

# Real Estate Record and Builders Guide

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

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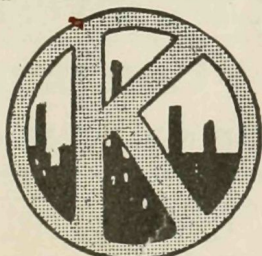
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# E D I T O R I A L

## Unwise to Rush War Memorial

Before Civic Virtue has had time to get comfortably settled, or Nathan Hale to get once more accustomed to the surroundings on the Broadway side of City Hall Park, along comes another project to stir up the feelings of Father Knickerbocker's public. Mr. Rodman Wanamaker, as Chairman of the Mayor's Committee on Permanent War Memorial, finds himself the storm-center of the latest disturbance, due to his committee's proposal that the city's World War Memorial be erected in Central Park. Not only has protest arisen against having the memorial in Central Park, but individuals of artistic temperament and organizations of artistic mold are protesting vigorously against the form of the memorial itself.

The Mayor's Committee has adopted a plan which has numerous features,—such diversified features, in fact, as to prompt the conservative *New York Times* to refer to it as "a combined Coney Island and War Memorial." This characterization seems rather far-fetched, and it is difficult, even under the stress of a summer sun, to share the *Times'* fear that no Coney Island features will be lacking, not even "the peanuts and hot dogs," if the Wanamaker plan is carried through.

In all fairness, however, the proposal of the Mayor's Committee is entitled to the fullest consideration, and that is what it is getting from the New York Chapter of the American Society of Landscape Architects, the American Historical and Scenic Preservation Society and other organizations especially qualified to pass judgment on such projects. Sentiment in these expert circles, it is evident, does not favor the Wanamaker plan. The criticism is that of specialists on the work of laymen. Presumably the specialists are right and the laymen wrong,—or, at least, that view would be the logical one under a similar set of circumstances.

Upon one point there should be no divergence of opinion, even between experts and laymen. That is upon the un-wisdom of haste in such an important matter. The Mayor's Committee gives evidence of a determination to have the city's War Memorial erected "without further delay," as if something had been lost in sentiment or in practicability because New York has not provided before now some such memorial. This view ought not to prevail, however, because it would be far better to delay such an important project indefinitely rather than to erect a memorial conceived in haste. The example of the City of Paris, which will allow a decade to pass before her citizens decide upon the best type of World War Memorial to be erected in the French capital, is well worth keeping in mind here in the American metropolis.

## For the Greater Welfare of All

The organization of the American Construction Council for the purpose of uniting and co-ordinating the various elements comprising the construction industry and for the reformation from within of those outstanding evils which for several years past have brought discredit to the industry

makes a strong appeal to those who have been and still are the innocent victims of these abuses.

The fundamental ideas underlying the organization of the Council is a real desire to influence a closer co-operation between all of the industry's component elements and through this co-operation to institute such changes and reforms as will return the industry to its former high position of service to the community.

As outlined, the preliminary program of the Council is a most ambitious one, capable of far-reaching effects toward curing many of the outstanding ills from which the industry is now suffering. In the minds of its sponsors there are tremendous possibilities for permanent good in which the public will materially share. The organization has not only the encouragement but the support of the Federal authorities, yet it will be entirely independent of bureaucratic supervision. The prime stipulation of those responsible for this organization is that its efforts must always be toward the public welfare and that it shall be dedicated to the service of the public and the elimination of the waste and those other evils which so long have reacted against progress and prosperity.

These honest efforts, designed to cure or at least to alleviate the most serious of the economic evils which the construction industry inherited as part of its legacy from the World War, and the well-considered plans for the restoration of public confidence in an industry where distrust admittedly prevails, are deserving of the sympathetic consideration of everyone interested in construction, even in the remotest degree.

The need for such an organization stands unquestioned. Its purposes are sound and its program as tentatively outlined is constructive and promising. Men have been selected as leaders who occupy places of national prominence and their wide knowledge of conditions and requirements assure the Council's guidance along the right channels of thought and activity.

But with its organization completed and its program for its first year's work planned, this council cannot be even a partial success unless it can obtain the hearty and active co-operation of all those who will be benefited by the results. In this the entire industry must forget its petty grievances and submerge all selfish motives for the greater welfare of all. With the establishment of such a basis of operation the co-ordination of the construction industry is not only possible but partly accomplished.

## New York's Danger in Railroad Strike

Mayor Hylan has sent a letter to President Harding, urging the Nation's Chief Executive to save New York from going hungry if the threatened railroad strike materializes today. In his letter the Mayor gives the President a lot of interesting data about the eating requirements of the metropolis, and Mr. Harding, it is plain to be seen, will be a very busy man if it falls to his lot to meet Mayor Hylan's demands. New York, the Mayor notes, concerns itself each

day with the food needs of seven million residents and transients.

Here are some of the items the President is asked by Mr. Hylan to keep in mind: New York requires 3,000,000 quarts of milk a day; the city has at no time more than four days' supply of fresh dressed beef; 200 carloads of live poultry represents one week's consumption here, while Father Knickerbocker does not have at any time more than four or five days' supply of Western dressed killed poultry; the egg supply in storage, including that in New Jersey, is about 1,550,000 cases, while the present supply of canned fruits and vegetables is the smallest in years because of 1921 crop conditions. As to potatoes and fresh fruits and the general run of vegetables, the Mayor is apprehensive that these supplies also will run short quickly if the railroad men tie up the main transportation lines by a strike.

"The condition that would result in New York City from

such a rail tie-up," the Mayor wrote to the President, "would be similar to that prevailing in a beleaguered or besieged city in war time," to which logical declaration the Mayor added: "Such a state of affairs should be guarded against by every reasonably available means."

Mayor Hylan's impertinence in thus writing to President Harding is obvious, and it is equally obvious that instead of sending the letter to the President at all he should have addressed it to the powerful labor leaders in whose hands the various unions of railroad workers have placed authority to call a general railroad strike. If New York finds itself in the appalling situation the Mayor outlines the seven millions of people whom he wants fed will know where to place the responsibility. While it is probable the labor leaders have read in the newspapers the Mayor's letter to the President, it would have been much more to the point if it had been sent to them direct.

### Contract Is Awarded for the New Court House

THE city authorities have authorized the award of a contract for the construction of the new Court House. The bids were submitted on the basis of either a granite or limestone superstructure, and it is now announced that the contract has been awarded to the George R. Fuller Co. Although the contracts have been awarded, they are not yet signed, and it is somewhat indefinite just when the work of building the new Court House will be commenced, but undoubtedly it will be in the near future.

The bid of the George A. Fuller Co. was \$4,139,000. The amount covers the entire superstructure of the building in granite, but does not include the rough plumbing work. Bids submitted for the latter will be considered soon.

Comptroller Charles L. Craig, Chairman of the Court House Committee, submitted a report stating that while the bid of the Fuller Company was somewhat higher than those of five other contractors it would be to the advantage of the city to accept

the Fuller Company's bid. He said the difference would be more than offset in the time taken for construction, the cost of separate inspection officers by the city and the responsibility of having the whole work in the hands of one general contractor.

Commissioner of Accounts David Hirshfield pointed out that while the figure of the successful bidder was approximately \$203,000 higher than the lowest combination bid, the city would gain more than that in time and the expense which would be devolve in case the offers of the combination bidders were accepted.

Both the Controller and Commissioner Hirshfield favored a granite building and in this they were supported by Guy Lowell, the architect, who designed the structure.

Mr. Lowell told the board that the site of the new court house was to be the centre of a great civic area, and that the two buildings in close proximity, the Hall of Records and the Municipal Building, were constructed of granite.

### Auction Sale of Lots of Forest Hills West Next Saturday

AN attractive section of Long Island will be thrown open to investors next Saturday, July 8, when Joseph P. Day will sell 1,500 lots in Forest Hills West. This property consists of a large tract of farm land in Queens and will be sold on terms to suit those of moderate means.

The announcement made by Borough President Connolly that if plans for the development of Queens Boulevard are carried out that thoroughfare will be the finest avenue in the world has already had an effect in booming the lots and plots on that boulevard. A large number of Forest Hills West parcels front on the boulevard.

Queens Boulevard to the west has already been selected by merchants and tradesmen as a proper section for the establishment of business. The widening of the boulevard to 200 feet will be sure to increase the boom.

On the other side of the Forest Hills West tract Woodhaven

avenue form another boundary near to trade already established that is bound to boom values. This avenue also is to be widened, the plans calling for 100 feet from curb to curb. For nearly three-quarters of a mile Forest Hills West property extends along Woodhaven avenue, and storekeepers near by are already planning to expand the modest beginning of their business.

The homesite areas of Forest Hills West are attractive. A number of beautifully designed streets begin and end on spacious Alderton street, after traversing the allotted space in the shape of a crescent. The design of the developers of the property has been to make it the best balanced tract of improved real estate possible within the limits of the five boroughs by having a healthy percentage of business properly and adequately mingled with a residential percentage of a substantial grade.

### Will Test Labor Efficiency

TESTS of workmen under the direction of the National Committee on Labor Efficiency and Production will be made to determine their efficiency in production in various industries. The work of the committee, headed by Ethelbert Stewart, United States Commissioner of Labor Statistics, Department of Labor, is concerned with the preparing of production schedules at present. Other members of the committee consist of expert advisers who have been selected because of their knowledge of the subject. They include: George E. MacIlwain, Wellesley Hills, Mass., secretary; Charles T. Allen,

Birmingham, Ala.; Sanford E. Thompson, Boston; John F. Coleman, New Orleans; Paul H. Norcross, Atlanta, Ga.; Theodore F. Laist, Chicago.

The first industry to be taken up will be the building industry. It also has been decided to take up an investigation of the textile industry currently with the investigation in the building trades. It is also proposed to include the iron and steel industry in the next general survey to be made. The Bureau of Labor Statistics already has some information regarding the efficiency of workers in this industry.

# REAL ESTATE SECTION

## Board Announces State Equalization Table for 1922

Makes Public Increases and Reductions in the Rates in Each County  
the Average Being Slightly Lower Than For Last Year

(Special to THE RECORD AND GUIDE)

Albany, June 29.

**T**HE Equalization Table for 1922, fixing the rates for each county as completed by the State Board of Equalization, shows a reduction in the average rate from that of last year, which was 89.0216885+. The rate for 1922 is 87.7717569+ per cent.

	Assessed value of real property (1921)	Rate of equalization	Full value of real property at rate of equalization	Am't deducted from assessed value of real property	Amount added to assessed value of real property	Equalized value of real property	Assessed value of personal property (other than bank stock) subject to taxation (1921)	Total equalized value of real property and assessed value of personal property (other than bank stock)
Albany	\$164,447,883	75	\$219,263,844		\$28,003,845	\$192,451,728	\$1,516,100	\$193,967,828
Allegany	34,224,464	73	46,882,827		6,925,417	41,149,881	565,405	41,715,286
Bronx	864,008,890	93	929,041,817	\$48,572,565		815,436,325	17,175,650	832,611,975
Broome	98,455,747	78	126,225,317		12,334,431	110,790,178	992,250	111,782,428
Cattaraugus	48,731,738	61	79,888,095		21,387,447	70,119,185	600,470	70,719,655
Cayuga	50,861,534	76	66,923,071		7,878,021	58,739,555	157,050	58,897,060
Chautauqua	88,603,344	69	128,410,643		24,104,933	112,708,277	232,200	112,940,477
Chemung	55,085,678	81	68,007,010		4,605,270	59,690,948	818,350	60,509,298
Chenango	20,714,311	64	32,366,111		7,693,993	28,408,304	313,780	28,722,084
Clinton	14,174,591	47	30,158,704		12,296,233	26,470,824	147,540	26,618,364
Columbia	28,691,624	65	44,140,960		10,051,672	38,743,296	204,428	38,947,724
Cortland	22,383,059	78	28,696,229		2,804,125	25,187,184	63,425	25,250,609
Delaware	31,381,096	67	46,837,457		9,728,963	41,110,059	397,646	41,507,705
Dutchess	82,789,361	73	113,410,084		16,752,662	99,542,023	954,950	100,496,973
Erie	816,979,375	87	939,056,753		7,247,235	824,226,610	10,304,585	834,531,195
Essex	20,004,922	53	37,745,136		13,124,647	33,129,569	231,115	33,360,684
Franklin	20,930,431	50	41,860,862		15,811,583	36,742,014	307,945	37,049,959
Fulton	34,656,751	86	40,298,548		713,992	35,370,743	398,525	35,769,268
Genesee	40,839,770	74	55,188,878		7,600,479	48,440,249	500,622	48,940,871
Greene	15,354,153	63	24,371,671		6,037,291	21,391,444	135,355	21,526,799
Hamilton	5,363,669	48	11,174,310		4,444,219	9,807,888	1,830	9,809,718
Herkimer	60,778,826	80	75,973,533		5,904,479	66,683,305	378,250	67,061,555
Jefferson	77,309,500	80	96,636,875		7,510,383	84,819,883	1,119,625	85,939,508
Kings	2,447,036,937	95	2,575,828,355	186,187,135		2,260,849,802	38,908,850	2,299,758,652
Lewis	16,749,969	63	26,587,252		6,586,130	23,336,099	385,080	23,721,179
Livingston	34,181,934	72	47,474,908		7,487,627	41,669,561	581,050	42,250,611
Madison	25,714,141	65	39,560,217		9,008,556	34,722,697	1,068,795	35,791,492
Monroe	427,001,234	79	540,507,891		47,412,038	474,413,272	950,900	475,364,172
Montgomery	38,100,618	64	59,532,216		14,151,854	52,252,472	482,450	52,734,922
Nassau	189,039,631	64	295,374,423		70,215,690	259,255,321	2,139,075	261,394,396
New York	6,508,643,144	95	6,377,519,099	460,982,582		5,597,660,562	145,473,800	5,743,134,362
Niagara	178,962,303	90	198,847,003	4,430,793		174,531,510	205,525	174,737,035
Oneida	171,276,496	87	196,869,536		1,519,354	172,795,850	521,945	173,317,795
Onondaga	251,475,857	80	314,344,821		24,430,115	275,905,972	752,415	276,658,387
Ontario	55,490,612	76	73,013,963		8,595,026	64,085,638	373,240	64,458,878
Orange	108,790,621	75	145,054,161		18,525,965	127,316,586	1,150,700	128,467,286
Orleans	30,883,667	76	40,636,404		4,783,619	35,667,286	100,800	35,768,086
Oswego	51,997,963	70	74,282,804		13,201,359	65,199,322	761,770	65,961,092
Otsego	37,124,682	77	48,213,873		5,193,483	42,318,165	569,300	42,887,465
Putnam	16,041,469	65	24,679,183		5,619,884	21,661,353	79,700	21,741,053
Queens	748,609,486	89	841,134,254	10,331,169		738,278,317	7,758,000	746,036,317
Rensselaer	90,950,558	84	108,274,474		4,083,850	95,034,408	79,880	95,114,288
Richmond	131,693,378	89	147,970,088	1,817,432		129,875,946	1,291,745	131,167,288
Rockland	37,991,960	67	56,704,418		11,778,504	49,770,464	50,400	49,820,864
St. Lawrence	55,489,594	67	82,820,290		17,203,230	72,692,824	772,865	73,465,689
Saratoga	38,986,947	63	61,884,043		15,329,765	54,316,712	260,120	54,576,832
Schenectady	86,425,158	61	141,680,587		37,930,382	124,355,540	347,077	124,702,617
Schoharie	12,736,217	75	16,981,623		2,168,852	14,905,069	252,220	15,157,289
Schuyler	9,325,812	68	13,714,429		2,711,583	12,037,395	182,140	12,219,535
Seneca	20,078,660	74	27,133,324		3,736,735	23,815,395	207,550	24,022,945
Steuben	49,864,502	69	72,267,394		13,565,859	63,400,361	377,450	63,807,811
Suffolk	126,838,121	62	204,577,615		52,723,246	179,561,367	952,625	180,513,992
Sullivan	8,444,524	21	40,212,019		26,850,272	35,294,796	133,670	35,428,466
Tioga	15,817,811	76	20,812,909		2,450,045	18,267,856	113,600	18,381,456
Tompkins	32,633,565	75	43,511,420		5,557,173	38,190,738	56,700	38,247,438
Ulster	42,395,439	57	74,377,963		22,887,406	65,282,845	196,975	65,479,820
Warren	18,718,738	51	36,703,408		13,496,488	32,215,226	105,800	32,321,026
Washington	24,482,692	69	35,482,162		6,660,625	31,143,317	361,251	31,504,568
Wayne	41,398,509	67	61,788,819		12,834,623	54,233,132	307,190	54,540,322
Westchester	673,703,505	90	748,559,450	16,679,725		657,023,780	2,400,458	659,424,238
Wyoming	26,532,685	79	33,585,677		2,946,054	29,478,739	244,752	29,723,311
Yates	13,322,283	66	20,185,277		4,394,689	17,716,972	201,600	17,918,572
<b>TOTAL</b>	<b>\$15,141,722,139</b>		<b>\$17,251,246,487</b>	<b>\$729,001,401</b>	<b>\$729,001,401</b>	<b>\$15,141,722,139</b>	<b>\$248,676,834</b>	<b>\$15,390,398,973</b>

# Another Palatial Hostelry Planned for Terminal Zone

George B. Post & Sons Retained to Design Fifteen-Story Structure for United Hotels Company of America at Cost of About \$8,000,000

**P**RELIMINARY plans have been matured for the addition of another palatial hostelry to that handsome group which has created in the Grand Central Terminal Zone the largest and most noteworthy hotel center in the world. The plans, as outlined, call for the construction of a new fifteen story hotel to contain 1,200 rooms and baths, which will represent an investment of approximately \$18,000,000 in building, furniture, leasehold and taxes, according to Douglas L. Elliman & Co., the brokers in this transaction.

This hotel will be owned and operated by the United Hotels Company of America, and will occupy a plot leased from the New York State Realty & Terminal Company, a holding company for the New York Central lines. The plot comprises the entire block bounded by Forty-fifth and Forty-sixth streets, Madison to Vanderbilt avenues. The leasehold is for a term of twenty-one years, with two renewals.

George B. Post & Sons, architects, have been retained to design this structure for the United Hotels Company, but as yet only the preliminary sketches have been made, and the final details are yet to be decided. These architects, in addition to having planned several of the most important hotels in New York city, were the architects of a number of the buildings

owned and operated by this company in various parts of the United States.

The new hotel will be erected under a general contract, awarded to the Thompson-Starrett Co., builders of some of the best known hotels in the Terminal Zone. The construction alone will cost about \$8,000,000, exclusive of land rentals.

The United Hotels Company of America operates a chain of eighteen hotels throughout the United States and Canada, as follows: The Bancroft, Worcester, Mass; Ten Eyck, Albany; Onondaga, Syracuse; Royal Connaught, Hamilton, Canada; King Edward Hotel, Toronto, Canada; the Clifton, Niagara Falls, Canada; the Lawrence, Erie, Pa.; the Penn-Harris, Harrisburg, Pa.; the Robert Treat, Newark, N. J.; the Tutwiler, Birmingham, Ala.; the Portage, Akron, Ohio; the Seneca, Rochester; Hotel Rochester, Rochester; the Durant, Flint, Mich.; the Stacy-Trent, Trenton, N. J.; Prince Edward Hotel, Windsor, Canada; the Mount Royal, Montreal, Canada, and the Alexander Hamilton, Paterson, N. J.

Among the officers are Frank A. Hedley, president; F. W. Rockwell, vice-president; Horace S. Wiggins, vice-president, and J. Leslie Kincaid, Adjutant General of the State of New York, vice-president.

## New Greenwich Village Apartment to Be Finished October 1

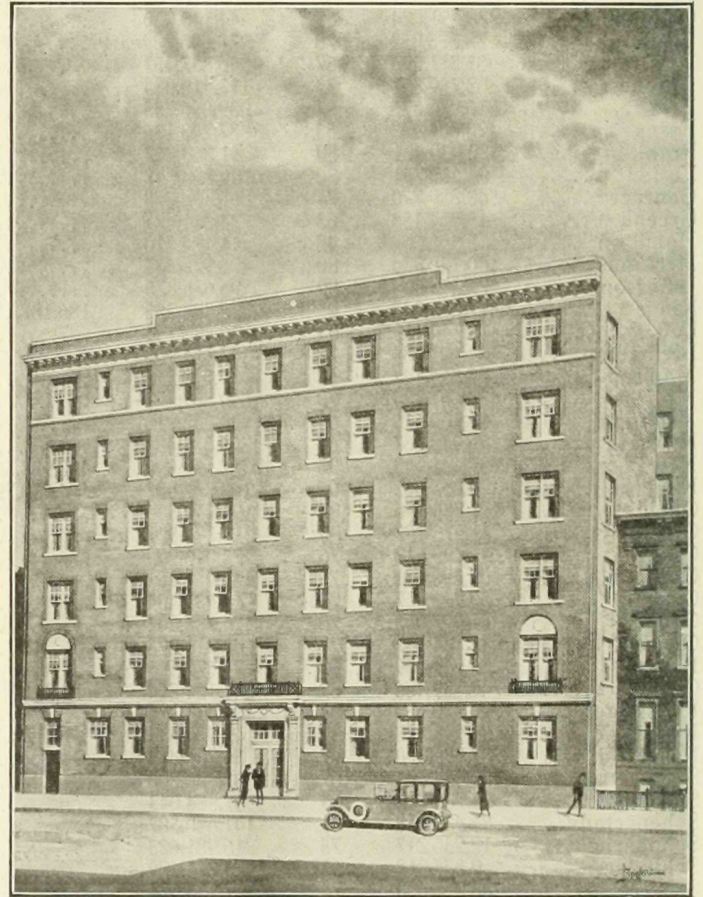
**C**ONSTRUCTION work is advancing rapidly on a six-story elevator apartment in the Greenwich Village section, which is planned for completion in time for the coming autumn renting season. The building is located at 71 to 77 West Twelfth street, between Sixth and Seventh avenues and is owned by a corporation which is directed by the Banner-Mitler Co., 507 Fifth avenue.

This apartment, which was designed by Robert T. Lyons, Inc., 342 Madison avenue, will cost more than \$400,000, including the value of the land. The construction is being financed through a first mortgage serial bond issue of \$290,000, recently underwritten by S. W. Straus & Co., investment bankers. It is estimated that the annual earnings will be \$38,850.

Plans for this operation show provision for the accommodation of forty-seven families in housekeeping units containing two, three and four rooms, with baths. The structure will be semi-fireproof and will contain all modern conveniences. The building occupies a plot with a frontage of 87 feet in the north side of West Twelfth street and is 103 feet in depth. The facade of the apartment has been designed in a dignified style, without excess ornamentation and will be constructed of light colored face brick, with trimmings of Indiana limestone and terra cotta.

No general contract was awarded for the construction of this apartment. The owners have had a wide experience in building operations, and they are doing part of the work by day's labor and sub-letting the remainder as the job progresses. The structural steel is being furnished and erected by the Levering & Garrigues Co.; the electric elevators installed by the A. B. See Electric Elevator Company; the tile and interior marble contract has been let to the D. H. McLaury Tile Co., and the interior trim is being fabricated by the Harriman Industrial Corporation.

Another interesting building project in the Village district is the operation converting three old-fashioned dwellings at the northwest corner of Fifth avenue and Washington square into modern apartments. The present three-story and attic buildings will have their high stoops and the beautiful Georgian porticos removed. The brownstone front of one of the buildings will be replaced with a new front of white marble and red brick to correspond with the facades of the adjoining buildings. The basement and first floors of the three buildings will be raised and when reconstructed the structures will be



NEW SIX-STORY APARTMENT IN WEST 12TH ST.

four feet higher than at present, thus making a modern five-story multi-family building. One of the old porticos will be used for a new entrance on the sidewalk level at the center of the Washington square front, and a new cornice of Georgian design will be carried around all three fronts. The plans for this extensive alteration were prepared by Maynicke & Franke, architects for the Rhinelander Real Estate Company, owners of the property.

