th Av. Corp., 315 Vanderbilt av; (a) John H. Knubel, 305 W 43d (188).

Bronx

ALLEN PL, n s, 100 e Delaville pl, 1-sty built upon 1-sty strn dwg; \$1,500; (o) Frank Colasurdo, on prem; (a) Geo. L. Muller, 3 S 3 av, Mt. Vernon (44).

146TH ST, 375 E, new stairs, new str fronts to 5-sty bk str & tnt; \$1,500; (o) Henry Mahlstead, on prem; (a) Moore & Landseidel, 3 av & 148th (38).

149TH ST E, intersection 3 & Melrose avs, new cols, new girders, new show windows to 3-sty bk str & offices; \$10,000; (o) J. Clarence Davies, 3 av & 148th; (a) S. J. Kessler, 529 Courtlandt av (40).

161ST ST, 729 E, 3-sty bk ext, 21x10, new str front, new plumbing & new partitions to 3-sty fr str & dwg; \$10,000; (o) Dr. Philip Suffin, 1412 Charlotte; (a) M. J. Harrison, 110 W 34th (36).

169TH ST, 543 E, 1-sty bk ext, 31.5x21, & new str front to 3-sty fr str & tnt; \$1,500; (o) Minnie Katz, on prem; (a) Paul Lubroth, 26 Cortlandt (39).

EASTCHESTER RD, e s, 176.4 s Mace av, new plumbing, new partitions to 2-2-sty fr dwgs; \$3,000; (o) Mrs. Concita Coppola, on prem; (a) M. A. Cardo, 61 Bible House (37).

EASTCHESTER RD, 1629, 1-sty fr ext, 20x 77.79, to lsty fr storage; \$2,500; (o) Archanna Realty & Con. Co., Inc., on prem; (a) Anton Pirner, 2069 Westchester av (41).

TREMONT AV, 703, 2-sty bk ent, 2x12, new str fronts, new partitions to 2-sty fr str & billiard rooms; \$4,000; (o) Jos. Alroff, 1223 Wheeler av; (a) I. L. Crausman, 2035 Southern Blvd (42).

3D AV, e s, 176 n 168th, 1-sty of bk built upon 2-sty bk factory; \$35,000; (o) David Mayer Brew. Co., on prem; (a) Max Hausle, 3307 3 av (43).

Brooklyn

JORALEMON ST, 167, n s, 101.2 e Clinton, int alts & plumbing in 3½-sty bk office, 1 fam & boarders; \$6,000; (o) Dr. Geo. Deely, 154 Montague; (a) Geo. H. Suess, 1131 Gravesend av (1273).

BEDFORD AV, 777, e s, 150 n Park av, walls 2-sty bk garage & 1 fam dwg; \$4,000; (o) Page Bros., prem; (a) Louis Allmendinger, 20 Palmetto (1109).

MANHATTAN AV, 43, n w c Moore, str fronts & int alts to str & lofts; \$3,500; (o) B. Levitzky, prem; (a) Harry A. Yarish, 29 Graham av (1073).

SUMNER AV, 263, e s, 100 n Quincy, exterior & int alts & str front on 2 fam dwgs; \$2,000; (o) Colman Schnachne, 898 Park av; (a) Murray Klein, 37 Graham av (1173).

Queens

JAMAICA.—Sutphin rd, n e c Chichester av, 2-sty bk ext, 75x60, rear, tar & gravel rf on factory & storage; \$50,000; (o) Merkel Bros., Inc., Sutphin rd & Chichester av, Jamaica; (a) Louis Allmendinger, 20 Palmetto, Bklyn (191).

L. I. CITY.—Steinway av, e s, 176 s Grand av, general int alts to str & dwg; \$5,000; (o) Chas. Early & H. O. Grieshaber, 404 10 av, L. I. City; (a) Val Schiller, 335 11 av, L. I. City (181).

QUEENS.—L. I. R. R., s w c Plank rd, 2-sty fr ext, 70x44, front, tar & gravel rf; \$6,000; (o) McPhibben Lighting Fix. Co., 264 Fulton, Jamaica; (a) Alfred Anslander, Jackson av, Queens (184).

RICHMOND HILL.—Jamaica av, n w c 91st, 1-sty bk ext, rear, 26x41, tar & gravel rf, str & dwg, int & exterior alts; \$4,500; (o) Morris Friedman, 9019 Jamaica av, Richmond Hill; (a) H. W. Billard, 9508 116th, Richmond Hill (178).

ROCKAWAY BEACH.—Rockaway Beach Blvd, n w c Beach 87th, 1-sty bk ext, 41x28, ear, tar & gravel rf, raise front of bldg 1-sty, new copper str fronts, plumbing in bakery, shoe str & canary str; \$15,000; (o) Gustav Ordenstein, prem; (a) Fred Vollweiler, 1612 Bway, Bklyn (150).