# Mayor's Committee Proposes War Memorial in Central Park

## Rodman Wanamaker, Chairman, Outlines Plan for Arch, Lagoon, Swimming and Wading Pools, and Bath Houses on Site of Old Reservoir

HAVING considered, for more than a year, many plans submitted to it, the Mayor's Committee on Permanent War Memorial, of which Rodman Wanamaker is chairman, has proposed to the Board of Estimate the reclamation of 34 acres in Central Park now occupied by the lower reservoir as the site for a memorial arch, a swimming pool, wading pool, playground and running track, and a lagoon. In transmitting the plan to the Board of Estimate, Grover A. Whalen, Commissioner of Plant and Structures, declares an appropriation of \$600,000 is necessary to carry out the project. He states that the committee now has on hand \$200,000 in subscriptions, which must be used for a memorial arch, the total cost of which is estimated at \$500,000. The city is asked to provide \$300,000 to complete the amount necessary for the arch and \$300,000 for the restoration of the reservoir site. Bath houses will cost additional amounts.

Rodman Wanamaker, in outlining the plan recommended, recites the formation of the committee by appointment of the Mayor on November 13, 1918, to make the proper and necessary arrangements for the erection of an arch of freedom in a suitable location in this city in memory of those brave men who gave their lives in defense of the American flag.

"An Art and Executive Committee was at once selected," says Mr. Wanamaker, "with Mr. Paul W. Bartlett as chairman. This committee, because of the imminence of the homecoming of our troops, recommended to the Mayor, on Nov. 26, 1918, the immediate erection of a temporary arch at Twenty-fourth street and Fifth avenue. With his Honor the Mayor's approval and the hearty co-operation of the city, a temporary arch was erected in time to welcome the returning soldiers not only of New York City but of the nation during the spring, summer and autumn of 1919."

In recounting the activities of the committee in the early stages, Mr. Wanamaker says:

After a number of meetings the Art and Executive Committee on Nov. 1, 1919, authorized a public hearing on the form the memorial should take, which was held in City Hall on Nov. 17, 1919, according to societies, individuals and the public generally the opportunity to offer suggestions with respect to the character of the memorial. Following this public hearing the Art and Executive Committee on Dec. 5, 1919, invited the public, art and patriotic societies "to submit suggestions or plans in open competition of ideas for a permanent war memorial," and selected a jury of artists consisting of James Russell Pope, August Vincent Tack, Jules Guerin, Mrs. Harry Payne Whitney, Andrew O'Conner, Benjamin Wister Morris, James Earle Fraser, Henry Bacon, Professor Frank Jewett Mather, Jr., Edward Robinson, Lawrence Grant White and Alexander Stewart Walker.

In response to this announced open competition of ideas, sixty-seven suggestions were received and exhibited to the public in City Hall from Feb. 16 to 26, 1920.

The jury of artists, organizing with Mr. Robinson as Chairman, viewed the suggestions for the memorial, held a number of executive sessions, and then reported on April 15, 1920, that no proposal in all its details as submitted, is sufficiently meritorious for the jury of artists to recommend its adoption to the general committee, but that, considered broadly, the competition in ideas has suggested the following types of memorials as meritorious and worthy of consideration by the Mayor's Committee: A memorial arch; a cenotaph in charge of architect, and including sculpture and mural painting—a sort of temple to sacrifice and victory employing the three arts in the work of commemoration; a statue or sculptural group.

At the time of their submission these suggestions were considered by the members of the General Committee and no action was taken thereon.

Mr. Wanamaker then, on Jan. 1, 1922, tendered his resignation and that of the Committee on Permanent War Memorial to the Mayor. Since then the Mayor has requested Mr. Wanamaker to assume the chairmanship of a committee which has for its purpose not only the erection of a permanent war memorial, but also to plan and prepare a suitable celebration on the occasion of the twenty-fifth birthday of the Greater City of New York.

This new committee which the Mayor brought into being this year, says Mr. Wanamaker in his letter, has considered at great length the work of the former committee. It has reviewed the public discussions which took place in the Council room of the City Hall on the subject as

to what type the permanent war memorial should be. It has sought an expression of opinion of men of letters and of the ordinary citizen. After very serious and deliberate consideration of the entire question, the Mayor's committee is of the opinion that there could not be erected in this city more in keeping with the great deeds that were performed by the men who made the great sacrifice than an Arch of Freedom.

Having determined upon the type of war memorial, the committee addressed itself to the subject of the selection of a site. After combing the city for a suitable location for the Memorial Arch the Mayor's committee came to the conclusion that there was no site more appropriate for the erection of a memorial arch than that of the lower reservoir in Central Park, which is a feature of the old Croton water supply and no longer of practical service to the city. Here are thirty-seven acres of land in the very heart of the city unused and practically unseen in its present form.

It is proposed that there shall be at the extreme southern end of the reservoir area an approach from east to west forming the much talked about connecting avenue between the Metropolitan Museum and the Museum of Natural History. This reservoir area is approximately 800 feet wide, east and west, and 2,000 feet long, north and south.

It is further proposed as one of the features of the permanent memorial an Arch of Freedom, for which already a large amount of money has been collected—this arch to be at the north end of the reservoir site and the central feature of the composition.

In this position between the intermuseum avenue and the arch would be an approach or vista 2,000 feet long. In the centre of this approach might be built a narrow lagoon similar to the one in front of the Lincoln Memorial recently dedicated in Washington. It is further suggested that this lagoon shall be built as the second feature of permanency toward the completed memorial. The general plan is submitted herewith, subject, of course, to correction and the approval of your honorable body.

It is further suggested that the part which remains of the reservoir might be treated so that a swimming pool of very large proportions could be established, with bathing pavilions under the terraces on either side of the pool. The plan further provides for playgrounds on either side of the reservoir for children. There is also included in the plan a wading pool for children.

At the extreme southern end of the reservoir area a large amphitheatre has been planned for pageants and exhibitions. On either side of the arch it is proposed to erect pylons, each one to be dedicated to a New York regiment that participated in the great war. On these pylons will be inscribed the names of those members of the regiment who made the supreme sacrifice.

Mr. Wanamaker, on behalf of the committee, urges the necessity of immediately securing an appropriation sufficient to award a contract for the erection of the Arch of Freedom, and also to prepare the site for the great composition which is to form a part of the great war memorial.

It is proposed by the Mayor's committee on the twenty-fifth anniversary of the establishment of the greater City of New York, declares Mr. Wanamaker, to have the dedication of the Arch of Freedom as a central motive of the celebration. It is planned that this celebration shall take place during May, 1923.

It is respectfully requested that an appropriation be made to prepare this unused area of ground for the purpose outlined above—that is to say, the site for this memorial will be prepared to receive the temporary construction necessary for such work, and the money so expended will go toward the building of the final memorial. With this in view, it has been approximately calculated that to build the arch there will be needed an appropriation of \$300,000 to be added to the money already in hand (\$200,000), making an approximate cost of \$500,000 for the arch. It is respectfully suggested that, in addition to the \$300,000 for the arch, that your honorable board appropriate \$300,000 to prepare the ground and build the lagoon for the purposes of the contemplated celebration.

The cost of the work of a temporary nature might be determined later; also the cost of the final construction and completion of the permanent memorial will be determined later. It, however, has been calculated that the entire treatment of the layout of the thirty-seven acres now occupied by the reservoir can be properly treated from a landscape point of view as a playground for children for an approximate sum of \$400,000. The final and finished design would provide a permanent and most beautiful playground as obtains in every great city of Europe and which is so greatly needed in this metropolis.

Approximate cost of arch.....	\$500,000
Amount on hand collected from public, plus interest.....	200,000
Appropriation requested for arch.....	300,000
Appropriation requested for preliminary steps to prepare ground for arch .....	300,000
<b>Total appropriation requested.....</b>	<b>\$600,000</b>

If the plan is adopted by the Board of Estimate it is expected that the memorial will be completed by May, 1923. Many vigorous protests against the location in the park of a memorial of the character proposed have been made by organizations interested in matters of this kind.

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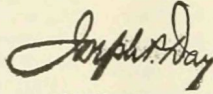
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# Review of Real Estate Market for the Current Week

## Large Leases and Large Apartment House Sales Were the Outstanding Features of a Week That Displayed Summer Quietude

THE summer dullness that generally characterized the week was relieved considerably by several large leases in important centers, notably the leasing of the store building of Saks & Company, at Broadway, 33d and 34th streets, to Gimbel Brothers as an annex to their block front building adjoining; and the 63-year lease of the fee to the block bounded by Madison and Vanderbilt avenues, 45th and 46th streets, to a corporation, as the site for a 15-story hotel. Other leases of interest, although smaller, was the leasing of the old 4-story building southwest corner of Seventh avenue and 35th street, for 21 years, to an adjoining holder of property; the leasing by George Ehret of a large corner plot on Washington Heights, for improvement by the lessee; of a 5-story building at 2 East 46th street, for 21 years; of the 5-story building 53 Broadway, for a long term, and of an 8-story loft building in West 42d street. There were, too, numerous leases of medium size throughout the city.

Marking the crest of the purchasing was that of the Esplanade Hotel, at West End avenue and 74th street, while another hotel on the avenue about as large, that is in course of completion, was sold on the plans. A 12-story apartment house on the same thoroughfare was bought back by owners who disposed of it seven years ago. Other important apartment house deals were a 9-story building on East 74th street, close to Park avenue; three large houses at the northeast corner of Amsterdam avenue and 121st street; several large houses in the Chelsea district; and others of fair size in the upper reaches

of town. The Gotham National Bank bought the fee to 1819-1821 Broadway from the Amos R. Eno estate.

That tenants are still investing was evidenced in the sale of a Second and Third avenue corner each to a tenant, one being a druggist with an old stand in the premises; as well as several private dwellings to tenants. Numerous parcels in the avenues mentioned have been sold to tenants during the year, with the prospects of more passing to tenants. Most of them are merchants who have a store in the ground floor and who bought the building for the purpose of avoiding greatly increased rent and incidentally to have an investment. Purchasing seems to be a good investment from either viewpoint.

There was considerable dealing in the sale of apartments in fine new houses in Park avenue, to be owned on the one hundred per cent cooperative plan. In the Jackson Heights section of Queens borough the selling of fine cooperative apartments goes steadily on. There is some demand for cooperative apartments in the St. Marks section of Brooklyn. The selling of private dwellings were about as numerous as the sale of apartment houses throughout the city this week.

A sale that marks a real estate movement in an old part of town was that of a group of three old buildings in lower Eighth avenue, facing on Abingdon Square. They were sold by Justice Greenbaum of the Supreme Court, who had owned them for a long time. The prospects of a rapid transit route going through Eighth avenue has toned up fee values some in and adjacent to the Square.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 63, as against 57 last week and 101 a year ago.

The number of sales south of 59th st was 30, as compared with 23 last week and 41 a year ago.

The number of sales north of 59th st was 33, as compared with 34 last week and 60 a year ago.

From the Bronx 42 sales at private contract were reported, as against 35 last week and 49 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 18.

### Annual Tennis Tournament

The annual tennis tournament of the Real Estate Board of New York will be held on July 12 on the courts of the West Side Tennis Club, Forest Hills, Long Island. Playing will start promptly at 10 o'clock a.m.

The events are one class in singles and one class in doubles. Entries may be for either one, or both. Two men may enter as doubles team. Others will be drawn by lot. Consolation singles and doubles to be played in the afternoon to include all losers of first matches in singles and doubles.

Entries will close on Monday, July 10. In case of rain, the tournament will be held the following day, Thursday, July 13. The co-operation of firm and individual members is earnestly solicited and it is hoped that all interested in tennis will lend their support.

Entry fee is \$2. Luncheon can be had at the club house on the grounds.

### Board Approves School Sites

The Board of Estimate has approved the purchase of two Bronx properties recommended by the Board of Education for school purposes. The properties comprise the block front on the north side of 181st st, between Morris and Creston av. and the block bounded by Walton and Gerard avs, 144th and 146th sts. The latter is to be used for an addition to the Theodore Roosevelt High School.

### Gotham Bank Acquires Fee

Much speculative opinion has existed as to the eventual ownership of the plot of land in Columbus Circle, owned by the heirs of the estate of Amos F. Eno, concerning which there has been a great deal of litigation in the last year or more.

The Gotham National Bank of New York took title to this property this week through its affiliated company, The Gotham National Building, Inc.

The plot in question known as lot No. 30

at 1819-21 Broadway, with a Broadway frontage of 54.17 feet, contains 2381 square feet and the purchase price is said to have been \$400,000, which sets a new mark for high value in the Columbus Circle zone.

The transaction as originally arranged called for the sale to the Gotham National Bank of New York of this property by all the heirs actual and presumptive of the Eno estate, but through the court's decision admitting the Eno will to probate, the deed was made by the executors of the estate.

This purchase is of prime importance to the bank and the Gotham National Building, Inc. as the main entrance of this large edifice is directly through the property just purchased.

An interesting fact has come to light in this regard, it having been predicted at times during the last year or two that other interests would succeed in acquiring this property. The bank officials in the meantime determining to protect themselves against all contingencies had so designed their new building as to permit of the establishment of a main entrance through the property at 1823 Broadway, which it seems could have been accomplished with comparatively small additional outlay. As it is the bank's directors and officers are especially gratified at the conclusion of matters made possible through this new purchase.

Negotiations were conducted by Wilder, Ewen & Patterson, representing the Gotham National Bank of New York and Lord, Day & Lord, representing the Eno estate.

### Buy Cooperative Apartments

Douglas L. Elliman & Co. sold apartments in the new 14-sty, 100 per cent tenant-owned apartment house being erected at 485 Park av, northeast corner of 58th st, by Dwight P. Robinson & Co., to William S. P. Prentice, and his son-in-law, Reeve Schley, vice president of the Chase National Bank.

Douglas L. Elliman & Co. sold apartments in the new 14-sty 100 per cent tenant-owned apartment house being erected by the Dwight P. Robinson Co. at 435 Park av, northeast corner of 68th st, to Mrs. Raymond Little and Mrs. O. F. Taussig.

Malcolm E. Smith, Inc., sold for the Joint Ownership Construction Co., Inc., Frederic Culver, president, a large apartment on the 9th floor of the new 100 per cent Joint Ownership building which they are about to erect at 943 Lexington av, to Dr. George N. Miller, of 811 Madison av.

### Esplanade Hotel Changes Hands

Overlooking the mansion and grounds of Charles M. Schwab, the 14-sty and basement elevator apartment hotel, on a plot 142.2x100, at the northwest corner of West End av and 74th st, and known as the Esplanade, has been

sold by J. C. and M. G. Mayer through Mark Rafalsky & Co.

The Esplanade is one of the most modern and finest multi-family structures in the city. It was completed last year by the 305 West End Avenue Corporation, Henry Mayer president, and returns an annual rental of approximately \$450,000.

The hotel contains 26 large rooms and 14 baths on a floor, so arranged that suites of various sizes can be obtained. On the main floor there is a large dining room and the lobby is finished in paneled wood, with doors and pediments of the Georgian period design.

The Mayers, who were represented by Stoddard & Mark, attorneys, bought the property in March of last year from the builders.

### Buys Two Heights Corners

George C. Blackwell sold to an investing client 840 St. Nicholas av, northeast corner of 152d st, a 6-sty brick apartment house with stores, and the 2-sty brick taxpayer, 41 St. Nicholas pl, northwest corner of 152d st, for the Fair Return Holding Co., of which John P. Flannery is president. The property was held at \$110,000. The two buildings cover a plot 25x121.9½x24.11, forming the north side of 152d st, between the thoroughfares mentioned.

### Investor Buys Manhattan Avenue Corner

Leopold Weiss, operator, sold to Sophie L. Nagin, an investor, the three 5-sty brick apartment houses with stores at 508-512 Manhattan av, northeast corner of 121st st, on a plot 100.11x95. Spotts & Starr, Inc., were the brokers. The houses return an annual rent roll of about \$32,000 and were held at \$180,000.

### Apartment House Sold on Plans

The 15-sty apartment house on a plot 60x100, in course of construction at 588 West End av, on the east side between 88th and 89th sts, has been sold by the 588 West End Avenue Corporation, H. A. Hyman president, to Vincent Flattery, Sharp & Co. were the brokers. The building contains 60 suites of from 3 to 4 rooms each. More than half of these, it is said, have been rented from plans. The property was held at \$750,000. The brokers have been appointed agents.

### Judge Greenbaum Sells Parcels

James Boyd sold for Judge Samuel Greenbaum, of the Appellate Division of the Supreme Court, 8 to 12 Eighth av, formerly known as 15 to 19, and forming the east side of Abingdon Square, three 4-sty and basement brick dwellings remodeled into stores, offices and apartments, on a plot 67x104.8x irregular.

Leonard Weill, operator, is the buyer. This is another case where old holdings are being disposed of because of the good prices obtained by owners of property along the line of the proposed Eighth av subway.

### Operator Turns Hotel Schuyler

The Hotel Schuyler, a 9-sty building at 59 West 45th st, opposite the Harvard Club and in the block between Fifth and Sixth avs, in which are the Seymour and the Webster hotels, has been sold to Julius Tishman & Sons by the Herman Wronkow estate. The hotel occupies a plot 75x100, and is being operated under a long lease by George T. Stockham, formerly of the Holland House. The property is valued at \$500,000. William G. Bloodgood & Co. and Andrew F. Gilsey were the brokers.

The Hotel Schuyler is to be added to a chain of hotels owned by the Hotel Gramatan, Inc., owner of the well known hotel by that name in Bronxville. The same interests have also acquired title to the Hotel Leonori, at Madison av and 63d st, and the new Osceola

Garden Inn, at Daytona, Fla. All these hotels were built or previously owned by William V. Lawrence, developer of Lawrence Park, Bronxville.

The new owners will remodel and refurnish their various hotel properties, and as present leases expire they will take over and operate the hotels under one general management, constituting a chain bearing the name of Gramatan in one form or another.

Contracts have been drawn for an exchange of the Lawrence residence, at the southeast corner of Fifth av and 78th st, and the Hotel Schuyler, at 59 West 45th st, which was recently purchased by Julius Tishman & Sons. William V. Lawrence is the owner of the Fifth av property and the Jattison Construction Co. represents Julius Tishman & Sons in the impending deal.

The Fifth av property is a 5-sty dwelling, on a lot 25.8x100, opposite the home of James B. Duke. The Hotel Schuyler is a 10-sty building on a long term lease by George T. Stockholm. It is assessed at \$400,000. The Fifth av corner was acquired by Mr. Lawrence at foreclosure last April for \$200,000. The house was for many years the home of the Lawrence family and was given by them in August, 1920, for the Leonori Hotel, at Madison av and 63d st, and was subsequently sold to J. Marcodontante, who later conveyed it to James C. Bruse.

### Natanson Busy Reselling

Max N. Natanson resold two more of the 20 houses on the east and west sides of Tenth av, between 46th and 49th sts, recently purchased by him from the William Waldorf Astor Estate. The houses in question are 668, southeast corner of 47th st, and 707, immediately adjoining the northwest corner of 48th st. Each house is a cold water tenement, on plot 25.1 $\frac{1}{4}$ x100, with stores on the ground floor and two 4-room apartments on each of the upper floors.

No. 668 was held at \$50,000, and No. 707 at \$35,000, and both houses were sold to investors for cash. Maurice I. Strunsky was the broker in the sale of 668, while Ashforth & Co. consummated the sale of 707. Mr. Natanson has now resold nine of the houses.

### More Resales By Natanson

Max N. Natanson resold two more of the eight 5-sty tenement houses with stores, on the east side of Tenth av, between 47th and 48th sts, purchased by him recently from the William Waldorf Astor estate. The houses are 670, northeast corner of 47th st, and 684, southeast corner of 48th st. The broker was Ashforth & Co.

### Good Sale Near Park Ave.

Permanent investment has been made by a client of Lillian G. Johnson, broker, through the purchase from Bernard Mayer, of the 9-sty and basement apartment house 101, 103 and 105 East 74th st, adjoining the northeast corner of Park av, on a plot 75x102.2. The property was held at \$600,000 and was sold for close to that figure in an all cash transaction. The structure is laid out with one suite of 11 rooms and one of 6 rooms on a floor, and returns an annual rental of approximately \$90,000. The house occupies a site 75x102.2, and was

erected by Mr. Mayer 5 years ago and since held by him. On the roof there are 13 pent rooms and superintendent's quarters. The Cruikshank Co. will act as agent for the new owner.

### Choice Park Ave. Corner Sold

The Mandel-Ehrlich Corporation purchased through Albert B. Ashforth, Inc., from George C. Boldt, Jr., the northeast corner of Park av and 39th st, a 4-sty and basement stone dwelling, on a lot 19.9x80.

Since the construction of the viaduct from 40th st north, on Park av, the vehicular traffic has increased so much that it has become necessary to widen the avenue, between 39th and 40th sts. This work is now in progress and is scheduled for completion the early part of August of this year. The widening of it between 39th and 40th sts will materially increase the values of properties.

### Old West Side Apartments Sold

Estate of Montgomery Baze sold through Sharp & Co. to McMorrow Bros., 335-339 West 14th st, two 7-sty and basement elevator apartment houses, known as the Homestead and the Havemeyer, on a plot 75x125, between Eighth and Ninth avs. They were held at \$300,000.

The buyers gave in part payment plot 250x100 on the south side of 139th st, between Cypress and Robbins avs, Bronx, held at \$60,000. The Chelsea houses are 114 feet deep and contain suites of 4 to 6 rooms each. Their annual rental is about \$50,000.

### Company Buys Traders' Exchange

Clients of Jonas & Neuberger, attorneys, have formed the 80 Pine Street Corporation and are buying the 7-sty Traders Exchange building at that address, extending through to 136 Water st. The property forms an "L" around the northwest corner of those thoroughfares and fronts 39.10 feet on Pine st and 24.10 feet on Water st. The northerly line measures 81.4 feet. It is owned by the Stonemor Realty Co. (Morros Weinstein) and is assessed at \$110,000.

### Tenant Buys Ave. B Corner

Spotts & Starr, Inc., sold for Clare M. W. Edna F. and Harold P. Newton of Greenwich, Conn., the 6-sty and 3-sty loft buildings on the northwest corner of Av B and 17th st, 120x92. The property, which is assessed by the city for taxation purposes at \$105,000, has been in the family for more than 30 years. The purchaser, Edward H. Rogers, manufacturer of boxes, occupies a large portion of the premises.

### Bank Tenant Buys Building

The Mechanics and Metals National Bank bought for \$90,000 the site of the home for its Stuyvesant branch at the northeast corner of Second av and 14th st. The purchase, which was made from Edward A. Acker and others, as executors, involves the 5 and 4-sty buildings at 230-234 Second av, occupying a plot 53.3x75. The sale was recorded this week.

### Catholic Charities Assemble Plot

The Catholic Charities of the Arch-diocese of New York, now at 480 Lexington av, has purchased the 5-sty stone building with stores at 560 Lexington av, on lot 24x60. The parcel adjoins the northwest corner of 50th st, known as 558 Lexington avenue, at the rear of which is St. Patrick's Roman Catholic School. The immediate corner parcel, 25x60, has also been sold by Laura S. Heilner, title being taken in the name of Irene B. Cox, who recently acquired the two properties at 562 and 564 Lexington av, adjoining the Catholic Charities purchase. The combined properties make a corner site 89x60x irregular. The sales are recorded.

### Montefiore Home Buys Plot

The Montefiore Home and Hospital has added to its holdings in the vicinity of its home at Gun Hill rd and Bainbridge av. The purchase involves a site, 125x100, on the west side of Steuben av, 260 feet south of Gun Hill rd. The property was acquired from Rosetta M. Jane and Anna McLaughlin and Anna C. and Thomas J. O'Connor. Title was taken in the name of the Montefiore Hospital for Chronic Diseases. Since the erection of the hospital a few years ago the trustees of the institution have made several purchases adjacent to the hospital.

### Bronx Hospital Buys Again

Further purchases have been made by the Montefiore Hospital for Chronic Diseases adjacent to its home at Gun Hill rd and Bainbridge av. From Elizabeth H. Knoepfel the institution bought the plot, 50x100, on the east side of Kossuth pl, 300 feet north of 210th st, and from Oscar G. Cummings it acquired the plot, 125x100, on the west side of Steuben av, 385 feet south of Gun Hill rd, Bronx. The hospital recently bought 5 lots adjoining the latter purchase on the north.

### Kempner Goes Abroad for Summer

I. H. Kempner, president of D. Kempner & Son, Inc., sailed for Europe on Tuesday of last week on the steamship Resolute, to be gone until next October.

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The Real Estate Board of New York, with a view to assisting REAL ESTATE BROKERS AND SALESMEN to carry out this new law, and in order to render to the State Tax Department such assistance as it can in this matter, has secured the necessary application blanks in quantity and will furnish them to all who desire to apply for licenses.

*Request for the blanks must be made in person or by messenger to*

**The Real Estate Board of New York, 7 Dey St.**

### Vague Titles Cleared Up

The purchase by B. B. Davis and R. H. Davis of the plot from 249-253 Hudson st and 12-16 Renwick st, was completed a few days ago. The title was taken in the name of the Hudwick Corporation. The plot, which is near the line of the new proposed bridge and has a double frontage, which makes it ideal for improvement for a warehouse or any large mercantile establishment, has an interesting history.

It consisted of five separate parcels, which were purchased separately many years ago by the late John S. Foster, president of the Bowery Bank. The plot was sold at auction more than two years ago by J. Stanley Foster and Caroline Savidge, executors and heirs of John S. Foster, and was purchased by the Davis interests.

An examination of the title disclosed some small interior gores which prevented the use of the parcel for the purposes contemplated. Legal proceedings were instituted whereby good title has now been made to the property as a single solid plot and the owners propose in the near future to erect a substantial building adaptable for warehouse and general mercantile purposes.

### Lessee Buys Adjoining Plot

Harold Wittemann and Samuel Angeloff, builders, who recently secured a 21-year leasehold of the plot at the corner of DeKalb av and Flatbush av extension from William H. English at a total rental of \$420,000, through William M. Greve of the Realty Associates, has purchased the adjoining plot of 165 feet from the R. C. Church of Our Lady of Mercy, providing a frontage of about 385 feet on the avenue, extending from DeKalb av to the Fleet Street M. E. Church, at the corner of Fleet st and Flatbush av extension. The builders have filed plans prepared by Murray Klein, architect, for a 2-story office and store building to cover the entire plot.

### Investors Buy in Chambers Street

James E. Morris & Co., wholesale grocers, have added a parcel to their present holding at 153 Chambers st, by acquiring from the estate of Mary M. Miller the 6-sty warehouse, 23.11x75, at 156 Chambers st. This is the first sale of the property in more than 60 years. Geo. R. Read & Co. were the brokers.

### Tenant Buys Second Avenue Corner

Charles J. Spiess, pharmacist, a tenant in the 4-sty stone and brick tenement house with stores, 20.5x64, at 1024 Second av, northeast corner of 54th st, has purchased the property from Elizabeth Bohmfalk. The sale is recorded.

### Goulds Sell Bronx Tract

A large holding of the Gould family in the East Bronx has been acquired by the Kingsland Avenue Children's Home, Inc. The property, which was conveyed by the Five Boroughs Realty Co., holding concern for the Goulds, is located at the southeast corner of Stillwell and Bruner avs. It runs easterly across Ely av to Eastchester Creek, thence southeasterly 946.4 feet to the New York, New Haven and Hartford Railroad. There is a frontage of 60 feet along Bruner av.

### Former Owners Buy a Corner

Adolph Hirshfeld and Arthur Greenbaum purchased the 12-sty elevator apartment house, on a plot 102.2x75, at 375 West End av, southwest corner of 78th st, from the Flinn Realty Co., George H. Flinn, president. There are 24 suites in the structure and the reported annual rental is about \$100,000. It was held at \$750,000 and was sold for close to that figure. G. Owen Tucker, Inc., was the broker. The buyers sold the property to the sellers in 1915. They are now taking it back at a much higher price.

### Group of Bronx Sales

Scott Bros. sold for the Schwab estate the 3-sty and basement frame 3-family house, on a lot 19x100, at 1852 Anthony av, to Patrick Carey; the same brokers sold 286 Reservoir pl, a 2-sty and basement frame 2-family house, on a lot 22x100, to Ellen Burke for Patrick Jackson; 2719 Decatur av, a 2½-sty and basement frame 2-family house, on a plot 50x92, for the Carey estate to Bartholomew Schiavone; for William Shary, 369 East 20th st, a 2½-sty and basement frame 2-family house, on a lot 22x100, to William P. Flanagan, for occupancy.

### Sells Brooklyn 2-Family Houses

Martin A. Ashbro sold the following 2-family houses: 7318 Sixth av, for E. Meister; 569 74th st, for C. J. McPartland; 635 57th st, for M. Chapman; 534 75th st, for John W. Wright; and 549 61st st, for H. Gershkowitz; also the 8-family house at 565 49th st for H. McCormack.

### Studebaker Buys in Brooklyn

M. C. O'Brien sold for the High Grade Co. a vacant plot of 34,000 square feet having a frontage of 191 feet on Dean st and 23 feet on Bergen st, between Franklin and Classon avs, Brooklyn, to the Studebaker Corporation of America, which will erect a 4-sty service sta-

tion which will be one of the largest and most complete in greater New York.

### Big Sale on Brooklyn Heights

I. Jerome Riker, of Riker & Sanders, sold for the Seven Twenty-Six Ocean Avenue Co., Inc., Joseph F. Musselman, president the "Grosvenor and Berkley," 111-113-115-117 Montague st, Brooklyn, two 8-sty elevator apartment houses, opposite the Hotel Bossert. The property was held at \$350,000. The sellers took in part payment the four 4-sty 8-family apartment houses, 807-815 Eighth av, Brooklyn, on a plot 100x100. The buyer of the Montague st property is the Annie Brimberg, Inc., of which H. Brimberg is president. The rental of the Montague st properties is \$55,000.

### Coney Island Landmark Sold

Stauch's dance hall and restaurant building on the Bowery, between Stratton's Walk and Schweibert's Walk, Coney Island, having a width of 113 feet on the thoroughfare and extending back 700 feet to the beach, has been sold by Louis Stauch to a syndicate for approximately \$500,000. The sale included certain leaseholds of tenants fronting on the side streets and the beach.

The future plans of the new owners have not been announced, but it was stated that whether

the present structure is allowed to remain on the plot or a new one erected Mr. Stauch will continue to conduct the resort for another year. It was intimated, however, that a large hotel will replace the structure now occupying the plot, which extends back to the new boardwalk now under construction. The legal matters in the transfer of the property were taken care of by the law firm of Riegelmann & Rosensen.

### Sells Long Island City Plot

Cyril Carreau resold the gore plot at the northwest corner of Queens boulevard and Van Dam st, Long Island City. The boulevard is in process of being widened to 200 feet its entire length.

### Sells Far Rockaway Tract

Banister Realty Co., Maximilian Morgenthau, president, sold to the Ostend Baths, Inc., Simon Shack, president, the property on the south side of Seagirt av, Ostend, Far Rockaway, with frontage of 64 feet west of Beach 14th st, and improved with a private residence, included in the sale. The property was held at \$30,000. The acquisition of the parcel will give the Ostend Baths on Seagirt av, between Beach 14th and 17th sts, which includes the Hotel Traymore and the Ostend bathing pavilion with more than 2,000 bathing houses. The

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frontage on Seagirt av is approximately 800 feet down to the ocean. Adolph Schulz, of Far Rockaway, was the broker.

### Fine Estates Sold

Herbert G. Wylie, newly elected president of the Mexican Petroleum Co. (Mex Pete), purchased the William A. Schlemmer waterfront estate on Great Neck peninsula, Nassau county. The property comprises an English type brick Colonial residence, greenhouse and other out-buildings. It is situated between the estates of Albert A. C. Asher, president of the New York Consolidated Card Co., and Walter Roesler. The place was valued at \$150,000. Harvey Craw was the broker.

The Piquet estate sold, through Derschuch & Co., their homestead with 48 acres on the Woodbury turnpike at Syosset, L. I. This property has been in the Piquet family for many generations and is one of the choice sites in the vicinity of many prominent country estates. The purchasers, who, it is stated, have paid close to \$1,000 an acre, will improve the property for sanitarium purposes for tubercular treatment in its early stages.

### MORTGAGE LOANS

Title Guarantee & Trust Co. loaned on first mortgage to the A. & M. Brand Realty Co., \$135,000 for the building of a 6-sty brick and stone apartment house at the southwest corner of Charlotte st and Crotona Park East, Bronx, on a plot 104x127. The term is 5½ years at 6 per cent per annum.

Lawrence, Blake & Jewell placed a permanent loan of \$500,000, at 6 per cent per annum, for a term of 5 years on the 5-sty loft and store building, 204-216 West 48th st, southwest corner of Broadway, 203.4x51.

John Dunlop's Sons obtained a loan of \$1,000,000 for 20 years at 7 per cent from the Seaboard National Bank on their property at 19 Madison av, and in Ramapo, Massena and Phoenix, N. Y.; Potter, Luzerne and Columbia counties, Pennsylvania, and elsewhere. The Madison av parcel is improved with a 14-sty building, 24.8x100.

Sharp & Co., with James Boyd, placed a mortgage of \$100,000 on 628 West 114th st, secured from the Dry Dock Savings Bank.

M. I. Strunsky placed a total of \$410,000, comprising twenty first mortgage loans, on that number of tenements recently sold by the William Waldorf Astor estate to Max N. Natanson, at 662 to 684 Tenth av.

The same broker placed a permanent building loan of \$120,000 on the apartment house at the northeast corner of Vermilyea av and Isham st, and \$85,000 on a new flat on Davidson av, 250 feet south of Fordham rd.

Julius Fine, attorney for both principals, placed a loan of \$225,000 for the Saygill Realty Corporation with Max Cohen on 3000-3018 Kingsbridge av, northeast corner of 230th st, 191x100, for the erection of a 5½-sty apartment to house 83 families and to rent for about \$65,000 annually.

G. Owen Tucker, Inc., placed a \$600,000 mortgage on the Hotel Navarre at the southwest

corner of Seventh av and 38th st, and \$400,000 on the 12-sty apartment house, 375 West End av, recently sold by these brokers to Adolph Hirshfield and Arthur Greenbaum. The loans were made by the Emigrants Industrial Savings Bank.

The Scandinavian-American Line building obtained from the Seamen's Bank for Savings a loan of \$180,000 on the 5-sty building with stores, 32.8x57.10, at 16 and 18 Bridge st, southeast corner of Whitehall st.

Prudence Co. loaned \$400,000, on first mortgage, on the Regent Theatre, now operated by the B. F. Keith interests, at the southwest corner of 116th st and Seventh av.

Edwards, Dowdney & Richart placed for John M. Leon a first mortgage of \$65,000 on premises, northwest corner 197th st and Briggs av, Bronx. They also placed a first mortgage for the Krim Realty Co. amounting to \$60,000 on premises, 112-114 Pearl st.

Slawson & Hobbs placed a mortgage of \$140,000 on "The Pamlico," 97 Central Park West, an 8-sty apartment house, on a plot 50x100. The loan was obtained from the Union Dime Savings Bank for the Pamlico Realty Co., Walter S. Mack, president.

Brooks & Momand placed for the Masdur Holding Co. a first mortgage of \$147,000 on the 1-sty taxpayer at southwest corner of Westchester av and 162d st, Bronx.

Leroy Coventry secured a loan of \$117,000 from the Dry Dock Savings Bank on 35 West 96th st, an 8-sty elevator apartment house.

Lawrence, Blake & Jewell placed for the Occidental Holding Corporation a first mortgage of \$175,000 for 5 years on 150 Claremont av, a 6-sty elevator apartment house, on a plot 100x102, just completed and valued at \$350,000.

Title Guarantee and Trust Co. placed a first mortgage of \$135,000 on the 6-sty apartment house going up at the southwest corner of Charlotte st and Crotona Park East, Bronx.

Brooks & Momand placed a first mortgage loan of \$115,000 on the new 4-sty apartment house, 125x100, on the north side of Lincoln pl, 142 feet west of Washington av, Brooklyn, also \$110,000 on the taxpayer building at the northwest corner of Westchester av and Rogers pl, Bronx.

Title Guarantee and Trust Co. loaned to the Gross & Herber Corporation on building loan mortgage \$225,000 for the erection of a 6-sty apartment house with stores, on a plot 100x100, at the southwest corner of Broadway and 172d st, at 6 per cent per annum. Also loaned to the Aqueduct Avenue West Building Corporation as a building loan \$160,000 for 5½ years, at 6 per cent per annum, on the 5-sty brick apartment house in course of construction at the southeast corner of University av and 190th st, Bronx, on a plot 101x147. And it loaned \$6,000,000 on the two buildings of the Garment Center Realty Co., Inc., on the northwest and southwest corners of Seventh av and 37th st with L's around into the adjoining streets. The mortgage is at 6 per cent per annum and runs for 10 years subject to amortization during the period. A large portion of the loan has already been disposed of to small investors who have taken shares in the mort-

gage through the medium of guaranteed first mortgage certificates.

Lawrence, Blake & Jewell placed for M. Schonbrun a first mortgage of \$90,000 at 6 per cent per annum for 10 years on the southwest corner of Thirteenth av and 55th st, Brooklyn, for the erection of a 4-sty apartment house, on plot 100x120.

Edwards, Dowdney & Richart placed the following loans: Five building and permanent loans of \$10,000 each for the Grand Avenue Building Co. on premises situate east side Grand av, 224 feet south of 176th st; a first mortgage of \$32,000 for the Jupiter Realty Corporation on premises on the west side of University av, 81 feet south of 179th st; two building and permanent loans of \$10,000 each for the Philip Krumbholz Building Co., Inc., on premises east side Eastburn av, 100 feet north of Mt. Eden av; a first mortgage of \$13,000 for the Klearview Construction Corporation on the taxpayer on the north side of Featherbed la, 83 feet east of Nelson av.

Brooks & Momand placed a first mortgage of \$140,000 on the northeast corner of Eighth av and 115th st, Manhattan, consisting of five buildings, 125x100, and a loan of \$150,000 on the new 4-sty apartment house, southeast corner of Caton av and Argyle rd, Brooklyn.

### MANHATTAN SALES

#### South of 59th Street

WEST HOUSTON ST.—Brown, Wheelock Co., Inc., sold for William S. Coffin the old 3-sty and basement brick dwelling remodeled for business, on a lot 18.9x65, at 203 West Houston st, to Andrea Ganolof. This is one of the seven parcels recently purchased by Mr. Coffin from the Corporation of Trinity Church.

8TH ST.—Leonard Weill sold through Julius Levy, 393-395 East 8th st, two 5-sty brick tenement houses, each on a lot 25x93.11.

15TH ST.—Duross Co. sold for Arthur Cawenbergs to Rubin Davis, 336 West 15th st, a 5-sty brick flat, on a lot 18.9x81.6.

15TH ST.—Duross Co. sold for the estate of P. J. Keahon to M. J. Neery, 346 West 15th st, a 3-sty and basement brick dwelling, on a lot 18.9x81.6.

18TH ST.—D. Kempner & Son sold for the estate of Blecher Von Wagnen to Sol Friedus and Morris Steinberg, 221-223 West 18th st, two 5-sty stone flats, on a plot 50x92.

25TH ST.—Hudson P. Rose Co. resold through Steinman & Polak to Lowenfeld & Prager 434 West 25th st, a 4-sty brick flat, on a lot 22.2x98.9.

26TH ST.—Dwight, Archibald & Murray sold for John S. Kennedy to an investor, 264 West 26th st, an old 3-sty and basement brick dwelling, on a lot 20x49½, adjoining the southeast corner of Eighth av. The buyer will remodel the structure for his business use.

32D ST.—Joseph Nasanowitz resold for James H. Cruikshank the 4-sty brick tenement house with store and 2-sty rear building at 327 East 32d st, on a lot 25x98.9.

37TH ST.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, purchased 23 East 37th st, a 4-sty and basement stone dwelling, on a lot 25x98.9. The property is opposite the residence of J. P. Morgan, and was purchased for all cash from the Gray estate, which held it at \$100,000. William Cruikshank Sons were the brokers.

38TH ST.—Ennis & Sinnott sold through the Brown-Wheelock Co. to Fitz Henry Tucker, 103 East 38th st, a 4-sty and basement stone dwelling, on a lot 20x98.9.

46TH ST.—John J. Hoeckh, Inc., sold for Frank Baehser, 449 West 46th st, a 5-sty brick tenement house with store, on a lot 24.2x100.5.

49TH ST.—The En Poco Realty Co., E. V. Pescia president, bought from the Lafontaine Avenue Realty Co. the two 6-sty brick tenement houses with stores, each on a plot 40.5x100.5, at 329 to 335 East 49th st. The property contains 72 apartments and was held at \$100,000. S. Rosenthal was the broker.

56TH ST.—William A. White & Sons sold for Mandelbaum & Lewine, Inc., 60 West 56th st, a 4-sty and basement stone dwelling, on a lot 16x100.5. The property is under long lease to a single tenant who is remodeling the premises for business purposes. The sale is recorded.

59TH ST.—Leonard Weill bought through James Boyd from Marie C. Schmidt, 322 East 59th st, a 5-sty brick tenement house with stores on a lot 25x100.5. It is the first sale of the property in more than 16 years.

FIRST AV.—Julius Maier purchased from I. V. Cohen & Co. the former Griffin estate holdings at the northeast corner of First av and 18th st, comprising eight 4-sty tenement houses with stores, fronting 92 feet on the avenue and 100 feet on the street. They rent for approximately \$11,000 and were valued at \$70,000. James E. Meighan was the broker.

MADISON AV.—N. J. Hess bought through M. & L. Hess from Louis T. Haggin, 441 Madison av, a 5-sty brick mansion, on a plot 45x52.2, adjoining the southeast corner of 50th st.

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THIRD AV.—D. Kempner & Son sold for the estate of Hanchen Rothschild, 581 Third av, adjoining the northeast corner of 38th st, a 5-sty brick flat with store, on a lot 18.7x75. It is the first sale of the premises in 25 years.

THIRD AV.—Joseph P. Day sold for a client to Louis Evers, tenant, 282 Third av, northwest corner of 22d st, a 4-sty brick tenement house with store, on a lot 25x75. There is a 2-sty extension to the building that contains a store, on the street side.

FOURTH AV.—Estate of Joseph A. Wirrmann sold 63 Fourth av, a 4-sty brick building, on a lot 24x85x irregular, and opposite the Fourth av front of John Wanamaker's store.

**North of 59th Street**

74TH ST.—Charles K. Clisby & Co. sold the 4-sty and basement stone dwelling, on a lot 18x102.2, at 104 West 74th st, for Ennis & Sinnott. The property was held at \$32,000.

75TH ST.—Cusack Co. sold for Mary E. Tomoney, 118 West 75th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. The purchaser, Charles R. Barrett, of New Hyde Park, will make it his city home. It is the first sale of the property in more than 15 years.

83D ST.—Aaron & Adolph Weiss resold through the Duross Co. to James McGovern, 4 West 83d st, adjoining the south corner of Central Park West, a 3-sty and basement stone dwelling, on a lot 18x102.2.

85TH ST.—M. H. Galliard & Co., Inc., sold for Samuel Luger the 4-sty and basement brick dwelling, 67 West 85th st, on a lot 17.6x102.2. The property was held at \$30,000.

112TH ST.—David Lion sold through G. Tuoti & Co. the 4-sty brick triple flat, 156 East 112th st, on a lot 25x100.11, to Joseph Spalina.

114TH ST.—Myra S. Lamson sold to Leonard Weill, 37 West 114th st, a 5-sty and basement brick double flat, on a lot 25x100.11.

122D ST.—Hudson P. Rose Co. bought through David S. Gerstenfeld from the Wadleigh Realty Corporation, 245 West 122d st, a 3-sty and basement stone dwelling, on a lot 17.8x100.11.

124TH ST.—Charles W. Wynne and Louis H. Low, operators, purchased from the estate of Susan Ann Kelly the 3-sty and basement brick dwelling, 57 East 124th st, on a lot 18x100.11. This is the first sale of the property since 1886. Frank C. Houghton was the broker.

131ST ST.—May Kaufman sold to Samuel Schulman the 5-sty brick tenement house, on a lot 25x99.11, at 49 East 131st st.

136TH ST.—Albert C. Campbell sold through Harry Sugarman to James H. Cruikshank, 242 West 136th st, a 3-sty and basement brick dwelling, on a lot 17.6x99.11.

145TH ST.—Spotts & Starr, Inc., sold for Frederick L. Martin to Samuel Goldstein the 2-sty business building, 100x100, on the north side of 145th st, 125 feet east of Broadway. The property has been held at \$185,000.

160TH ST.—Charles Berlin sold for Jacob I. Berkman to S. Semon the 5-sty and basement walkup apartment house, on a plot 44.2x99.11, at 551 West 160th st, renting for about \$11,000 and held at \$70,000.

AMSTERDAM AV.—Edward C. H. Vogler, in conjunction with Frank B. Haubert sold for the estate of John J. Meyer the 5-sty brick triple apartment house, 511 Amsterdam av, on a plot 27.1x100.

AMSTERDAM AV.—Edward C. H. Vogler sold for the estate of Thomas S. Doyle the 5-sty brick apartment house, with stores, on a plot 40x100, at 706-708 Amsterdam av. The buyer is an investor.

AMSTERDAM AV.—Pierre & Golden Co. sold for Simon Fink, 1624 Amsterdam av, northwest corner of 140th st, a 5-sty brick apartment house with stores, on a lot 24.11x100. The property was held at \$55,000 and was purchased by an investor.

AUDUBON AV.—Abraham Zauderer resold through Charles A. Du Bois, 89-93 Audubon av, three 3-sty frame dwellings, on a plot 50x95, adjoining the southeast corner of 170th st.

BROADWAY.—Irving & Chester D. Judis bought from Rose W. Post for immediate improvement the plot of 5 lots at the southwest corner of Broadway and Academy st, fronting 102 feet on Broadway and 126 feet on Academy st.

EIGHTH AV.—J. M. Kelly Co. sold the northwest corner of Eighth av and 138th st, a 5-sty brick flat with store, on a lot 19.11x75.4 and held at \$30,000. James P. Ellis and Mary Ellis are the purchasers.

HAVEN AV.—Benjamin Harris sold the three 5-sty apartment houses, covering the easterly block front on Haven av, between 178th and 179th sts, for Charles Kimmelman to Joseph Goldfein, who resold the property through the same broker to Joseph Shenk. The buildings have a reported annual rental of \$65,000 and were valued at \$375,000. They contain 6 stores, occupy a plot 185x100, and provide accommodations for 80 families. There are 6 apartments of from 3 to 5 rooms on a floor.

PINEHURST AV.—Arthur L. Shaw sold for William F. Krumdieck and others, 820 West 180th st, southwest corner of Pinehurst av, a 5-sty and basement brick apartment house, on a plot fronting 50.1 feet on the avenue and 112.10 1/2 in the street.

RIVERSIDE DR.—Childress Co. sold the 4-sty and basement brick dwelling, 62 Riverside dr, on a lot 21.3 1/2 x 72.10x irregular, for the Comstock Holding Corporation, H. B. Davis, president. The property was held at \$47,500.

**BRONX SALES**

BECK ST.—The Benenson Realty Co. purchased, 845 Beck st, a 5-sty and basement brick apartment house, on a plot 40x100, renting for \$7,000 and held at \$45,000.

BECK ST.—Ray Operating Corporation sold to Sophie Rothman, 919 Beck st, a 5-sty and basement brick apartment house, on a plot 67.6x105x irregular.

136TH ST.—The Witlyn Operating Corporation sold to the L. & B. Construction Co. the vacant plot, 86.2x100, on the north side of 136th st, 300 feet east of Brook av.

142D ST.—The Spear Heating and Engineering Corporation bought from Frederick Mathesius the two 6-sty and basement brick apartment houses, on a plot 75x100, at 349 to 355 East 142d st.

148TH ST.—Cahn & Cahn, operators, bought from the estate of Katherine Bothner, 527 East 148th st, a 5-sty and basement brick apartment house, on a plot 37.5 x 84.7, accommodating 15 families. The brokers were R. M. Buge, Charles D. Murch and P. A. Stripe.

148TH ST.—Cahn & Cahn bought from Frederica Wigand, 531 East 148th st, a 5-sty and basement brick apartment house, on plot 37.5x84.7. The brokers were N. Morrison and W. Newman.

149TH ST.—O'Gorman estate sold to a builder, 306-308 East 149th st, a vacant plot 50x86.5. It is the first sale of the parcel in 30 years. The new owner will improve it with stores.

154TH ST.—G. Tuoti & Co. sold for the Benenson Realty Co. 315 East 154th st, a 5-sty and basement brick apartment house, on a plot 50x100. There are 6 apartments on each floor.

169TH ST.—Ward Belknap & Son sold for Marguerite E. Trempe to Lowenfeld & Prager the 5-sty and basement brick apartment house, 52x147.9x irregular, at 622-624 East 169th st, and known as the Bronx View. The house contains 20 apartments of 6 rooms and rents for more than \$13,000.

BATHGATE AV.—Charles W. Wynne and Louis H. Low, operators, resold to an investing client of Louis N. Adler the 5-sty and basement brick apartment house, 1758 Bathgate av, containing 30 apartments, on a plot 42x111.9. The sellers purchased the property from the builders, the Baume Realty Co., which erected it about 10 years ago.

BATHGATE AV.—Matilda Weitener sold to Rocco Ferone, 1964 Bathgate av, a 3-sty and basement frame 3-family house, on a lot 18x87, adjoining the northeast corner of East 178th st.

CLAY AV.—Hall J. Howe Co. sold for I. H. Kempner a taxpayer containing 7 stores, 80x90, northeast corner of 157th st and Clay av.

CRESTON AV.—The 5-sty and basement brick apartment house, on a plot 90.10x95, at the southeast corner of Creston av and 197th st, has been sold. The property is understood to yield an annual rental of \$40,000, and was held at \$225,000.

DECATUR AV.—Robert Foley sold for Johanna Haardt to Max Eggerth the 2-sty and basement frame 2-family house, on a lot 25x112.5, at 3138 Decatur av.

FRANKLIN AV.—Walter E. Brown sold for Helen Bell and others to a buyer, for occupancy, the southeast corner of Franklin av and Crotona Park South, a 2-sty and basement frame detached dwelling, on a plot 40x109x41x108. It overlooks Crotona Park. It is the first sale of the property in 30 years.

GLEASON AV.—M. M. Reynolds sold for Thomas Bowns, 1809 Gleason av, a 2-sty and basement frame 2-family house, on a lot 25x100, to Jerry Bassendini.

HUGHES AV.—Abraham Zauderer resold to

Max Applebaum the southeast corner of Hughes av and 180th st, a 1-sty taxpayer, on plot 195x60, containing 14 stores and renting for about \$20,000. The property, held at \$165,000, was sold through M. Horowitz.

MOSHOLU PARKWAY.—Otterbourg, Steindler & Houston purchased from the Morland Mortgage Co. the vacant plot, 50x200, from Mosholu Parkway North to Gun Hill rd, 150 feet north of Gates pl, on which the purchaser will erect a dwelling and garage.

RIVERDALE—Mrs. L. W. Houghton, of this city, purchased from Mrs. Jarvis P. Carter 3 acres of land in the district west of Fieldston. Riverdale-on-Hudson, and overlooking the Hudson River. The plot had been in the possession of the Delafield family for many generations. Mrs. Houghton will improve with an Italian type residence. George Howe was the broker.

ST. ANN'S AV.—The Chas. M. De Rosa Co. sold for H. Bench the southwest corner of 157th st and St. Ann's av, known as 761 St. Ann's av, a 4-sty apartment house, with 6 stores, to M. Cirodini.

THIRD AV.—Daniel H. Jackson bought through J. B. Wagner from the Ernest Holding Co. 3861-3891 Broadway, adjoining the northeast corner of Claremont parkway. The building contains 13 stores, a moving picture theatre, a dance hall and meeting rooms. The plot is 200x100. The building is rented to one tenant at \$30,500 per annum, and the lease now expires.

TREMONT AV.—The 5-sty brick apartment house with stores, on a plot 60x93, at 907 Tremont av, northeast corner of Honeywell av, has been sold by Ancowitz & Cohen for the Sackmining Realty Corporation to J. Jacovy. The property contains 26 suites and 5 stores. It rents for \$19,000 and was held at \$110,000.

TREMONT AV.—The property, 108.10x143.11x irregular, on the southwest side of Tremont av, 183.9 feet southeast of Morris av, has been sold by the Rothbart Garage Operators to Charles J. Roeser.

TREMONT AV.—Herman A. Brand, attorney, purchased the plot fronting 75 feet on Tremont av, south side, 27 feet east of Walton av, which will be improved with a taxpayer. The property has been held at \$27,000.

UNION AV.—Valentine Realty Corporation sold to Florence Rosenfeld the southeast corner of Union av and 168th st, a 6-sty and basement brick apartment house, on a plot 89x21x irregular.

UNIVERSITY AV.—The William F. Kurz Co. sold for the Webat Realty Co. to the Stebbins Avenue Construction Co. plot 175x106, on the west side of University av, 144 feet south of Tremont av, held at \$75,000. The purchaser will erect immediately a 2-sty building to contain 16 stores.

VALENTINE AV.—Robert Foley sold for A. Beasley to M. Hebe, 2048 Valentine av, a 3-sty and basement brick and frame 2-family house, on a lot 25x153.

VYSE AV.—Moses D. Moss and Samuel J. Lehr purchased the 5-sty and basement brick apartment house, on a plot 55.8x145x irregular, at 1893 Vyse av. The Irwin Essi Holding Co. was the seller and George Steinman the broker.

VYSE AV.—The northeast corner of Vyse av and Home st, a 5-sty brick apartment house with 3 stores, 64x100, has been sold by Louis Reuter for M. Levin. It was held at \$110,000.

WASHINGTON AV.—The Leo H. Aronds Co. sold 1991 and 1993 Washington av, a 5-sty and basement brick apartment house, known as the Albania, on a plot 53.8x145, containing 27 apartments and held at \$80,000.

WASHINGTON AV.—Albert D. Phelps and H. J. Rogers sold to Murray Maran for a Mrs. Bingham the southeast corner of 180th st and Washington av, 101x35, a 3-sty business building having 6 stores, and apartments on the upper floors.

WESTCHESTER AV.—Edward Robitzek bought 1487-1497 and 1531-1535 Westchester av, five 5-sty apartment houses with stores, each on a plot 40x100.

WHITLOCK AV.—M. E. F. Corporation sold

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**DIVIDEND NOTICE**

Fulton Trust Company of New York  
149 Broadway, New York City, June 15, 1922.  
60th Consecutive Semi-Annual Dividend.  
By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent. is payable on July 1, 1922, to stockholders of record at the close of business 3 p. m., June 19, 1922.  
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**WANTS AND OFFERS**

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**COUNTRY BOARD**

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.  
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to the Perrywood Corporation the vacant plot, 50x100, on the east side of Whitlock av, 50 feet north of 156th st.

WILLIS AV.—H. L. Phelps sold for Charles Rosa the southeast corner of Willis av and 136th st, a 6-sty business building, 42x92, to the Crotona Construction Co., which resold the property to an investor through the same broker. The building yields a yearly rental of \$17,000 and was valued at \$105,000.

### BROOKLYN SALES

BERGEN ST.—Bulkley & Horton Co. sold for the Congregation of Temple Isaac to a buyer, for occupancy, 961 Bergen st, a 3-sty frame dwelling, on a plot 40x100.

CHAUNCEY ST.—Sophia Baumiller bought through Quell & Quell, for occupancy, 178 Chauncey st, a frame 2-family house.

DECATUR ST.—Quell & Quell sold for a client to a buyer, for occupancy, 377 Decatur st, a 2-sty and basement brick 2-family house.

MARION ST.—Elizabeth A. Mason bought through Quell & Quell, for occupancy, 98 Marion st, a 2-sty and basement dwelling.

UNION ST.—Clara Hampson sold to a buyer, for occupancy, 892 Union st, a 3-sty and basement brownstone dwelling, on a lot 20.6x95.

5TH ST.—The Henry L. Nielsen offices sold the 3-sty and basement brownstone dwelling, 446 5th st, for the Jerome Property Corporation.

60TH ST.—Meister Builders, Inc., bought 916 60th st, a 2-sty brick 2-family house, on a lot 20x100.

84TH ST.—Frank A. Seaver & Co. sold for T. S. Wolf, 1145 84th st, a 2 1/2-sty frame detached dwelling, on a plot 80x100, which the buyer will occupy.

86TH ST.—Meister Builders, Inc., sold to Scimeca the 2-sty business building, 1760 86th st, on a lot 18.4x80, for occupancy. Charles Felette was the broker.

ATLANTIC AV.—Quell & Quell sold for Brooks & Ilkowitz, 1942 Atlantic av, a 3-sty brick double apartment house, and sold for a client to Frederick J. Meyer, 1952 Atlantic av, a frame 2-family house.

CARLTON AV.—T. B. & H. W. Ackerson sold for Mrs. Helen T. Pickup, 618 Carlton av, a 3-sty dwelling, on a lot 20x100.

CLERMONT AV.—T. B. & H. W. Ackerson sold the 4-sty 23-ft. dwelling, 233 Clermont av, for Mrs. Clarissa W. Linn.

CRAWFORD AV.—Meister Builders, Inc., sold to Giovanni Lirosi and Alfonso Lirosi the stucco dwelling, on a plot 30x100, at 1034 Crawford av. M. F. Caucci was the broker.

GRAND AV.—The Cropsey estate sold through the Bulkley & Horton Co. to a buyer, for occupancy, 337 Grand av, a 2-sty and basement frame dwelling, on a lot 18x100.

HOWARD AV.—Henry L. Nielsen Offices sold the 2-family house, 309 Howard av, for Mrs. E. Sheck to an investor.

AV M.—Ruth Levien sold to Anna Epstein, 425 AV M, northwest corner of East 5th st, a detached stucco dwelling and a garage.

AV Q.—J. Lacoq sold for the Rex Homes Corporation to William Spitz of Manhattan, a house of 7 rooms, 28x120, on the northwest corner of AV Q and East 7th st.

### RECENT LEASES.

#### Long Leases of General Interest

Joseph Zubow, a silk merchant, who has been of late an active buyer of real estate, completed this week his first downtown operation. Through F. W. Sharp, he leased the 5-sty and basement building, 53 Broadway, on a plot of 26x100 feet extending to Trinity pl. He took the property for 21 years and immediately leased it for the same period to the Goody Shop, which will use part of the building as a restaurant and luncheon, and rent the rest of it as offices. The Goody Shop will pay a net rental of \$1,275,750. The structure will be altered as rapidly as possible into a modern building at a cost of \$150,000. Robert Walton Goelet is the owner. The property was formerly occupied by the American Foreign Banking Corporation.

The 8-sty store and loft building, on plot 75x100.5, at 427-431 West 42d st, has been leased by the Garford Realty Co. to the Clay-

ton Co. for a term of 9 years and 5 months at an annual net rental of \$28,000.

The 5-sty brick building, 2 East 46th st, 30x100.5, adjoining the southeast corner of Fifth av, has been leased by Charles M. Noble for Shops, Inc., to the newly formed Sama Thro Realty Corporation, of which Mr. Noble is president. The lease carries an option of purchase and begins October 1 next, running till September 30, 1942. It calls for an annual net rental of \$21,500. The lessees have no immediate plans for the property.

George Ehret leased to Joseph J. Snow the 2 and 3-sty buildings with stores, on plot 122x 119.3x irregular, at 2157-2165 Amsterdam av, southeast corner of 167th st, for a term of 21 years at an annual rental of from \$1,200 to \$4,800. The lease contains a 21-year renewal clause at a rental equal to 5 per cent of the value of the land.

#### Lease 42nd Street Store at Big Rental

Brett & Goode Co. leased for Walter J. Salmon, the store and basement in 7 West 42d st, to The Bootery, Inc., for a term of years; also for the Model Fireproof Tenement Co. a floor containing 12,500 square feet in 645-51 Eleventh av, northwest corner of 47th st, to the Reliance System, New York, for the business of oiled enameling of automobile parts.

The 42d st, mentioned, is one on which the rental was greatly increased, being one of the stores in the Bristol building at Fifth av and 42d st, which property was recently leased for a long term for 10 times what it brought under the old lease about to expire.

#### Long Lease on Hudson Street

Ruland & Benjamp, Inc., leased for Benjamin B. Davis the 6-sty and basement building, 250-252 Hudson st, for a long term of years, to the Druggists' Commercial Alliance Co.

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**Gimbels Lease Saks' Building**

The present home of Saks & Co. on Broadway between 33d and 34th sts, has been subleased by the United Cigar Store Co., which will take over the property in 1924 on a 21-year lease, to Gimbel Bros., as an annex to their building on the block immediately to the south.

It is understood that between \$400,000 and \$500,000 annual rental has been asked by the United Co., which would bring the aggregate rental up to about \$10,000,000. With additional charges such as taxes, water, etc., the total rental for 21 years would be about \$14,000,000.

The property is owned by Herbert Du Puy, and the lease held by the United was obtained in February, 1920. The property has a frontage of 203.4 feet on Broadway, 150 feet on 33d st and 79 feet on 34th st. It was taken by the United Cigar Stores Co. on a net rental basis of \$400,000 a year.

**21 Year Lease on Seventh Avenue**

H. M. Weill Co. leased for Lee Shubert and Jesse Ehrich, 460 Seventh av, southwest corner of 35th st, for a term of 21 years. The lessee expects to make extensive alterations. Rent involved for the period about \$400,000. The premises is a 4-sty brick building, on a lot 24.8x60.

**New Link in Big Hotel Chain**

A 15-sty hotel is to be erected on the vacant block between Madison and Vanderbilt avs, 45th and 46th sts, by the United Hotels Company of America which has just leased the site from the New York Central Railroad for a term of 21 years with two renewal privileges. The hotel will contain 1,200 rooms, each with a bath, and the entire operation, including the rental, the building and its furnishings, will cost about \$18,000,000. The hotel and furnishings alone will cost about \$8,000,000. The ground lease was negotiated for the New York State Realty & Terminal Co., a holding concern for the New York Central, by Douglas L. Elliman & Co., brokers. George B. Post & Sons, architects, will have charge of the work. The United Hotels Co. is the largest syndicate of its kind in the world. It operates a chain of 18 first-class hotels throughout this country and Canada.

Among the officers are: Frank A. Dudley, president; F. W. Rockwell, Horace S. Wiggins, and J. Leslie Kincaid, adjutant general of New York State, vice-presidents.

The block just to the north of the site was recently leased by the New York Central lines to Webb & Knapp who are improving it with two 12-sty office buildings.

**Some Broadway Store Leases**

Price, Birkner & Johnston leased, for a term of years, to the Broadway Taxi Sales Co., agents for the Shaw Taxi-Cab Co., of Chicago, Ill., a store, 1851 Broadway, the Pasadena Hotel. Also leased for the 1851 Broadway Corporation to Albert & Marcus the 2d floor in the 12-sty apartment hotel at Broadway and 61st st, for a high-class restaurant.

**Site Leased for Large Building**

M. Rosenthal Co. leased for clients to Lazow & Smollen the 3d floor of 287 Seventh av; to Reinstein & Rabinowitz, the 6th floor of 252-258 West 29th st; for Franklin L. Gross to William R. Lohman, who sub-leased to the Magoba Construction Co. (Gottlieb & Pickett), the site, 50x98.9, at 151-153 West 28th st, adjoining the northeast corner of Seventh av, which will be re-improved with a 9-sty fireproof loft building. The aggregate cost will be about \$1,000,000.

The same brokers leased for a client to the Right Dress Co. the 4th loft of 20 West 27th st, and for Yaunker Bros. to Auslander & Wachtel, 143-145 West 22d st, two 4-sty buildings, for a long term of years.

**Issue Brokerage License Blanks**

The application blanks for real estate brokers and real estate salesmen, under the law requiring the licensing of them, beginning October 1, 1922, have been issued by the State Tax Commission, and may be obtained at the offices of the Brooklyn Real Estate Board, 189 Montague st, which is co-operating with the Commission in the distribution of necessary blanks.

Chapter 672 of the laws of 1922, providing for the licensing of real estate brokers and real estate salesmen, makes it a misdemeanor for anyone not holding a license from the state to conduct a real estate business after October 1, 1922, in any of the cities and in the counties of Nassau and Westchester.

**Tyson Market Deal Closed**

The deal for the old Tyson Market at the southeast corner of Madison av and 49th st, reported several weeks ago, has been consummated. The property, which fronts 76 feet on the avenue and 22 feet on the street and containing a 5-sty building, has been leased by the Herbert Hecht Co. for Dr. H. Tyson to the Arrowlee Realty Corporation, William L. Levy president, for a term of 21 years at an annual net rental of approximately \$20,000. The lessees will install 6 stores on the ground floor and also on the parlor floor and convert the upper floors into apartments.

**Doelgers Make Long Lease**

The H. & J. Realty Corporation, with Harry Weprin, Jacob Glass and Philip E. Uhr as directors, leased from the Peter Doelger Brewing Co., 412 to 418 East 55th st, three 1-sty buildings, on plot 100x100.5, for a term of 21 years at a yearly net rental of from \$5,000 to \$6,000, with the privilege of a 21-year renewal at an annual rental of from \$7,000 to \$8,000.

**Lease of Harlem River Shore Front**

The Pittsburgh Fuel Co. leased from the William H. Payne estate for a term of 42 years a waterfront property at 129th st and Harlem river. The premises comprise a plot of more than 10 lots, and will be improved with a modern coal plant containing 8 concrete pockets. There will be provided from plans by the General Construction Co. a modern equipment for handling coal. Joseph Rosenbaum, president of the Pittsburgh Fuel Co., was associated for 20 years with Robert Gordon & Son, Burns Bros., and William Farrell & Son, and H. W. Gamble, its treasurer, was associated with the Gordon and Farrell concerns for upward of 20 years. The property leased has been occupied by the William H. Payne estate as a grain depot for 35 years.

**Some Good Downtown Leases**

Charles F. Noyes Co. leased the entire 6-sty brick loft building 505 Washington st for the estate of William L. Cole to E. Pritchard; the 5th floor of 11 Lispenard st to the Columbia Cloak & Suit Co.; the 7th floor of 410-12 Pearl st for Charles Eneu Johnson & Co. to the Marlin Printing Co.; and sub-leased for the Concrete Steel Co. space in the 12th floor of 42 Broadway to Philip Alther.

Daniel Birdsall & Co., Inc., leased for the Durham Hosiery Co. the store, basement and sub-basement of 85 Leonard st to Craib, Maben & Co. for a term of years; also the 4th loft of 654 Broadway to the Commercial Headwear Co., Inc., and in conjunction with Horace S. Ely & Co. the first loft of 343 Broadway to Emil Stearn.

**Dwelling Leased for Business**

A. A. Decker leased for Mrs. Genevieve A. Stryker, for a term of 21 years, the 3-sty and basement house, 143 East 49th st, on a lot 18.9x 100. The tenant will occupy for her own business. The property is directly opposite the site for the new hotel to be built at the southeast corner of 49th st and Lexington av.

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**Glaser the Lessee of the Claridge**

Morris M. Glaser, of Cleveland, Ohio, is the lessee of the Hotel Claridge, southwest corner of Broadway and 44th st, the lease of which was reported last week. Mr. Glaser has taken over the property from L. M. Boomer, president of the Claridge Hotel, Inc., for 21 years, at an aggregate rental of \$5,000,000. He will spend at least \$200,000 altering the structure so as to include stores on the ground floor. Mr. Glaser recently bought the old Grand Opera House property at Eighth av and 23d st from Frederick Brown, the operator, who acquired it last spring from the James J. Gould heirs.

The Claridge has a frontage of 102 feet on Broadway and 130 feet on 44th st, and is 13 stories high. It was Rector's before it became the Claridge. The brokers in the deal were Day & Day, the Brown, Wheelock Co. and Harvey B. Newins.

**Scoville School in Fifth Avenue**

The former Jamison residence at 1006 Fifth av has passed into the hands of the Scoville School on a long term lease. The house is a 5-sty stone American basement dwelling, on a lot 25x100.7½. In 1919 it was sold for \$180,-

000, having just previously been purchased by the seller for \$175,000 through Douglas L. Elliman & Co. In June, 1920, it was sold at auction to Mrs. Alice Hoffman for \$150,000. Mrs. Hoffman is the lessee in the present reported deal.

When the Scoville School takes possession it will be the second private school having headquarters on Fifth av. The Bovee School owns and occupies the building at 836 Fifth av.

**Long Lease on East Side**

The 4-sty brick building, on plot 50x100.5, at 110 and 112 East 59th st has been leased by Paris E. Singer to Anna M. K. Hawksworth for a term of 11 years at a yearly rental of \$12,500. It adjoins the southeast corner of Park av.

**Tire Company Leases Building**

Slawson & Hobbs leased for Daniel B. Freedman for a term of years, the 5-sty building, 256 West 55th st, adjoining Broadway, to the Miller Rubber Co. of New York, manufacturer of Miller Tires. After extensive alterations, the Miller Company, who is now a tenant in part of the building, will use the entire premises.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 20 to June 26	1921 June 21 to June 27
Total No.....	202	180	194	384	722	793
Assessed Value.....	\$13,430,000	\$8,703,300	.....	.....	.....	.....
No. with consideration	17	28	6	14	32	38
Consideration .....	\$2,710,455	\$1,357,818	\$119,425	\$59,387	\$489,865	\$317,875
Assessed Value.....	\$1,758,500	\$1,393,500	.....	.....	.....	.....
	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 26	Jan. 1 to June 27
Total No.....	5,984	5,418	6,052	4,485	19,943	18,162
Assessed Value.....	\$413,306,600	\$306,335,499	.....	.....	.....	.....
No. with consideration	581	587	604	292	820	1,009
Consideration .....	\$30,843,915	\$31,089,089	\$4,962,088	\$3,117,254	\$11,734,538	\$11,702,732
Assessed Value.....	\$28,964,650	\$27,177,800	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 20 to June 26	1921 June 21 to June 27
Total No.....	176	134	213	217	886	718
Amount .....	\$10,582,460	\$3,727,236	\$2,982,684	\$805,665	\$5,609,462	\$3,143,527
To Banks & Ins. Co.	37	28	21	8	222	104
Amount .....	\$7,973,000	\$922,250	\$691,500	\$61,200	\$2,194,400	\$550,950
No. at 6% .....	132	107	181	97	856	688
Amount .....	\$2,799,765	\$2,178,336	\$2,771,272	\$529,992	\$5,416,962	\$2,963,438
No. at 5½% .....	12	5	7	2	21	21
Amount .....	\$795,000	\$44,000	\$4,360	\$11,540	\$148,300	\$98,019
No. at 5% .....	4	2	5	3	3	6
Amount .....	\$166,500	\$2,000	\$70,000	\$11,500	\$15,200	\$60,070
No. at 4½% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$50,000	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	4	3	.....	.....	1	2
Amount .....	\$2,921,970	\$1,003,500	.....	.....	\$7,000	\$12,000
Interest not given..	24	16	20	115	5	1
Amount .....	\$3,899,225	\$449,400	\$137,052	\$252,633	\$22,000	\$10,000
	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 26	Jan. 1 to June 27
Total No.....	4,938	4,087	4,923	2,750	21,259	14,797
Amount .....	\$174,994,321	\$123,249,786	\$55,636,624	\$20,848,323	\$120,003,505	\$80,079,296
To Banks & Ins. Co.	746	692	437	171	4,373	2,196
Amount .....	\$56,960,648	\$49,344,412	\$8,809,180	\$3,413,475	\$35,278,753	\$20,589,421

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28
Total No.....	60	50	14	11
Amount .....	\$8,221,000	\$3,351,950	\$259,700	\$240,000
To Banks & Ins. Companies...	44	29	4	9
Amount .....	\$7,624,800	\$2,801,250	\$165,900	\$195,500
	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28
Total No.....	1,470	1,176	469	378
Amount .....	\$100,458,073	\$93,754,559	\$13,664,900	\$8,665,321
To Banks & Ins. Companies...	974	729	273	199
Amount .....	\$78,015,356	\$79,318,457	\$8,689,700	\$5,234,125

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28	1922 June 21 to June 27	1921 June 22 to June 28
New Buildings...	11	16	34	83	132	109	259	301	52	.....
Cost .....	\$5,250,000	\$4,808,200	\$346,900	\$1,252,940	\$1,532,500	\$1,553,700	\$1,640,870	\$2,032,114	\$122,180	.....
Alterations .....	\$681,955	\$1,354,150	\$91,950	\$18,100	\$115,000	\$161,725	\$68,895	.....	.....	.....
	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28	Jan. 1 to June 27	Jan. 1 to June 28
New Buildings...	479	394	2,254	1,116	6,217	4,010	10,675	5,379	1,154	1,044
Cost .....	\$74,160,136	\$50,853,868	\$59,726,038	\$26,237,660	\$66,405,925	\$44,601,870	\$65,564,039	\$29,889,623	\$3,615,985	\$3,144,508
Alterations .....	\$15,423,354	\$14,442,007	\$1,909,215	\$1,045,169	\$3,362,660	\$3,892,730	\$1,859,772	.....	\$152,485	\$207,862

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# BUILDING SECTION

## Plans Outlined to Eliminate Evils in Construction Industry

Franklin D. Roosevelt Presides at Executive Committee Meeting of American Construction Council at Which Program Is Discussed

**T**HE newly organized American Construction Council, which was formed at Washington on June 19 at the suggestion and under the guidance of Secretary Hoover of the Department of Commerce, has taken the first steps toward putting into operation its outlined program of constructive effort which, it is hoped, will eliminate many of the evils which have developed in the industry during the past decade. Franklin D. Roosevelt, the president of the Council, met the executive committee at his home last Friday afternoon for a general discussion of the affairs of the industry and to further crystalize the plans for immediate remedial action. The executive committee represents the eleven important trades and groups which comprise the industry and it will be directly in charge of carrying out the policies and plans of the Council.

The prime purpose of the American Construction Council is to place the construction industry on a high plane of integrity and efficiency and to correlate the efforts toward betterment, made by existing organizations, through a conference association representative of the entire industry and dedicated to the improvement of the service which the construction industry renders to communities, cities and states.

In this body equal voting power has been given to architects, engineers, general contractors, sub-contractors, construction labor, material and equipment manufacturers and dealers, financial, bond and real estate interests, public utility construction departments and the construction divisions of Federal, State and municipal governments.

This Council, which is sponsored by Secretary Hoover, aims to adjust building costs, the housing shortage which has been a serious national problem for several years, and the winter unemployment in the building trades by methods of standardization and through the co-operation of all those interested in construction activity. The executive council, as elected by the executive committee, is composed of one representative from each of the eleven groups into which the Council is divided.

Those selected for membership in the executive council were D. Knickerbocker Boyd, architect; Charles D. Lovett, engineer; N. Foster Hoggson, general contractor; Oscar A. Reum, sub-contractor; John Donlin, construction labor; William M. Ritter, construction material and equipment; M. T. Bannigan, material dealer; Willis H. Booth, bond and insurance; Francis Blossom, railroads and public utility interests; J. E. Gries, Federal, State, county and municipal officials, and Walter Klie, exchanges and building trade employers' associations.

Included in the program adopted for the first year's work of the Council is the drafting of a code of ethics to restore public confidence in the building industries, shattered to a great extent through recent disclosures here and in Chicago during the past two years. According to an announcement made after the meeting of the executive committee with President F. D. Roosevelt, the program for the coming year will be chiefly along the following lines:

First—To strike at what perhaps is the fundamental evil in the construction industry: The lack of steady employment on the part of approximately 3,000,000 workers dependent upon the industry for their living.

Second—To promote vocational guidance through the educational systems of the country in order to raise the efficiency and workmanship and to co-operate with labor in effecting a

reduction in the national shortage of skilled building mechanics and the encouragement of proper apprenticeship systems.

Third—To appoint immediately a committee to formulate a code of ethics governing all branches of the construction industry to promote greater public confidence and to eliminate various abuses from which both the public and the industry have suffered.

The problem involved in the lack of steady employment in the construction industries received considerable attention at the meeting in Washington. It was shown that the average employment of workers in the building industries throughout the country is 180 days a year. Some of the unemployment is due to seasonal obstructions to outdoor work, some to lack of materials, or other reasons that occasion intermittent employment of certain classes, where the workers of one industry have to wait on the workers of another.

At the recent meeting of the executive committee, at which Mr. Roosevelt occupied the chair, it was decided to tackle this problem without delay. The consensus was that with the days of employment fewer than those constituting a theatrical season the annual earnings of building workers necessarily were small, although the daily wage in certain of these industries had become almost prohibitive. It was decided that if the obstacle to steady employment could be overcome, as the council hopes, the cost of construction labor would be reduced, the building of homes would be brought within the reach of thousands and thousands who could not now afford to build, the shortage in housing would be conquered, a boom would follow and the workers in the building and allied industries would be far better off than now.

Gathering of statistics dealing with projected construction work in the year throughout the country will be one important feature of the council's work. With continuous and accurate statistics, the council hopes to reduce the migration of labor, which results in an acute shortage in certain localities and an oversupply in others. Statistics, it was pointed out, also would enable allied industries to accurately gauge the requirements of the country and act as a check on over or under production in building and construction materials.

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

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

# Architect Describes Plans for Proposed Art Center

Project as Outlined by Designer and City Chamberlain Will Cost Between \$15,000,000 and \$20,000,000—Another Site is Suggested

**T**HE first detailed description of the plans for the proposed music and art center was given out this week by Philip Berolzheimer, City Chamberlain, who is chairman of the committee which proposed the construction of this project.

The preliminary plans have been prepared by Arnold W. Brunner, past president of the American Institute of Architects, who with his map of the buildings presented a description of their design and outstanding characteristics.

"The site suggested extends from Fifty-seventh street to Fifty-ninth street on the axis of Seventh avenue," said Mr. Brunner. "This provides a plot 460 feet in width by 640 feet in length.

"Seventh avenue is deflected at Fifty-seventh street so as to connect with Fifty-ninth street by two curved streets, each eighty feet in width. These two streets together are 160 feet wide, and, accordingly, they provide sixty feet additional access to Fifty-ninth street.

"This site is large enough for the group of buildings, all of which will be kept back of the property lines so that they will be surrounded by large open spaces, which are to be treated partly as paved plazas and partly with lawns, gardens trees and flowers.

"Looking north from Seventh avenue the opera house will have a fine approach forming the end of a vista. The site is exceptional, nothing finer could be imagined.

"The opera house is planned in the centre of the composition. It is 200 feet wide, 380 feet long and approximately 130 feet high. It is intended to provide all the requirements of the present opera house with the additional facilities which they cannot now secure, such as ample foyers and approaches, proper depth and width of stage, adequate dressing rooms, storage for scenery and the various utilities which are now lacking. It is separated from the buildings on either side by a space equal in width to a city street, thus giving unusual facilities for ingress and egress. It is proposed to construct a terrace in front of the Opera House connected with Central Park by a bridge over Fifty-ninth street, and there also will be various connections with the subways on a lower level, thus providing access on three different levels in order to take care of the crowds of pedestrians and vehicles.

"On the west side of the Opera House it is proposed to place the building for the fine arts, which forms a part of the proposed Music and Art Centre. It is approximately 350 feet long and 113 feet wide. The wing facing Fifty-eighth street projects fifty-six feet and is 125 feet in width. The building will be ninety-five feet high. There is to be a central court and two smaller courts, or formal gardens, for the exhibition of sculpture.

"This building will give adequate exhibition space with well lighted rooms and galleries for the work of living artists and for the exhibitions that are held by the various societies that form the National Academy Association. The sub-divisions will be of various sizes in order to provide for smaller pictures, prints, etc., and there will be some rooms with high ceilings suitable for displaying great mural paintings. There will also be ample space and facilities for numerous classes of art stu-

dents. The building as shown is entirely isolated and surrounded by garden space with courts and flowers.

"On the other side of the Opera House it is proposed to place a building which will in reality consist of three buildings. In the centre there will be an auditorium, with all the necessary adjuncts, entrances, stage, offices, etc. This auditorium is for concert purposes and will be approximately the size of Carnegie Hall. This concert hall is flanked by two wings, one to contain a conservatory of music, study rooms, rooms for chambers music, etc., the other a municipal theatre. The size of this music group is about the same as that of the building for the fine arts. Ample ingress and egress to these three buildings is provided, as there will be roadways on all sides of them.

"The exterior of the group of buildings will be treated in a modified and modern adaptation of classic motifs, great simplicity and dignity being the dominant note."

Further details regarding the proposed civic and music center at Fifty-ninth street and Seventh avenue were furnished Wednesday by Chamberlain Berolzheimer and Joseph Haag, Secretary of the Board of Estimate. It is estimated that the cost of the buildings to be erected is between \$15,000,000 and \$20,000,000, while the assessed valuation of the property is put at from \$15,000,000 to \$17,000,000.

Another site suggested is the property extending from Forty-ninth to Fifty-third streets, west of Sixth avenue. This site has an area approximately twice as large as the Fifty-ninth street site. If the latter site is selected, it is proposed that the Fifty-ninth street crosstown cars be sunk underground and the street itself be made a park street between Fifth and Eighth avenues, thereby extending Central Park at Seventh avenue to Fifty-seventh street and improving the approach.

Mr. Berolzheimer suggested that the Metropolitan Opera and Real Estate Company sell its property, including its seven warehouses, valued at \$4,500,000, turn the amount over to the city and move into the new building, which is to be the central building of the new plan, keeping its present organization and directorate.

Regarding the establishment of a new scale of prices under these conditions, Mr. Berolzheimer said:

"Possibly legislation is necessary permitting the present owners of the real estate to continue owning the thirty-five boxes in the new building. In consideration of the saving of taxes, it is suggested that the opera company will either lower their prices considerably on their low-price seats, in favor of the public, or give a number of special operas of the same high class after the end of each season for the benefit of the Board of Education and the people in general. Assurance has been given that at the present time the Metropolitan Opera Company is not run for profit, but that any surplus which has occurred from time to time is being used for the production of new operas and scenery.

According to the act passed in March, 1922, the buildings must be erected by money raised by private donations and endowments, and repairs and expenses have to be met by the parties with whom the Board of Estimate may contract for the occupancy of the buildings.

## New York Society of Architects Holds Combined Meeting and Outing

**T**HE regular monthly meeting of the New York Society of Architects was combined with the annual outing, which was held at the Bayville Casino, Bayville, L. I., Tuesday, June 20. There was a large turnout of members, who, with their guests, made the trip by automobile. The program of athletic events, which preceded the dinner, included a baseball game between the veterans of 40 to 50 years of age, who had not played the game for many years, a tug-of-war, foot races and a swimming match.

After a splendid shore dinner a short business meeting was held. The principal topic of discussion was the proposed appointment of a city architect. This matter was keenly debated by the members and the speakers included President J. R. Gordon, Vice-President A. E. Fischer, John H. Scheire, W. T. McCarthy and Henry Holder. At the meeting Carl B. Cali, John C. Kleinhenz and John E. Scharsmith were elected to membership in the Society. For interest and enjoyment the day will be historic to the Society.

# Decided Increase in All Phases of Local Building Activity

## Weekly Statistics of F. W. Dodge Company Show Significant Improvement in Outlook for Construction Industry in Metropolitan District

**B**UILDING construction totals for the twenty-fifth week of this year show a decided improvement when compared with those for the past three or four weeks. Substantial gains have been noticed in practically every type of operation and, according to current reports, the coming weeks are likely to show a steady and consistent improvement in the general construction situation. According to figures tabulated by the F. W. Dodge Company for the territory including all of New York State and New Jersey, north of Trenton, the week of June 17 to 23 inclusive was one of the most active this year in both new operations reported as planning and in contracts actually awarded. During the week architects and engineers reported plans in progress for 619 new structural projects in this territory which will involve a total expenditure of more than \$31,088,100. The contracts placed during the week numbered 424 and represent an outlay of approximately \$20,508,400.

Figures for Greater New York show a gain that is consistent with the increase so general throughout the New York district. During the week announcement was made of plans in progress for 277 building and engineering projects scheduled for locations in the five boroughs of this city which will require an expenditure of about \$18,990,300. The local contract commitments for the week include 134 projects at an estimated total cost of \$14,006,000.

Local commitments shows a significant improvement in commercial and industrial construction activity and a revival of interest in education buildings. The residential work continues to be the dominating factor in the local field and, as a matter of fact, the total for the past week was considerably higher than for the three weeks previous.

The list of 277 operations for which plans were announced during the week of June 17 to 23 inclusive is comprised of 52 business projects such as stores, offices, lofts, commercial garages, etc., \$2,692,000; 4 educational buildings, \$623,600; 2 hospitals and institutions, \$9,500; 4 industrial buildings, \$68,500; 3 public buildings, \$6,977,000; 8 public works and public utilities, \$83,800; 2 religious and memorial projects, \$70,000; 200 residential buildings, including apartments, flats and tenements and one- and two-family dwellings, \$6,435,900, and 2 social and recreational operations, \$2,030,000

Among the 134 projects for which contracts were awarded during the twenty-fifth week of this year were 38 business buildings of various types, \$2,246,500; 7 educational structures, such as schools, colleges, libraries, etc., \$1,288,100; 1 hospital, \$35,000; 4 factory and industrial buildings, \$441,000; 6 public works and public utilities, \$225,000; 1 religious edifice, \$30,000; 75 residential operations, including multi-family structures and one- and two-family dwellings, \$9,700,400, and 2 social and recreational buildings, \$40,000.

### PERSONAL AND TRADE NOTES.

**Raritan Hollow Tile Corporation** has established offices at 47 West Thirty-fourth street.

**John Woolley**, architect, announces the removal of his offices to 158 West 45th street.

**Gregory B. Webb**, architect, is now located in the Winfield Building, 469 Fifth avenue.

**F. J. Schwarz**, architect, recently moved his office from the Colt Building, Paterson, N. J., to the Woolworth Building, 233 Broadway, New York City.

**Sandusky Cement Company** recently opened a New York City sales office at 350 Madison avenue, under the direction of G. B. Rogers, sales manager.

**Joseph B. Gunnison**, formerly with the White Construction Company, Inc., has formed the Gunnison Construction Co., and proposes to conduct a general contracting business.

**John A. Rossi**, architect, announces the removal of his office to 563 East Tremont avenue, the Bronx. He desires samples, catalogues and price lists of building materials and specialties.

**H. H. Tinkham**, Amityville, was re-elected president of the Long Island Lumber Dealers' Association at its recent annual meeting. W. R. Pettit, of Huntington, was elected vice-president, and George Adams, of Far Rockaway, treasurer.

**T. A. Kleinfelter**, superintendent of the plant of the Atlantic Terra Cotta Company, Tottenville, S. I. recently resigned to become general manager at the pottery plant of the J. L. Mott Co., Trenton, N. J. He has been succeeded at the Tottenville plant by Frederick Parsons, formerly foreman of the pressing shop.

### Production of Stone in 1921

About 62,400,000 short tons of stone was quarried in the United States in 1921, according to the United States Geological Survey, Department of the Interior. This is more than 20 per cent. less than the production in 1920. The estimated value of this stone is \$92,500,000, a decrease of 30 per cent. as compared with 1920.

Producers all over the country stated that both wages and prices had been reduced, and nearly all reported a decrease in the cost of production. High freight rates are said to have contributed largely to the general depression in the industry.

Building stone was in but little demand, and the returns at hand indicate a decrease in output of about 25 per cent. The output of monumental stone, which has shown practically no diminution during the last five years, apparently decreased more than 45 per cent. Paving blocks were in great demand, and increases were shown in the sales of curbing and flagging, facts that indicate a revival in street work in cities and towns. The campaign begun for the betterment of suburban and country roads caused an increase of nearly 8 per cent. in the output of crushed stone. Depression in the metal-smelting industry was reflected in a decrease of more than 50 per cent. in stone sold for fluxing and for use as refractory material. Decreases were noted also in the demand for agricultural limestone, and for stone used by alkali works, sugar refineries, paper mills, and in other manufacturing establishments throughout the United States.

### New Contracting Firm Organized

The George Backer organization has announced its intention of entering into the field of general contracting with the formation of a new company, to be known as George Backer, Inc. With the entire personnel of the old George Backer Construction Company, this new firm claims it will be in a position to offer its service to those who appreciate quality, speed and economy in building construction. The offices of the new organization are at 295 Fifth avenue.

### A. I. A. Elects Officers

At the recent annual convention of the American Institute of Architects in Chicago, the following officers were elected for the ensuing year: William B. Faville, San Francisco, president; E. J. Russell, St. Louis, first vice-president; Robert D. Kohn, New York City, second vice-president; William Stanley Parker, Boston, secretary, and D. Everett Waid, New York City, treasurer. William Emerson, Boston; Benjamin W. Morris, New York City, and William L. Steels, Sioux City, were elected directors.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

### Where Apprentices Are Most Needed

The Building Trades Employers' Association, of New York City, recently made a survey of the employment situation in the building trades throughout the country. Among other interesting data it gives a list of the building trades in the order, as one might say, of their scarcity, showing the plasterers in greater demand than any other trade and putting concrete laborers, the supply of whom greatly exceeds the demand, at the bottom of the list, with the other trades in between in the following order: 1, Plasterers; 2, Terrazzo Workers; 3, Encaustic Tile Layers; 4, Elevator Constructors; 5, Marble Cutters and Setters; 6, Metallic Lathers; 7, Bricklayers; 8, Painters; 9, Steamfitters; 10, Mosaic Workers; 11, Plumbers; 12, Carpenters; 13, Plasterers' Helpers; 14, Sheetmetal Workers; 15, Cement Finishers; 16, Tar and Felt Roofers; 17, Hod Carriers; 18, Structural Iron Workers; 19, Hoisting Engineers; 20, Electrical Workers, and 21, Cement and Concrete Laborers.

# CURRENT BUILDING OPERATIONS

CONSTRUCTION interests in the Metropolitan district are now in the mid-season rush and new projects are piling up more rapidly than the industry is able to handle the work. The past week has been exceedingly active in all lines, and according to the projects now being planned in the offices of architects and engineers the prevailing building boom is likely to continue for many months to come. At present the activity is progressing to the limit of available materials and mechanics. There is no surplus of building labor and materials are being absorbed into construction work as rapidly as they arrive from production points.

The building labor situation is quiet and no disturbances to an extent that will retard local activity are anticipated. It was recently announced that the Master League of Cement Workers had renewed its agreement with the Independent Bricklayers' Helpers and Building Laborers' Union of America, Inc., which insures the continuation of the existing wage scale and working conditions for about 6,500 cement and concrete workers.

The building material dealers in New York City and its environs are well satisfied with the prevailing market conditions. The demand is keen in practically all lines, with brick, cement, lumber, terra cotta and similar products especially active. There is a steadily advancing trend to building material prices due to the strength of the demand and the relatively limited supplies in certain lines. Although Hudson River common brick is coming into the market as rapidly as the producers are able to make and ship it all cargoes are taken up immediately upon arrival and the recent advance in price apparently has not effected the sales.

**Common Brick**—The demand for the Hudson River product continues so keen that manufacturers have been unable to do more than keep up with current orders. No reserves are on hand as yet and there is every likelihood that neither manufacturers nor dealers will be in a position to stock brick for some months to come. The past week was very active in the New York wholesale market. A total of forty-seven barge loads of brick arrived from up-river points and all were disposed of immediately. The recent price advance has not affected buying to any degree and at the present the price situation is exceedingly firm and with a decided trend toward further advances. The market for Hudson River common brick is now from \$21 to \$22 a thousand,

to dealers in cargo lots alongside dock. No changes have occurred in the manufacturing situation. Fuel is just as scarce as it was a few weeks ago and labor difficult to handle and inefficient. The majority of the producers are going ahead with what little fuel they have been able to gather and are hoping for an early settlement of the strike to make coal more easily available. Otherwise production must cease and a serious situation follow.

**Summary**—Transactions in the North River brick market for the week ending

Thursday, June 29, 1922. Condition of market: Demand very keen; prices firm and with a tendency toward further advances. Quotations: Hudson Rivers, \$21 to \$22 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 47; sales, 47. Distribution: Manhattan, 15; Bronx, 2; Brooklyn, 23; New Jersey points, 5; Astoria, 2.

**Face Brick**—Manufacturers of face brick are experiencing the same fuel difficulties that for the past month or more have discouraged the producers of the common variety. As a result of the fuel

## 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.. \$21.00 to \$22.00  
Raritan ..... — to —  
Second-hand brick, per load  
of 3,000, delivered.....\$47.00 to —

**Face Brick**—Delivered on job in New York:

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

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

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

**Gravel**—Delivered at job site in Manhattan and Bronx:

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

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

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries ..... \$2.75  
Bronx deliveries .. ..... 2.75

**Hollow Tile**—

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

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

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

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

**Lath**—

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

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.

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

Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$21.00 per ton  
Brown Mortar, in cloth bags. 18.00 per ton  
Lath Mortar, in cloth bags... 18.00 per ton  
Finishing Plaster, in cloth bags ..... 24.50 per ton

Rebate for returned bags. 15c. per bag

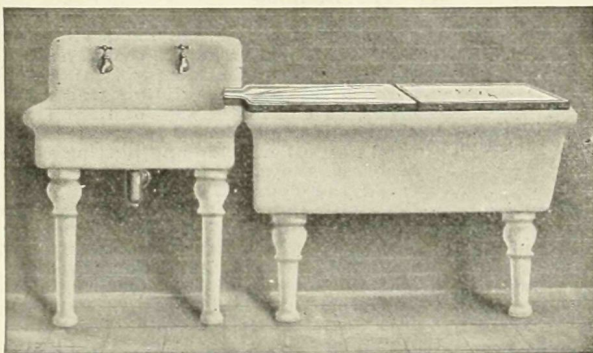
Finishing Plaster (250-lb. barrel) .....\$4.00 per bbl.

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

**Plaster Blocks**—

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

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# MATERIALS AND SUPPLIES

situation face brick prices are firmer than they were. The demand is excellent and shows every sign of continuing at its present rate as there is a large amount of new construction coming out and the active building projects is still an important factor.

**Lumber**—There has been no apparent change in the local lumber market situation during the past week. Business is excellent in both wholesale and retail departments of trade and all current signs indicate a continuation of intense activity. Although the construction in-

dustry is the most important market factor today there is increasing interest developing among the manufacturing consumers as denoted by recent inquiries. The trade in general, however, looks to construction to furnish the bulk of the business for the remainder of the year as the building program is now at its height and there is no indication of an abatement in the volume of new work being brought out. The mills are exceptionally busy and still they are unable to keep abreast of orders which are piling up faster than the mills are able to manu-

facture. Throughout the entire lumber market prices are exceedingly firm and some lines are showing marked upward tendencies. The average of prices at present is considerably higher than it was five or six weeks ago, and according to those most familiar with trade conditions the end of the upward price movement is not yet in sight. Prices cannot become stabilized while the prevailing buying movement continues nor as long as the building industry is responsible for lumber orders in greater volume than the mills are able to handle.

**Builders' Hardware**—Market conditions are practically unchanged. Demand remains very brisk and according to all accounts local dealers will have excellent business while the prevailing building boom continues. Reports from suburban districts indicate a growing volume of small house construction and within the city boundaries there is great activity in apartment house and commercial building. Jobbers are experiencing no special difficulties in keeping their stocks up to standard, but manufacturers are forced to keep their plants operating at full time. Prices are fairly steady and no changes of consequence have been reported during the past week.

**Structural Steel**—Although buying activity has slowed down to some extent during the past week or so there is still considerable current business in this line. Several new inquiries developed during the week and as they involve a fairly large total tonnage the industry is hoping that the bookings will be announced soon. The fabricating shops are doing their best but the fuel situation has retarded progress to a considerable extent and as a result the majority of fabricators are now not in a position to promise deliveries under three months. Prices are very firm and with a decidedly upward tendency. Fabricated material on ordinary commercial construction continues to range from \$70 to \$75 per ton erected, with the majority of recent contracts awarded at the higher figure.

**Nails**—Business in this line is quite spotty at present. Buying activity varies considerably in different locations, but as there is a steady gain in the volume of active construction jobbers are generally optimistic. During the past week or so there have been rumors of a developing shortage in nail supplies. This is largely attributed to the effect of the coal strike on the steel industry. At present local dealers have fair assortments, however, and there is little delay in making deliveries. Prices are steady.

## IN THE METROPOLITAN MARKETS

**Plaster Board—**

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

27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x⅜ in.....	0.22 each
32x36x½ in.....	0.28 each

**Sand—**

Delivered at job in

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

**White Sand—**

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

**Broken Stone—**

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

**Building Stone—**

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.68
Gray Canyon sandstone, per cu. ft.....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.35
White Vermont marble (sawed) New York, per cu. ft.....	3.00

**Structural Steel—**

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.....	1.98c. to —
Beams and channels over 14 in.....	1.98c. to —
Angles, 3x2 to 6x3.....	1.98c. to —
Zees and tees.....	1.98c. to —

**Lumber—**

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

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

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

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts .....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime .....	13.00 to —
Quartered Oak.....	to \$166.00
Plain Oak .....	to 126.00

**Flooring:**

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

**Window Glass—**

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets .....	84%
B grade, single strength, first three brackets .....	86%
Grades A and B, larger than the first three brackets, single thick.....	86%
Double strength, A quality.....	85%
Double strength, B quality.....	88%

**Linseed Oil—**

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

**Turpentine—**

Turpentines .....	\$1.03 to —
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## CONTEMPLATED CONSTRUCTION.

### Manhattan

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Geo. F. Pelham, 200 West 72d st, has plans in progress for a 12-sty brick, steel and limestone apartment house, 100x99x124 ft, irregular, at the northeast corner of Riverside dr and 144th st for a client of David Stewart, 1 West 42d st, owner.

### BANKS.

MADISON AV.—Louis Allen Abramson, 48 West 46th st, has plans nearing completion for a 6-sty brick and limestone bank and office building, 50x83 ft, at 1765-67 Madison av for Bank of United States, Jos. S. Marcus, president, 320 5th av, owner. Cost, \$250,000. Structural engineer, Ball & Snyder, 25 East 24th st.

### DWELLINGS.

73D ST.—W. L. Bottomley, 112 East 55th st, has plans in progress for alterations to the dwelling at 18 East 73d st for Henry A. Wise, 11 William st, owner. Cost, \$15,000.

66TH ST.—Edw. S. Hewitt, 597 5th av, has plans in progress for alterations to the 3-sty and basement brownstone dwelling at 154 East 66th st for Gordon Knox Bell, 22 Exchange pl, owner. Cost, \$25,000. Architect will take bids on general contract about July 5.

### FACTORIES AND WAREHOUSES.

137TH ST.—John P. Boyland, 120 East Fordham rd, has completed plans for a 3-sty brick and limestone warehouse, 100x100 ft, at the northeast corner of 137th st and Lincoln av for Beith & Reilley, 2475 3d av, owner. Cost, \$120,000.

### HOMES AND ASYLUMS.

GRAND CONCOURSE.—Jos. H. Friedlander, 681 5th av, has completed plans for a 3-sty stone home on the west side of Grand Concourse, between 166th and McClellan sts, for Andrew Freidman Home, Dr. Bernard Sacks, chairman of building committee, 160 West 59th st, owner.

### Bronx

### DWELLINGS.

GRAND CONCOURSE.—Thos. F. Dunn, 62 West 45th st, has plans in progress for a 2-sty terra cotta block and stucco dwelling, 21x63 ft, at Grand Concourse and 164th st for Dr. B. E. Quin, owner, care of architect. Cost, \$18,000.

### STABLES AND GARAGES.

WEBSTER AV.—S. J. Kessler, 529 Cortland av, has plans in progress for a 1-sty brick and stone garage, 75x122x170x206 ft, on the east side of Webster av, about 100 ft north of Mosholu pkwy, for S. M. De Pasquale, 2975 Marion av, owner. Cost, \$120,000. Owner will take bids on separate contracts about July 2.

### STORES, OFFICES AND LOFTS.

BOSTON RD.—Chas. Schaefer, 394 East 150th

### SPRINKLER

SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM  
OR FOR CENTRAL OFFICE SERVICE

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SPECIAL BUILDING  
SIGNAL SERVICE

Automatic Fire Alarm Co.

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CANAL 5188

st, has been retained to prepare plans for a group of 1-sty brick and limestone stores, 55x100 ft, irregular, on the east side of Boston rd, 300 ft south of Prospect av, for Debb Corp., Leo Levinson, president, 2390 Morris av, owner. Cost, \$25,000. Owner will take bids on separate contracts about July 15.

GRAND AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for thirteen 1-sty brick stores, 92x107 ft, at the southeast corner of Grand av and West Burnside av for J. L. S. Realty Co., Jos. Silverman, president, 103 Park av, owner. Cost, \$100,000.

### Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SHEPHERD AV.—Abraham Farber, 1746 Pitkin av, has plans in progress for a 3-sty brick apartment, 25x72 ft, at the southwest corner of Shepherd av and Dumont av for Fan Ett Bldg. Co., Inc., Sam Ettlinger, secretary, 455 Crown st, owner. Cost, \$18,000.

ELTON ST.—Abraham Farber, 1746 Pitkin av, has plans in progress for a 4-sty brick and limestone apartment, 75x75 ft, in the west side of Elton av, 175 ft north of Dumont av, for owner, care of architect. Cost, \$80,000.

### BANKS.

SURF AV.—Holmes & Winslow, 134 East 44th st, Manhattan, have completed preliminary plans for a 2-sty brick and stone bank building, 60x100 ft, on Surf av for Bank of Coney Island, Geo. H. Maile, in charge, Surf av, Coney Island, owner. Cost, \$200,000. Architects will take bids on general contract about August 1.

### CHURCHES.

LOUISIANA AV.—Jack Fein, 1709 Pitkin av, has plans in progress for a 2½-sty brick and limestone synagogue, 40x90 ft, at 62 Louisiana av for Congregation Dorake Tow Ansnai, owner, on premises. Cost, \$60,000.

### DWELLINGS.

LINWOOD ST.—Wm. C. Winters, 106 Van Sicken av, has plans in progress for a 2-sty frame dwelling, 18x58 ft, in the west side of Linwood st, 127 ft south of Jamaica av, for Muendel & Amann, 373 Arlington av, owner. Cost, \$8,000.

MANSFIELD PL.—Claude E. Dwyer, 1019 Kenmore pl, has completed plans for two 2-sty frame dwellings, 23x42 ft, on the east side of Mansfield pl, 225 ft north of Av M, for Albert C. Bunche, 529 East 9th st, and Lester M. Howe, 539 East 9th st, owners. Cost, \$20,000.

### SCHOOLS AND COLLEGES.

70TH ST.—C. B. J. Snyder, southeast corner Flatbush av extension and Concord st, has completed plans for a 5-sty brick, steel, limestone, terra cotta and granite New Utrecht High School, 328x195 ft, from 70th to 80th sts, 16th to 17th av, for City of New York, Board of Education, Geo. Ryan, president, Park av and 59th st, owner. Cost, \$1,480,000. Owner will advertise for bids on general contract and separate contracts about July 10.

### STABLES AND GARAGES.

TILDEN AV.—Jack Fein, 1709 Pitkin av, has plans in progress for an addition to the 1-sty cement block stable, 33x100 ft, at the northwest corner of Tilden av and East 28th st for Bassido Bros., owner, on premises. Cost, \$9,000.

NAVY ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty brick garage, 120x100 ft, at the northwest corner of Navy st and DeKalb av for Florence J. Lang, care of Frederick W. Lang, 188 Montague st, owner. Cost, \$30,000.

### Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—Plans have been prepared privately for six 4-sty brick tenements, 33x104 ft, in the north side of Willet st, at the north-

east corner of 150th st, Jamaica, for Wohl & Wohl, 41 Alsop st, Jamaica, owner and builder. Cost, \$270,000.

#### DWELLINGS.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty brick dwelling, 26x37 ft, on the north side of Amherst av, 80 ft east of Alsop st, Jamaica, for Charles Greenbaum, 114 Rockaway rd, Jamaica, owner and builder. Cost, \$17,000.

#### HALLS AND CLUBS.

JAMAICA, L. I.—The Ballinger Co., 1328 Broadway, Manhattan, have plans in progress for a 2-sty and basement stucco and half timber golf club, 55x150 ft, with wing, 38x40 ft, with course, on Black Stump rd, near Union turnpike, Jamaica, for Fresh Meadow Country Club, B. Risman, president, 27 Cedar st, Manhattan, owner. Cost, \$200,000. Landscape architect, Lewis & Valentine, 47 West 34th st, Manhattan. Architect will take bids on general contract about July 20.

#### Westchester

#### APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—R. M. Ostrander, 5 Getty sq, Yonkers, has completed plans for a 2½-sty hollow tile and stucco apartment, 59x76 ft, at 137-41 Burhans av for Catina Sarubbi, 161 Burhans av, Yonkers, owner and builder. Cost, \$37,000.

#### DWELLINGS.

MT. VERNON, N. Y.—Louis Laskin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2½-sty brick dwelling, 60x75 ft, at Chester Hill Park, Mt. Vernon, for Herman Snyder, owner, care of architect. Cost, \$30,000. Architect will take bids on general contract July 1.

HARTSDALE, N. Y.—King & Campbell, 36 West 40th st, Manhattan, have completed plans for a 2-sty frame and stucco dwelling, 42x52 ft, with garage, at Green Acres, Hartsdale, for Geo. Dewey, 138 Fulton st, Manhattan, owner. Cost, \$25,000.

#### New Jersey

#### BANKS.

BAYONNE, N. J.—Donald G. Anderson and S. Edson Gage, 28 East 49th st, Manhattan, and 42 Broadway, Bayonne, have plans in progress for a 3-sty brick branch bank with stores and offices, at the southwest corner of Broadway and 22d st, Bayonne, for Union Trust Co., Frank C. Ferguson, president, 75 Montgomery st, Jersey City, owner. Cost, \$150,000. Bids will be taken about July 15.

#### DWELLINGS.

BAYONNE, N. J.—Harry Adelman, 510 Broadway, Bayonne, has completed plans for four 2½-sty frame dwellings, 20x48 ft, at 44-46 East 4th st and 103 Lexington av, Bayonne, for J. Golush, owner and builder, at site. Cost, \$7,000 each.

#### HALLS AND CLUBS.

BELLEVILLE, N. J.—Jas. V. Thetford, 83 Bremond st, Belleville, has preliminary plans in progress for a 2-sty and basement brick and stone Elks' home, 60x110 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000.

#### HOMES AND ASYLUMS.

NEWARK, N. J.—Warren & Wetmore, 16 East 47th st, Manhattan, and Neil J. Convery, 942 Broad st, Newark, have plans in progress for a 12-sty brick and stone Elks' home, 100x150 ft, at the southeast corner of Broad and Camp sts, opposite Lincoln pl, Newark, for Newark Lodge No. 21, E. P. O. E., Samuel Roesler, exalted ruler, 37 Green st, Newark, owner. Cost, \$1,000,000.

#### HOSPITALS.

PASSAIC, N. J.—Crow, Lewis & Wick, 200 5th av, Manhattan, has plans in progress for an addition to the 4 and 5-sty brick and limestone hospital, 140x65 ft, on Pennington av, Passaic, for St. Mary's Hospital, Sister Rose Vincent, superintendent, Pennington av, Passaic, owner. Cost, \$300,000.

#### SCHOOLS AND COLLEGES.

CALDWELL, N. J.—Rasmusen & Wayland and F. Y. Parsons, 252 West 46th st, Manhattan, have plans in progress for a brick public school on Bloomfield av, near Fairfield av, Caldwell, for Boro of Caldwell Board of Education, A. P. White, president, 32 Smull st, Caldwell, owner. Cost, \$75,000. Owner will advertise for bids about July 10.

#### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Wennemer Bros., 103 Park av, have the general contract for three 9-sty brick and limestone apartments, 75x100 ft, at 150-2-4 East 49th st for Boston Holding Co., V. Guinsburg, 725 Broadway, owner, from plans by A. C. Bossom, 680 5th av, architect.

MANHATTAN.—James J. Ryan, 522 5th av, has the general contract for alterations to the

5-sty brick apartment building, 20x61 ft, with stores, at 520 Madison av, for Carvalho Bros., 520 Madison av, owner, from plans by David M. Ach, 1 Madison av, architect. Cost \$25,000.

PASSAIC, N. J.—Samuel Goldberg, 155 Columbia, has the general contract for a 4-sty brick and limestone apartment, 53x85 ft, with stores, at 270-272 Monroe st, Passaic, for Max Goldstein, 270 Monroe st, Passaic, owner, from plans by Abram Preiskel, Playhouse Bldg., Passaic, architect. Cost \$60,000.

#### BANKS.

MANHATTAN.—W. L. Crow Construction Co., 103 Park av, has the general contract for a 3-sty bank building, 75x84 ft, at 54-56-58 Bowery for Citizens Savings Bank, Henry Saylor, president, in charge, owner, at site, from plans by Clarence W. Brazer, 1138 Broadway, architect. Structural engineer, Gunvald Aus, 244 Madison av.

PHILIPSBURG, N. J.—Fred T. Ley Co., 19 West 44th st, Manhattan, has the general contract for alterations to a bank building at Philippsburg for 2d National Bank of Philippsburg, S. C. Smith, president, Philippsburg, owner, from plans prepared privately. Cost, \$35,000.

#### DWELLINGS.

MANHATTAN.—Richard Deeves & Son, 145 East 47th st, have the general contract for alterations to the 4-sty brick dwelling, 20x55 ft, at 53 East 67th st for Walter Barnum, 50 Church st, owner, from plans by Cross & Cross & Phelps Barnum, 681 5th av, architects. Cost, \$10,000.

MANHATTAN.—Robert Johnson, 204 East 50th st, has the general contract for alterations to the 4-sty brownstone dwelling, 20x50 ft, at 119 East 79th st, for John A. Dix, 119

East 79th st, owner, from plans by Edward S. Hewitt, 597 5th av, architect. Cost \$12,000.

MANHATTAN.—Thos. T. Hopper Co., 101 Park av, has the general contract for alterations to the 4-sty brick dwelling, 22x74 ft, at 49 East 72d st for Chas. D. Halsey, 37 East 50th st, owner, from plans by Hoppin & Koen, 4 East 43d st, architects. Cost, \$15,000.

MANHATTAN.—H. H. Vought, 70 East 45th st, has the general contract for alterations to the brick dwelling at 24 East 95th st for W. W. Hoffman, owner, care of architect, from plans by F. Burrell Hoffman, 147 East 51st st, architect.

BROOKLYN.—Rufus Brown, 356 Pearl st, has the general contract for a 4-sty brick, limestone and terra cotta dwelling, 34x64 ft, at 854 Carroll st, 226 ft east of 8th av, for Mrs. E. H. Dalzell, owner, on premises, from plans by Mott B. Schmidt, 14 East 46th st, Manhattan, architect.

HOLLIS, L. I.—Jos Hrotski, Hollis av, Hollis, has the general contract for a 2-sty tapestry brick dwelling, 26x30 ft, at Hollis Park Gardens, Hollis, for J. Schwartz, 1321 Broadway, Brooklyn, owner, from plans by H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost, \$18,000.

GREAT NECK, L. I.—Linklater Construction Co., Great Neck, has the general contract for a 2½-sty stucco and frame dwelling, 27x68 ft, on Great Neck Estates, Great Neck, for Mrs. G. Schmulen, Cedarhurst, owner, from plans by Geo. Barnes, Grace av, Great Neck, architect. Cost, \$26,000.

BRONXVILLE, N. Y.—Jos. Cosgrove, Palmer av, Yonkers, has the general contract for a 2½-sty frame and shingle dwelling, 35x34 ft, on Ellison av, Bronxville, for Mrs. Alberta C. Mitchell, owner, care of architect, from plans

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The Metropolitan Temple and Hotel at Broadway and 104th Street, a combination of church and hotel, will be unique among the church buildings of New York. Plans, by R H Shreve and Carrere & Hastings, architects, call for an auditorium occupying the first three floors, a school for missionaries above that with the remainder of the building used as a hotel. The hotel will cater especially to church members. A mammoth electric sign at the fourteenth floor will be used for church advertising

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by O. J. Gette, 103 Park av, Manhattan, architect.

**GREAT NECK, L. I.**—Roger-Black Co., 452 Lexington av, Manhattan, has the general contract for a 2½-sty brick dwelling, 30x40 ft, at Great Neck, for Aaron Davis, owner, care of architect, from plans by Polhemus & Coffin, 15 East 40th st, Manhattan, architects.

**WEST ORANGE, N. J.**—Wm. A. Hay, 245 Orange st, South Orange, has the general contract for a 2-sty stucco dwelling, 34x47 ft, at Llewellyn Park, Brook Way, West Orange, for Mrs. H. A. Potter, Llewellyn Park, West Orange, owner, from plans by Graham King, 71 West 23d st, Manhattan, architect. Cost, \$25,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick warehouse, 200 x 225 ft, with office, at the northwest corner of Borden av and School st, L. I. City, for Eggleston Bros. & Co., 166 South st, Manhattan, owner, from plans by general contractor. Cost \$120,000.

#### SCHOOLS AND COLLEGES.

**BRONX.**—Fountain & Choate, 110 East 23d st, has the general contract for a 4-sty brick and stone parochial school, 88x100 ft, on the east side of Bathgate av, 185 ft north of Tremont av, for St. Joseph's Roman Catholic Church, 1949 Bathgate av, Rev. Father Patrick Morris, pastor, owner, from plans by Robt. J. Reiley, 477 5th av, architect. Cost, \$150,000.

**MANHATTAN.**—Wm. T. Fitzpatrick, 351 West 30th st, has the general contract for a 5-sty brick nurses' training school and dormitory at 8 State st for Broad Street Hospital, Dr. S. S. Barker, president, 129 Broad st, owner, from plans prepared privately.

#### STABLES AND GARAGES.

**EAST ORANGE, N. J.**—Essex Construction Co., 84 Academy st, Newark, has the general contract for a 1-sty brick garage, 49x72 ft, at 15 So. Grove st, East Orange, for Ralph Townsend, owner, care of architect, from plans by Frank Grad, 269 Springfield av, Newark, architect. Cost, \$15,000.

**BRONX.**—B. Leff & Sons, 1705 Anthony av, has the general contract for a 1-sty brick and concrete garage, 100x100 ft, in the east side of Bronx st, 107 ft south of 180th st, for Tarbin Realty Corp., Selig Tarter, president, 7-9 DeLancey st, owner, from plans by Louis A. Sheinart, 194 Bowery, architect. Cost, \$40,000. Carpenter work, F. Skalnik, 228 East 112th st.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Chas. L. Fraser, 370 Lexing-

ton av, has the general contract for a 12-sty brick and limestone store and loft building, 58x100 ft, at 37-9 West 57th st for 37 West 57th Street Co., Inc., Bainbridge Colby, president, 372 Lexington av, owner, from plans by Severance & Van Alen, 372 Lexington av, architects. Cost, \$700,000.

**MANHATTAN.**—Gretsch Construction Co., 50 East 42d st, has the general contract for a 4-sty concrete loft building, 25x100 ft, at 10th av and 31st st for Knickerbocker Chocolate Co., 445 West 31st st, owner, from plans by John M. Baker, 9 Jackson av, L. I. City, architect.

**MANHATTAN.**—Babor-Comeau Co., Inc., 132 East 40th st, has the general contract for six stores at the northwest corner of 49th st and 8th av for 8th Avenue Railroad Co., Dept. of Way & Structure, Jas. D. Kent, supervisor, 825 8th av, owner, from plans prepared privately.

**NEW ROCHELLE, N. Y.**—J. Walters, 278 Lockwood av, New Rochelle, has the general contract for a 2-sty brick store and office building, 42x70 ft, on North av, New Rochelle, for J. Gotseh, 14 Division st, New Rochelle, owner, from plans prepared privately. Cost, \$17,000.

**WHITE PLAINS, N. Y.**—C. Hubbell Co., 320 5th av, Manhattan, has the general contract for a showroom and office building at Mortine and Mamaroneck avs West, White Plains, for John C. Hoagland, care of C. Hubbell Co., 320 5th av, Manhattan, owner, from plans prepared privately.

**NEWARK, N. J.**—Edw. C. Levy, 18 Walnut st, Newark, has the general contract for an addition to the 4-sty and basement brick and limestone department store, 36x76 ft, at 850 Broad st, corner Clinton st, Newark, for McGregor & Co., Austin H. McGregor, president, 850 Broad st, Newark, owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost, \$100,000.

**ELMHURST, L. I.**—Geo. E. Batcheller, Elmhurst, has the general contract for a 2-sty reinforced concrete office building, 27x82 ft, at the northwest corner of Barnwell st and Queens blvd, Elmhurst, for H. S. Johnson Drug Co., Elmhurst, owner, from plans by A. H. Stines, Jr., Maspeth, architect. Cost, \$30,000. Steam engineer, Chester Bragaw, 170 Broadway, Elmhurst.

#### MISCELLANEOUS.

**NEW BRUNSWICK, N. J.**—Fred T. Ley Co., 19 West 44th st, Manhattan, has the general contract for a 4-sty brick and stone community building, 50x100 ft, at New Brunswick for First Presbyterian Church, Rev. Geo. C. Paterson, New Brunswick, owner, from plans prepared privately. Cost, \$75,000.

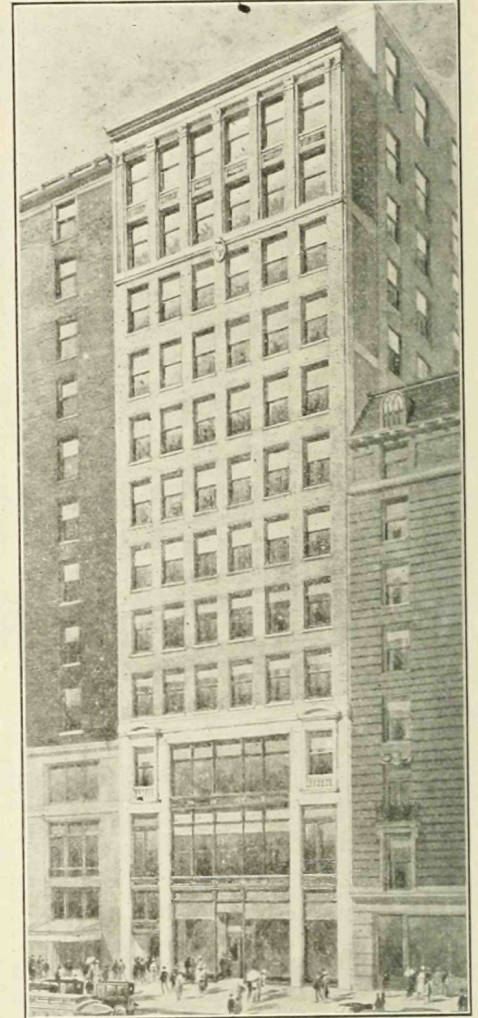
#### Mortgage Firm Buys Building

**THE American Bond & Mortgage Company, Inc.**, has purchased from the 343 Madison Avenue Corporation the ground lease covering the property at No. 343-345 Madison Avenue, and the thirteen-story modern office building which has just been completed. The plot is 50 by 100 feet and adjoins the Equitable Trust Building.

The building will be used as the permanent New York office of the American Bond & Mortgage Company, Inc., and plans are now being drawn for extensive alterations and improvements of both the interior and exterior of the building. These plans include the installation on the ground floor of one of the finest and best equipped banking floors in New York.

Upon completion of the alterations, which will be in about three months, the American Bond & Mortgage Company, Inc., will occupy the banking floor and two connecting floors for the transaction of their Eastern business.

The organization is one which has been na-



AMERICAN BOND & MORTGAGE BUILDING

tionally known for years, and which during the past year and a half has come into great prominence in making available for housing needs large sums of money. Not long ago the company announced that they had twenty-five million dollars available this year for this purpose, and the builders they are aiding financially are located in many of the great metropolitan centers such as Chicago, Ill., Detroit, Mich., Davenport, Iowa, Rockford, Ill., Cleveland, Ohio, and New York, N. Y.

The plan pursued by the company is to take mortgages of around \$500,000 to \$5,000,000 and divide these into small denominations, thus making available to the average investor First Mortgage Real Estate Bonds secured by large properties.

The company was founded seventeen years ago, and since then have enjoyed an enviable reputation for supplying mortgage investments to the public.

Charles Memberson was the broker in the deal, Stoddard & Mark represented the purchaser, and M. Carl Levine represented the 343 Madison Avenue Corporation. The building was constructed by Joseph G. Siegel, Incorporated, after plans by Bloodgood & Sugarman.

The purchasing of this property by another one of the well-known mortgage bond houses is a further confirmation of the value of this location on Madison Avenue near the Grand Central Station.

It is the purpose of the organization to rent the floors not needed for its own use.

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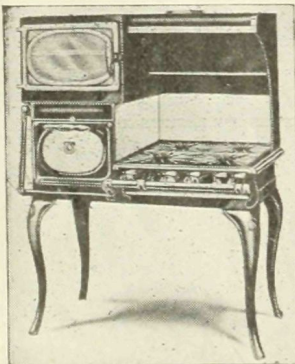
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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

57TH ST, 436-8 e, 4-sty bk apartment house and garage, slag rf, 44x65, garage 22x27; \$72,000; (o) Beile Lobenstine, 1155 Park av; (a) Wm. F. Thompson, 342 Madison av (359).

81ST ST, 41-49 w, 15-sty bk shops and non-housekeeping apartments, 105x102x92, tar & gravel rf; \$500,000; (o) 41-49 W 81st St. Corporation, 345 Madison av; (a) Sugarman & Hess, & A. G. Berger, 16 E 43d (364).

#### COLLEGES AND SCHOOLS.

MOTT ST, 29-31, 4-sty bk Parochial School, 65x53, slag rf; \$90,000; (o) the R. C. Church of the Transfiguration, 29 Mott st; (a) Fredk. J. Schwarz, Woolworth Bldg (368).

#### STABLES AND GARAGES.

8TH ST, 406 e, 1-sty bk garage, 35x80, slag rf; \$10,000; (o) Wm. Rosenbaum, 245 2d av; (a) Jacob Fisher, 25 Ave A (362).

#### STORES, OFFICES AND LOFTS.

31ST ST, 350-56 w, 8-sty bk showrooms & offices, 80x98, tar & slag rf; \$225,000; (o) Kaumagraph Co., 209 W 38th; (a) John F. Jackson, 137 W 45th (360).

218TH ST, n e c 10th av and Bway, 1-sty bk stores and garage, 150x125, plastic slate rf; \$120,000; (o) John L. Miller, 1947 Bway; (a) Frank Hausle, 81 E 125th (365).

MADISON AV, 379, 13-sty bk stores and offices; \$1,000,000; (o) land, the N. Y. & Harlem R. R. Co., the N. Y. State Realty & Term. Co., G. C. Term; (a) Cross & Cross, 681 5th av (369).

#### MISCELLANEOUS

JEANETTE PK, Coenties Slip, South st, Front st, 1-sty bk bandstand, 51x29, copper roof; \$15,000; (o) City of N. Y. Dept. Parks, 10th floor, Municipal Bldg; (a) Warren & Wetmore, 16 E 47th (367).

56TH ST, 331-5-7 w, 20-sty bk Y.M.C.A. Assoc 75x100x200, tile rf; \$1,200,000; (o) Y. M. C. Assoc., 2 W 45th; (a) John F. Jackson, 137 W 45th (361).

AVE A, 1171-1185, 2-sty bk boiler house and laundry, 68x48, Barrett spec rf; \$18,000; (o) The N. Y. Homeopathic Medical College and Flower Hospital, Ave A, 63d and 64th; (a) Francis T. Joanes, 16 E 40th (363).

PARK AV, 241-51, 46th st, 101-9 e, 47th st, 100-8 e, 20-sty bk shops, restaurant and offices, 200x80, tile, copper and comp roof, on conc slab; \$2,000,000; (o) N. Y. C. R. R. Co., G. C. Term; (a) Warren & Wetmore, 16 E 47th (366).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

227TH ST, s s 240.03 e Barnes av, 2-sty bk tnt, 46x35, plastic slate rf; \$20,000; (o) Rosario La Valle, 230 E 29th; (a) John Caggiano, 2470 Hoffman st (1848).

#### DWELLINGS.

GRAND AV, e s, 41.4 w 174th, two 2-sty bk dwgs, 21x65.3, rubberoid rf; \$26,000; (o) Henry G. Meister, 1431 Prospect av; (a) Benton Greene S W 64 (1831).

REVERE AV, w s, 100 n Lafayette av, 2½-sty bk dwg, 24x34 & 1-sty bk garage, 10x20, asbestos shingle rf; \$11,000; (o & a) De Rose & Cavalieri, 370 E 149 (1826).

UNIVERSITY AV, w s, 50 n 195th, 2½-sty bk dwg, 24x45 & 1-sty bk garage, 10x20; spanish tile rf; \$20,000; (o) Samuel Zuckerman, 510 Amsterdam av; (a) De Rose & Cavalieri, 370 E 149 (1827).

VINCENT AV, e s, 100 n Randall av, two 2-sty fr dwgs, 21x56, slag rf; \$20,000; (o) Diego Paccione, 340 E 9; (a) Rocco Paccione 240 E 9 (1835).

#### DWELLINGS.

MARVIN PL, e s, 100 n St. Raymonds av, 2½-sty fr dwg, 22.6x51, shingle rf; \$10,000; (o) Edw. Baragiola, 35 Marvin Place; (a) B. Ebeling, 1372 Zeerga av (1851).

260TH ST, n s, 125 e Huxley av, 2-sty fr dwg, 20.6x64, asphalt shingle rf; \$5,900; (o) Ole Johnson, 2266 Amsterdam av; (a) Wm. Heapy, 306 S Bway, Yonkers (1845).

KINGSBRIDGE TER, w s, 179.07 s Summit pl, 2-sty and attic bk dwg, 24x40, shingle rf;

\$9,000; (o) Otto Kuhlman, 67 Dykeman st; (a) Morgan M. O'Brien, 49 E 90th (1842).

OTIS AV, s e c Logan av, 1-sty H. T. dwg, 22x46.5, garage, 22.6x20, shingle rf; \$6,500; (o) Andrew Donaldson, 3132 Baisley av; (a) W. M. Husson, 132 Westchester Sq (1847).

MATTHEWS AV, e s, 350 s Lydig av, 2-sty fr dwg, 18x24, shingle rf; \$4,500; (o) Matthew Gazak, 425 E 12th; (a) S. Habersham, Grand Central Terminal (1837).

PAULDING AV, e s, 59.60 s 227th st, 2-sty bk dwg, 21x52, rubberoid rf; \$10,000; (o) Angelina Miradio, 506 E 188th; (a) F. J. Ross, 2276 Hughes av (1846).

ROMBOUTS AV, e s, 207 s City Line, four 1½-sty fr dwgs, 24x33, shingle rf; \$16,000; (o) U. Ren Bldg. Co., Thos. C. Uren, 704 S 5th av, Mt. Vernon, pres.; (a) L. A. Bassett, 704 S 5th av, Mt. Vernon (1839).

WILDER AV, e s, 250 n Edenwald av, 1-sty fr dwg, 20x37, asphalt shingle rf; \$4,000; (o) W. I. Klein, 120 W 101st; (a) Bronx Eng. Co., 2994 Eastern Boulevard (1836).

#### FACTORIES AND WAREHOUSES.

UNION AV, w s, 125 s 168th st, 1-sty bk storage, 78.6x65, slag rf; \$12,000; (o) American Glass Bottle Co., Benj. Soicher, 1179 Union av, pres.; (a) Realty Arctilt Co., 2364 8th av (1843).

#### STABLES AND GARAGES.

SOUTHERN BLVD, w s, 57.9 n 140th, 2-sty bk garage, 86x64x166.14, plastic slate rf; \$25,000; (o) 307 So Boulevard Corp., H. D. Warner, 1605-University av, pres.; (a) John W. Schladitz, 117 W 63 (1833).

180TH ST, n w c Van Nest av, 1-sty bk garage, 64x76, rubberoid rf; \$10,000; (o) Mary Dusso, 1742 Adams st; (a) B. Ebeling, 1372 Zeerga av (1832).

WHITLOCK AV, s w c 165th st, 1-sty bk garage, 137x152, slag rf; \$30,000; (o) Jawitz Realty Corp., Chas. Jawitz, 1428 Bryant av, pres.; (a) Jacob Fisher, 25 Av A (1838).

#### STORES, OFFICES AND LOFTS.

FEATHERBED LA, s e c Plymton av, 2-sty bk str, 48.8x50.5, slag rf; \$8,000; (o) David Kaufman, 900 E 179th; (a) Thos. C. Petersen, 1628 McCombs rd (1841).

GUN HILL RD, s e c Decatur av, 5-sty bk str and tnt, 50.3x101.3, comp rf; \$85,000; (o) Arthur Petretti, 3416 White Plains av; (a) J. J. Breitman, 258 W 47th (1844).

KINGSBRIDGE RD, n e c Valentine av, 1-sty bk str, 187.2x102.7, slag rf; \$100,000; (o) Masak Realty Corp., Julian Kovacs, 935 Intervale av, pres.; (a) Chas. Kreymborg, 2534 Marion av (1834).

BROOK AV, w s, 183.3 n 169 st, 1-sty bk str and market, 60x90, slag rf; \$20,000; (o) Saffer & Seigel, 995 Simpson st; (a) Maurice Courland, 47 W 34th (1840).

### Brooklyn

#### DWELLINGS.

STRYKER ST, 16-18, w s, 304.3 n Av W, 2-sty fr 2 fam dwg, 20x60; \$8,000; (o) Giuseppe Annunzato, 495 Lake; (a) Salvati & Le Quorimik, 369 Fulton (4003).

SULLIVAN ST, 143, n w c Stoddard pl, 3-sty bk 2 fam dwg, 20x56; \$10,000; (o) Realty Associates, 162 Remsen; (a) Benj. Driesler, 153 Remsen (4122).

SULLIVAN ST, 185-93, n s, 22 e Ludlam pl, 3-2-sty bk 2 fam dwgs, 20x56; \$30,000 (o & a) same as above (4123).

SULLIVAN ST, 183, n e c Ludlam pl, 2-sty bk 2 fam dwg, 20x56; \$10,000; (o & a) same as above (4124).

SULLIVAN ST, 133-41, n s, 22 w Stoddard pl, 3-2-sty bk 2 fam dwgs, 20x56; \$30,000; (o & a) same as above (4125).

VERMONT ST, 572-80, w s, 20 n Livonia av, 3-2-sty bk 2 fam dwgs, 20x64; \$33,000; (o) Benj. Mollman, 103 E 2d, Manhattan; (a) Abraham Farber, 1746 Pitkin av (4346).

VERMONT ST, 582, n w c Livonia av, 2-sty bk str & 2 fam dwg, 20x80; \$14,000; (o & a) same as above (4347).

E 2D ST, 1830-40, w s, 100 n Kings highway, 2-sty fr 2 fam dwg, 20x46; \$8,000; (o) M. W. Van Meter, 1800 E 2d; (a) Fredk. Musty, 1798 E 2d (3890).

E 3D ST, 1459-61, e s, 180 n Av N, 2½-sty fr 2 fam dwg, 24.8x59.6; \$12,000; (o) Elizabeth McKenna, 1458 E 3d; (a) Chas. G. Wessel, 1399 E 4th (3518).

E 3D ST, 1431-7, e s, 380 n Av N, 1½-sty fr 1 fam dwg, 20x39; \$9,000; (o) Transit Housing Corp., 162 Remsen, Benj. Driesler, 153 Remsen (4016).

E 3D ST, 3046-56, w s, 200 n Brighton Beach av, 4-2-sty fr 1 fam dwgs, 18x61; \$30,000; (o) Sah Bldg. Co., 672 Hopkinson av; (a) Morris Perlestein, 49 Fulton av, Middle Village (4161).

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E 5TH ST, 3038-66, w s, 100 n Brighton Beach av, 10-2-sty fr 2 fam dwgs, 19x56; \$70,000; (o) Geo. Brinkerhoff, Lakeland pl & Ocean View av; (a) Morris Perlstein, 49 Fulton av, Middle Village (8427).

E 7TH ST, 1405, e s, 170 s Av M, 2-sty fr 2 fam dwg, 20x48; \$8,000; (o) Paul J. Jasonovic, 1122 Chestnut av; (a) R. T. Schaefer, 1543 Flatbush av (3962).

E 7TH ST, 1269-71, e s, 120 n Av L, 2-sty fr 2 fam dwg, 22.4x61; \$10,000; (o) John Ebeling, 1072 E 10th; (a) Chas. G. Wessel, 1399 E 4th (3931).

E 7TH ST, 2212-34, w s, 22 n Av V, 9-2-sty fr 1 fam dwgs, 16x40; \$58,500; (a) Malkin Lumber Corp., 912 Av S; (a) Jas. J. Millman, 26 Court (3184).

E 7TH ST, 2182-2200, w s, 225 s Av U, 7-2-sty fr 2 fam dwgs, 18x59; \$70,000; (o & a) same as above (3558).

E 7TH ST, 2202-10, w s, 400 s Av U, 3-2-sty fr 1 fam dwgs, 18x50; \$19,500; (o) Malkin Lumber Corp., 912 Av S; (a) Jas. Millman, 26 Court (3662).

E 7TH ST, 2201-9, e s, 400 s Av U, 3-2-sty fr 1 fam dwgs, 18x50; \$19,500; (o & a) same as above (3663).

E 8TH ST, 2068-76, w s, 110 n Av U, 3-2-sty fr 2 fam dwgs, 20x62; \$36,000; (o) Crex Const. Co., 5112 17 av; (a) M. McCarthy & Kelly, 16 Court (3868).

E 8TH ST, 1551, e s, 400 n Av P, 2-sty fr 2 fam dwg, 20x62; \$10,000; (o) Victor S. Lendrum, 1550 E 8th; (a) Gilbert I. Prowler, 367 Fulton (3540).

E 8TH ST, 105, e s, 88 n Montgomery, 2-sty bk 2 fam dwg, 20x52; \$10,000; (o) Isaac Goldberg, 44 Court; (a) Seelig & Finkelstein, 44 Court (4099).

E 9TH ST, 1642-8, w s, 300 n Av I, 2-2-sty fr 2 fam dwgs, 22x61; \$20,000; (o) Abraham Cohn Realty Corp., 1649 E 7th; (a) Fredk. J. Dassau, 26 Court (8402).

E 11TH ST, e s, 306 n Jenks ct, 2-2-sty fr 2 fam dwgs, 18x42; \$13,000; (o) No Rent, No Tax Homes, Inc., 163 Remsen; (a) Geo. H. Sues, 1131 Gravesend av (3545).

## Queens

### DWELLINGS.

FLUSHING.—21st st, e s, 140 n State st, 2-sty fr dwgs, 24x36, shingle roof, 1 family, gas, hot water heat; \$14,000; (o & a) Louis Wistoft, 26th st and Bway, Flushing (4069).

FLUSHING.—Highland av, e s, 60 s Beaufort st, 2½-sty fr dwg, 27x50, shingle roof, 1 family, gas, elec, hot water heat; \$10,000; (o) Washington Slater, Highland av, Flushing; (a) C. V. Knapp, 56 W 45th st, N. Y. C. (4434).

FOREST HILLS.—Nome st, s s, 150 e Colonial av, 2-sty fr dwg, 26x35, shingle roof, 1 family, elec, steam heat; \$12,000; (o) Cord Meyer Development Co., Forest Hills; (a) Bloch & Hesse, 18 E 41st st, N. Y. (4437).

GLENDALE.—Sprague st, w s, w c Copeland av, two 2-sty fr dwgs, 20x55, tar and slag roof, 2 family, gas, steam heat; \$114,000; (o) Brimjes Homes, Inc., 2328 Putnam av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (4340-41).

HOLLIS.—Woodhall av, e s, 175 n Chopaw av, six 2-sty fr dwgs, 16x36, shingle roof, 1 family, gas, steam heat; \$30,000; (o) Henry Buser, 8521 121st st, Rich Hill; (a) A. P. Sorice, 363 Fulton st, Jamaica (4290-1-2-3-4-5).

JAMAICA.—Hillcrest av, s s, 480 n Highland av, 2½-sty fr dwg, 24x38, shingle roof, 1 family, gas, hot water heat, elec; \$12,000; (o) Mrs. J. W. Brown, 16 De Lap Place, Jamaica; (a) W. H. S. Spaulding, 375 Fulton st, Jamaica (4375).

JAMAICA.—Orchard st, w s, 240 s Highland av, 2½-sty fr dwg, 18x51, shingle roof, 1 family, gas, hot water heat; \$8,000; (o) Rudolph Fuchrer, 610 Boyd av, Woodhaven; (a) W. H. Spaulding, 375 Fulton st, Jamaica (4372).

KEW GARDENS.—Richmond Hill rd, s s, 60 e Abingdon rd, 2½-sty bk dwg, 25x39, asbestos shingle rf, 1 family, elec, steam heat; \$15,000 (o & a) Wm. A. Pusch, 400 122d, Richmond Hill (4156).

L. I. CITY.—5th av, w s, 75 n Vandewater av, 2-sty bk dwg, 20x50, slag rf, 2 families, gas; \$9,500; (o & a) Jos. Genovese, 629 5 av, L. I. City (4216).

L. I. CITY.—Ditmars av, s s, 25 e Lawrence, 2-sty bk dwg, 22x53, slag rf, 2 families, gas; \$10,000; (o & a) Jos De Piola, 325 E 63d, Manhattan (4208).

L. I. CITY.—11th av, w s, 55 s Walcott av, 2-sty bk dwg, 44x24, shingle rf, 1 family, gas; \$7,500; (o & a) A. Konop, 416 Walcott av, L. I. City (4209).

RICHMOND HILL.—126th st, e s, 208 s Liberty av, ten 1-sty fr dwgs, shingle roof, 1 family, gas; \$30,000; (o) Samuel Kelly, Liberty av, Richmond Hill; (a) Salvati & Le Quornik, 389 Fulton st, Bklyn (7629).

RICHMOND HILL ARCADE.—Blaken st, s s, 80 e Thames st, 1-sty fr dwg, 18x32, shingle roof, 1 family, gas, steam heat; \$3,000; (o) Gustave Fallquist 91 Jackson av, Corona; (a) M. B. Smith, 1205 Ocean av, Ozone Park (7570).

RICHMOND HILL ARCADE.—Shoshone st, e s, 320 n Sutter av, 1-sty fr dwg, 16x24, shingle roof, 1 family, gas, \$2,500; (o & a) Chas. Hertel, Jr., 212 Wyona st, Bklyn (7571).

ROCKAWAY BEACH.—Beach 65th st, n w c Bayfield av, 2-sty fr dwg, 13x18, shingle roof, 1 family, gas; \$2,000; (o) Alexander Finnie, 8715 Boulevard, Rockaway Beach; (a) Edw. Berrian, Rockaway Beach (7421).

SOUTH AQUEDUCT.—Rambler av, s s, 50 e Savannah st, nine 1-sty fr dwgs, 14x30, shingle roof, 1 family, gas; \$18,000; (o) Joseph Roussman, South Aqueduct; (a) M. B. Smith, 1205 Ocean av, Ozone Park (7572-73-74-75-76-77-78-79-80).

SOUTH OZONE PARK.—Rockaway blvd, s s, 20 w Holly st, 2-sty fr dwg, 20x50, slag roof, 1 family dwg & str; \$6,500; (o) Rudolph Peterson, South Ozone Park; (a) Louis Dannacher, 328 Fulton st, Jamaica (7474).

SPRINGFIELD.—Decker av, n s, 420 e Main st, 2-sty fr dwg, 29x31, shingle roof, 1 family, gas, steam heat; \$6,000; (o) S. L. Cline, 366 Myrtle av, Bklyn; (a) C. L. Lincoln, 974 St. Marks av, Bklyn (7686).

ST. ALBANS.—St. Marks av, n w c Morton st, 2-sty fr dwg, 26x25, shingle roof, 1 family, gas, steam heat; \$3,500; (o) Jos. Hack, 121 Richmond st, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (7696).

WHITESTONE.—24th st, ns, 175 w 8 av, 2-sty fr dwg, 28x24, shingle roof, 1 family, gas; \$6,000; (o) F. P. De Groof, 7th av & 22d st, Whitestone; (a) Hunt & Kline, 1 W 34th st, N. Y. (7552).

WINFIELD.—Worthington av, w s, 157 s Roosevelt av, 2-sty fr dwg, 2038, shingle roof, 1 family, gas; \$6,000; (o) Mrs. S. Placek, 20 Lenox av, Winfield; (a) Chas. Hajeff, 65 Forest st, Winfield (7411).

WOODHAVEN.—97th st, e s, 157 s Rockaway blvd, two 2½-sty fr dwgs, 1840, shingle roof, 1 family, gas, steam heat; \$14,000; (o) Frank E. Gibson, 1635 Woodhaven av, Woodhaven; (a) Edw. Ball, 1249 98th st, Woodhaven (7679-80).

## PLANS FILED FOR ALTERATIONS

### Manhattan

BEEKMAN PL, 21, remove partitions, alter bathroom in 3-sty bk dwg; \$3,000; (o) Ellen Shipman, 21 Beekman pl; (a) Wm. F. Kenworth, 150 Nassau (1358).

CHARLTON ST, 20, new partitions, ducts, skylights, rooms in 2-sty bk dwg; \$2,000; (o) Margaret Donohoe, 20 Charlton st; (a) Jacques L. De Mesquita, 34 W 28th (1246).

CHERRY ST, 485-501, enlarge floors, new boilers, roofs, door in 4-sty bk pipe cutting shop; \$2,500; (o) Crane Co., Chicago, Ill.; (a) Fredk Miller, 490 Cherry st (1255).

CHRISTIE ST, 58, remove show windows, new show window in 5-sty bk stores & tint; \$1,000; (o) Morris Kulok, 39 Eldridge; (a) Max Muller, 115 Nassau (1311).

CHURCH ST, 50, remove floor, vestibule, steps, str frts, show windows, marquise, partitions, new frts, rein conc mezzanine, floor, banking screens, entrance, mullions, windows, beams, floors in 1-sty bk bank & office bldg; \$30,000; (o) The Hudson & Manhattan R. R. Co., 50 Church; (a) A. Fellheimer & Steward Wagner, 7 E 42 (1319).

DIVISION ST, 38, remove columns, new show window, beams, girders in 5-sty bk str & shops; \$3,000; (o) Samuel Rouse, 490 West End av; (a) Max Muller, 115 Nassau (1325).

ELIZABETH ST, 240, remove stairs, toilets, new toilets, stairs, tile floor, change rooms in 5-sty bk str & apt; \$3,000; (o) Giuseppina Provenzano, 240 Elizabeth; (a) Cyrus P. Meli, 16 Court, Bklyn (1312).

GRAND ST, 584, remove wall, partitions, stairs new tsairs, beams, str frt on 3-sty bk store & dwg; \$2,500; (o) Stanley Foster, 128 Grand; (a) Jacob Fisher, 25 Av A (1332).

GREENWICH ST, 122-6, remove partitions, walls, new girders, columns, ext on 3-sty bk str; \$25,000; (o) Emil Loeb, 122-6 Greenwich; (a) W. Albert Swasey, Inc., 1819 Bway (1347).

NASSAU ST, 93-99, remove elevator, machinery, new bulkhead, elevator machinery, partitions, reinf conc arches, elevator shaft in 10-sty bk str & office; \$4,500; (o) Geo. B. Wilson, Est, 99 Nassau; (a) Jean Jaume, 231 W 18th (1443).

PARK PL, 38, remove partitions, new stairs, partitions for windows, extend stairs in 6-sty bk printing bldg; \$5,000; (o) 416 W 215th St, Corp., 128 Bway; (a) Raphael Proger, 2 Rector st (1247).

WARREN ST, 103-7, new partitions, doors, fire escape, extend stairs in 6-sty bk warehouse; \$2,000; (o) Epeus Smith Co., 103-7 Warren; (a) Helme & Corbett, 130 W 42 (1327).

WAVERLY PL, 174, raise 1 tier beams, rearrange partitions, brick up str frt on 3½-sty bk str & apts; \$6,000; (o) Henry Ulmar, 35 Greenwich; (a) Geo. Dress, 116 W 39 (1317).

3D ST, 85 W, remove stoop, remodel frt, new ext on 4-sty bk dwg; \$7,000; (o) Anglo Bertolotti, 85 W 3; (a) Jos. Mobile, 67 W 3 (1322).

5TH ST, 217 E, new partitions, alter windows, shift stairs in 5-sty bk store, tint & store; \$1,000;

(o) Albert L. Adams, 217 E 5th; (a) Bruno W. Berger & Son, 121 Bible House (1250).

5TH ST, 300 E; also 2D AV, 86, rearrange partitions, enlarge present shaft, remove stairs, walls, new beams, stairs, bath rooms in 2-5-sty bk str & apts; \$20,000; (o) Isaac Storper, 84 E 4; (a) Philip Bardes, 230 Grand (1355).

10TH ST, 127-9 E, change partitions, new plbg, gen repairs in 5-sty bk studio club house; \$7,500; (o) St. Mark's Church, 234 E 11; (a) Ellwood Killiams, 288 E 10 (1344).

20TH ST, 5 W, remove wall, post, girders, raise base & 1-sty beams, new walls, add sty, roof, bulkhead, beams, columns, piers, partitions in 4-sty bk str & factory; \$7,000; (o) Presbyterian Home Board of Foreign Mission, 156 5 av; (a) Louis A. Sheinart, 194 Bowery (1348).

21ST ST, 208 W, new stairs, bulkhead, f. p. window & ladder on fire-escape on 3-sty bk laundry & factory; \$1,000; (o) Alvah H. Doty, 195 Bway; (a) Jos. Mitchell, 332 W 24th (1429).

24TH ST, 120 W, remove sidewalk encroachments, change doors, new steps on 4½-sty bk dwg; \$1,500; (o) The Church of St. Vincent de Paul, 120 W 24th; (a) Raymond M. Hood & J. A. Foulhoux, 7 W 42d (1262).

27TH ST, 238 E, remove wall, stoop, new window, extension on 3-sty bk dwg; \$2,000; (o) Kornic Klosayjian, 359 3 av; (a) Chas. W. B. Mitchell, 129 E 27 (1343).

28TH ST, 208 W, remove stoop, str frts, partitions, new str frts, steps in 6-sty bk str & tint; \$2,000; (o) Therese Weil, 21 E 82; Sophia Mayer, 5 Beekman; (a) Louis B. Santangelo, 2364 8 av (1310).

34TH ST, 152-4 E, remove mezzanine, vault walls, new excavating, windows, partitions, beams, toilets, pilasters, chimney, ceiling, ext, stairs in 1-sty bk church; \$30,000; (o) The Armenian Evangelical Church of the City of N. Y., 207 E 3; (a) Wm. C. Bull, 34 Monroe, Bklyn (1353).

36TH ST, 15 E, remove sidewalk encroachments, steps, railings on 4-sty bk dwg; \$2,000; (o) Chas. Haviland, 11 E 36th; (a) Tachau & Vought, 102 E 30th (1440).

42D ST, 157 E, remove walls of light shaft, new columns, girder in bank & office; \$3,500; (o) The Corn Exchange Bank, 13 William; (a) Chas. Mayer, 31 Union sq (1326).

42D ST, 13 E, remove stairs, new mezzanines, stairs, elevator, exits, partitions, alter show windows in 7-sty bk str & offices; \$15,000; (o) Anaham Realty Corp., 50 E 42; (a) Adolph Lewinsohn & Sons, 881 5 av; (a) Chas. E. Birge, 29 W 34 (1351).

44TH ST, 30-32 W, extend pent house, new squash court on 11-sty bk club house; \$5,000; (o) Delta Kappa Epsilon Holdg. Corp., 30 W 44th; (a) Keeler & Fernald, 203 W 13th (1428).

48TH ST, 127 E, remove frame walls, new bk walls on 1-sty frame garage; \$1,000; (o) Wm. J. Peck, 57 W 85; (a) Alex S. Deserty, 110 W 34 (1345).

49TH ST, 34 E, new floor, stairs, vent ducts, plbg, toilets ext, partitions, show windows, add sty on 4-sty bk str & apts; \$10,000; (o) Henry H. & Lillian Tyson & Ernest C. & Henry T. Benjamin, 30 E 60; (a) Schwartz & Gros, B. N. Marcus, 347 5 av (1352).

51ST ST, 70 W, remove partitions, new ext, plbg, electric work, beams in 4-sty bk str & apt; \$6,000; (o) Nathan Glassheim, 468 Riverside dr; (a) B. H. & C. N. Winston, 2 Columbus Circle (1320).

53D ST, 45 W, raise 1st floor, new apts, partitions in 4-sty bk dwg; \$9,000; (o) Est Pearce Bailey, 30 Broad st; (a) Saml. A. Heitz, 15-17 W 38th (1436).

54TH ST, 17 E, new str frt, piers, girders, stairway & enclosure in 4-sty bk str, offices & show windows; \$10,000; (o) Alice Hoffman, Bogue Banks, North Carolina; (a) Sidney F. Oppenheim, 110 E 31 (1346).

57TH ST, 45 E, remove wall, raise 1st & 2d floor beams, change partitions, new elevator shaft, beams in 5-sty bk str & apts; \$15,000; (o) 45 E 57th St, Inc., 253 W 58; (a) Geo. M. McCabe, 96 5 av (1318).

57TH ST, 154-160 W, shorten marquise on 7-sty Carnegie Music Hall; \$1,600; (o) Carnegie Music Hall Corp., 154 W 57th; (a) H. J. Hardenbergh, 47 W 34th (1257).

57TH ST, 58 W, reconstr vault under sidewalk of 7-sty bk studios; \$5,000; (o) Apperson Realty Corp., 2 Columbus Circle; (a) Geo. M. McCabe, 96 5th av (1259).

57TH ST, 152 W, new reinf conc slab over area, doors, steps, beams in 6-sty bk apts; \$7,500; (o) Carnegie Music Hall Corp., 154 W 57th; (a) H. J. Hardenbergh, 47 W 34th (1256).

58TH ST, 2-4 E, new str frt, extend mezzanine in 4-sty bk str & office; \$3,000; (o) Mary Jones Est., 141 Bway; (a) Jacob Fisher, 25 Av A (1331).

60TH ST, 153 E, remove stoop, build area wall to bldg line on 4-sty bk rooming house; \$1,000; (o) Louis A. Solomon, 216 Pearl; (a) Jacob Fisher, 25 Av A (1435).

65TH ST, 132 E, new orn stucco front on 4-sty bk dwg; \$4,000; (o) Lewis Stuyvesant, 132 E 65th; (a) P. P. (1444).

72D ST, 49 E, remove stoop, new windows, entrance, ext, elev shaft, bathroom, rearrange partitions in 4-sty bk dwg; \$15,000; (o) Chas. D.

Halsey, 37 E 50; (a) Hoppins & Koen, 4 E 43 (1330).

74TH ST, 140 W, remove stoop, partitions, new partitions in 4-sty bk dwg; \$8,000; (o) Clara Wachtell, 131 W 33; (a) Saml Cohen, 32 Union sq (1315).

75TH ST, 313 W, remove partitions, stairs, rearrange rooms, relocate stairs in 5-sty bk dwg; \$1,500; (o) Mrs. Julia B. Prager, 309 W 4th; (a) Lawrence M. Rothman, 529 Courtlandt av (1252).

81ST ST, 52 E, remove stoop, new partitions, door, windows in 4-sty bk dwg & school; \$2,500; (o) Bartholomew Lefkovic, 301 E 10th (a) Bruno W. Berger & Son, 121 Bible House (1251).

86TH ST, 403 E, remove partitions, new shaft, walls, stairs, partitions in 4-sty bk tnt; \$12,000; (o) Dora Jackel, 424 E 86th; (a) Jacob Fisher, 25 Av A (1433).

86TH ST, 230-40 E, lower 1st tier beams, new ext, show windows in 6-4-sty bk str & apts; \$15,000; (o) 230 E 86th St. Co., 601 W 115; (a) Saml Cohen, 32 Union sq (1314).

94TH ST, 20 E, new ext on 5-sty bk dwg; \$3,500; (o) Herbert C. Pell, Jr., 20 E 94; (a) Adolph E. Nast, 56 W 45 (1340).

98TH ST, 174 W, remove apts, wall, new str, toilets, str frts, coulmns, girders on 5-sty bk str & apts; \$5,000; (o) Saml Blechman, 174 W 98; (a) Louis B. Santangelo, 2364 8 av (1309).

109TH ST, 65 E, remove roof, columns, new roof, roof girders, stairway, partitions, apts, ceiling lights, skylight windows, in 2-sty bk synagogue; \$10,000; (o) Cong. Nachlath Zvee, 65 E 109; (a) M. Jos. Harrison, 110 E 31 (1356).

126TH ST, 272 W, remove columns, new girders in 7-sty bk hotel; \$2,000; (o) Pat'k J. Deenan & Jos. E. Wren, 272 W 126th; (o) Moore & Landsidel, 211 E 52d (1254).

AMSTERDAM AV, 206-208, remove conc. slab, new conc slab columns in 2-sty bk stores & offices; \$500; (o) Edw. Cudlipp, 206 Amsterdam av; (a) Benj. Ascher, 51 W 66th (1261).

BOWERY, 14, straighten rf, rearrange & re-set stairs, new stairs, partitions in 3-sty bk str & apts; \$5,000; (o) Morris Kulock, 39 Eldridge; (a) Nathan Langer, 81 E 125th (1441).

BROADWAY, 326-30, new stairs in 5-sty bk sales room & factory; \$350; (o) Jas. N. Jarvis, 326-30 Bway; (a) Franklin M. Small, 407 Bway (1248).

BROADWAY, 4019, remove & re-erect partition, alter str front on 6-sty bk str & apts; \$1,200; (o) Jos. B. Bender Co., Inc., 226 Echo pl, Bronx; (a) Archibald D. Austey, 162 W 20 (1426).

BROADWAY, 3203, remove str frt, new str frt, partitions, wall, beams, girder, lower 1st floor beams in 2-sty bk str & lofts; \$4,500; (o) Schulte Realty Corp., 386 Bway; (a) Alfred L. Kehoe & Co., 150 Nassau (1316).

BROADWAY, 53 E, remove 1st tier beams, wall, new ext, beams, partitions, stairs & halls, fire retard stairs, halls & ceiling in 3-sty bk str & factory; \$15,000; (o) Morris & Benj. Price, 47 E Bway; (a) Chas. M. Straub, 147 4 av (1336).

LEXINGTON AV, 1109, raise 1 & 2-sty floors, remove walls, new beams, partitions, windows in 3-sty bk dwg; \$3,000; (o) John H. Magee, 343 E 142; (a) Theo. Stiefel, 341 E 142 (1328).

MADISON AV, 457, remove stoop, walls, floor const, new doors, windows, sash, chimneys, stairs, elev shafts, partitions in two 6-sty bk dwgs; \$150,000; (o) Wm. Fahnestock, 40 E 52; (a) Chas. A. Platt, 101 Park av (1329).

MADISON AV, 455, new elevator & shaft, fire escape & balconies on 4-sty bk dwg; \$8,000; (o) Mrs. Helen F. Campbell, Cold Spring-on-Hudson, N. Y.; (a) Chas. H. Higgins, 19 W 44 (1313).

MADISON AV, 520, remove front, new ext, skylight, front on 5-sty bk str & apts; \$25,000; (o) Carvalho Bros., 520 Madison av; (a) David M. Ach, 1 Madison av (1437).

PARK AV, 723, new windows, skylights, floors beams, roof, pent house on 4-sty bk dwg; \$20,000; (o) Gerrish Milliken, 723 Park av; (a) Walker & Gillette, 128 E 37 (1354).

1ST AV, 811, remove partitions, piers, new ext, show window in 4-sty bk store & apt; \$3,000; (o) Barnet Bressman, 1811 1 av; (a) Ludwig Hanauer, 338 E 51 (1339).

4TH AV, 429-31, remove piers, partitions, shift stairs, new girders, columns, partitions, str fronts in 7-sty bk hotel; \$8,000; (o) 431 4th Av. Co., 429-31 av; (a) Zipkes, Wolff & Kudroff, 432 4 av (1425).

5TH AV, 521, remove stairs, elect wk, new reinf conc floor, elect wk, painting, decorations, renovating, ext, stone wk, fire retard stairways in 3-sty bk synagogue; \$30,000; (o) Emanu-El Cong. of City of N. Y., 521 5 av; (a) H. A. Jacobs, 64 E 55th (1424).

6TH AV, 391-3, remove wall, new columns, piers, steps on 3-sty bk str & factory; \$1,000; (o) Clemons Realty Co., 1409 Bway; (a) John H. Knubel, 305 W 43 (1357).

**Bronx**

EASTCHESTER RD, n e c Jarrett pl, 1-sty fr ext, 25x95, to 1-sty fr shed; \$1,000; (o) Auhanna Realty Co., Inc. on premises; (a) Anton Pirner, 2069 Westchester av (283).

135TH ST, 715, 1-sty bk ext, 50x50, to 1-sty

bk garage; \$8,000; (o) Chas. M. Stearns, on premises; (a) Wm. H. Meyer, 1861 Carter av (295).

151ST ST, 409, 1-sty bk ext, 25x8.3, & new partitions to 2-sty fr str & dwg; \$3,000; (o) Hesu Realty Co., 370 E 149th; (a) De Rose & Cavalieri, 370 E 149th (281).

156TH ST, 784, build 1-sty of bk upon present bldg & 2-sty bk ext, 25x31 to 1-sty bk club house; \$15,000; (o) Bronx Regular Republican Club, 785 Westchester av; (a) David Bleier, 2366 Webster av (289).

BATHGATE AV, 1836, 2-sty bk ext, 22x40, & build 1-sty of stone under new stairs & partition to 3-sty fr str, dwg & shop; \$8,000; (o) Clara Willer, on premises; (a) Meisner & Ufner, 501 Tremont av (284).

FRANKLIN AV, 1183, new doors, stairs & new partitions to 4-sty bk dwg; \$4,715; (o) The Church of St. Augustine, on premises; (a) Robt. J. Reiley, 477 5 av (290).

MORRIS AV, 1003-05, 1-sty bk ext, 21.6x105, new partitions & stairs to 2-sty bk garage;

\$10,000; (o) Nathan Fromm, 545 West End av; (a) Jas. C. Whiskeman, 153 E 40th (285).

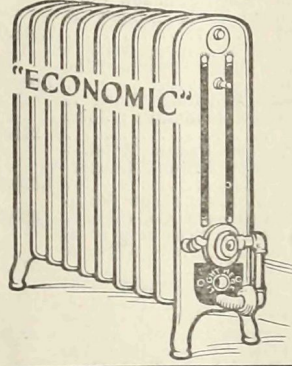
MORRIS AV, 888, 1-sty bk ext, 14x3.8, & new str fronts to 3-sty fr str & dwg; \$1,000; (o) M. L. Clarigo, 207 E 158th; (a) Della, Penna & Erickson, 289 E 149th (292).

RHINELANDER AV, 705, 2-sty bk ext, 19x 28, to 2-sty bk str & dwg; \$2,000; (o) Michael Vista, on premises; (a) T. J. Kelly, 707 Morris Park av (293).

SOUTHERN BLVD, s w c Garden st, move two 2-sty fr dwgs; \$2,000; (o) Thos. Giordano, 864 E 180th; (a) Chas. S. Clark, 441 Tremont av (287).

SOUTHERN BLVD, s w c Garden st, move, & 2-sty fr ext, 23.6x15, to 2-sty fr dwg; \$5,000; (o) Thos. Giordano, 864 E 180th; (a) Chas. S. Clark, 441 Tremont av (288).

TREMONT AV, 727 E, new show windows, new bins & columns to 1-sty bk str; \$1,000; (o) Celia C. Picker, 1540 Bway; (a) Thos. W. Lamb, 644 8 av (291).

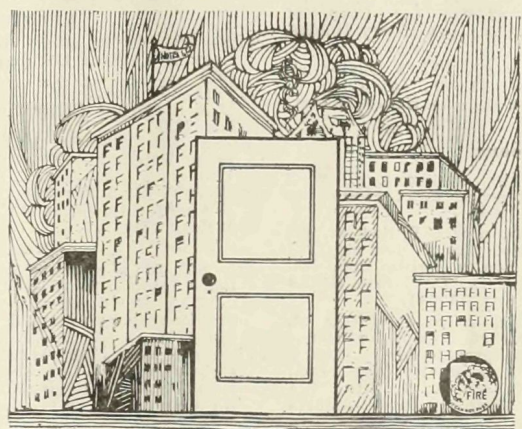


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Apparati

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**70 BEEKMAN STREET**  
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WILLIS AV, 297, 1-sty bk ext, 18x25.3, & new partitions to 3-sty bk str, dwg & offices; \$2,000; (o) Geo. F. Lynch, 250 Willis av; (a) Wm. Shary, 41 Union sq (282).

WILLIS AV, 378 to 382, 1-sty bk ext, 40x47.9, three 2-sty bk dwgs & hall; \$3,000; (o) Leon & Adeline Dupont, on premises; (a) Henry Nordheim, 565 E Tremont av (286).

Brooklyn

FLATBUSH AV, 93-95, e s, 239.10 n Hanson, ext & plbg in 2-3-sty bk str & 2-fam dwg; \$5,000; (o) Theodore B. Brown, 59 Livingston; (a) Carl P. Johnson, 30 E 42, N Y (7067).

GATES AV, 295, n s, 162 e Franklin av, ext, add sty & int 3-sty bk club; \$7,500; (o) Rachel Blank, 1388 President st; (a) Chas. Infanger & Son, 2634 Atlantic av (7441).

GATES AV, 577-9, n s, 235 e Tompkins av, str front, int alts & plumbing on 1-sty bk market; \$4,000; (o) Asen Grodon Realty Corp., 434 Bway; (a) Levy & Berger, 395 S 2d (5292).

GATES AV, 695, n e c, Sumner av, st fit and int 4-sty bk stores and 3-fam dwg; \$2,000; (o) August Brannckmuller, 404 Hancock st; (a) Voss & Lauretzen, 65 DeKalb av (5513).

GREENE AV, 1005-13, n s, 180 e Patchen av, walls, pl and tanks, 1-sty bk garage; \$5,000; (o) Louis Herma, 1715 Centre st; (a) Louis A. Oemding, 20 Palmetto st (5775).

GREENE AV, 698, s s, 380 e Throop av, int alts & plumbing in 3 1/2-sty bk 3 fam dwg; \$3,000; (o) I. Sidelowitz, 310 Hart; (a) Murray Klein, 37 Graham av (8019).

HAMILTON AV, 49, e s, 1469 s President st, ext and st fits, 3-sty bk store, 1-fam and fur rm; \$2,000; (o) Manual S. Nogueira, on prem; (a) Philip Freshman, 298 Schenectady av (4569).

HOPKINSON AV, 885, e s, 100 s Newport av, move bldg, 2-sty fr 2 fam dwg; \$2,000; (o) Isidor Fielier, 871 Hopkinson av; (a) S. Millman & Son, 1780 Pitkin av (7270).

HOPKINSON AV, 448-50, w s, 140 n Pitkin av, str fronts, wall, int alts & f.e on 2-3-sty fr str, offices & 2 fam dwgs; \$2,000; (o) Meyer Soslonsky, prem; (a) Max Hirsch, 26 Court (8276).

KENT AV, 616-24, w s, 470.7 s Taylor st, int 2-sty bk warehouse; \$2,500; (o) Corp. of Fredk. Scholes, 32 Court st; (a) Henry Holder, 242 Franklin av (4378).

KENT AV, 616-24, w s, 470.7 s Taylor st, int 3-sty bk warehouse; \$1,000; (o) Corp. of Fredk. Scholes, 32 Court st; (a) Henry Holder, 242 Franklin av (4379).

Queens

ASTORIA.—Flushing av, 161, n s, 40 w 2 av, metal elec sign on str & dwg; \$150; (o) Antonio Bilhano, prem (1543).

ASTORIA.—Astoria av, n w c Willow st, int alt to provide for offices, plbg & new str frt; \$2,000; (o) C. & A. Realty Corp., Inc., 366 Bway, Astoria, L. I. City; (a) C. Marsac, Grand & Steinway avs, L. I. City (1954).

ASTORIA.—Astoria av, n w c Willow st, change from peak to flat rf, making additional sty, int alt & repairs to provide for additional family; \$1,000; (o) C. & A. Realty Corp., Inc., A. Cantore, pres., 366 Bway, L. I. City; (a) C. Marsac, Grand & Steinway avs, Astoria (1953).

FAR ROCKAWAY.—29th st, w s, 100 s Besenmund st, raise rf, dwg, int & ext alt to second sty; \$1,000; (o & a) Dick Chiarello, 11 Broadway, N Y City (1945).

FLUSHING.—Amity st, n s, 78 w Union st, 2-sty fr ext, 12x9, shingle rf, rear & frt, raise rf, 1-sty, int alt to dwg; \$6,000; (o) Jerry O'Brien, 166 Amity, Flushing; (a) A. E. Richardson, 154 Amity, Flushing (1963).

FLUSHING.—Maple av, s s, 80 e Summit st, 2 1/2-sty fr ext, 22x16, shingle rf, side, to be used as garage & play rooms, to dwg; \$3,000; (o & a) John Lamont, 75 Maple av, Flushing (1964).

FLUSHING.—Main st, n e c Washington st, new str frt, int & ext alt & repairs to str & dwg; \$2,000; (o & a) Morris Abrams, 43 Main, Flushing (1904).

FLUSHING.—Broadway, n s, 233 e Prince, 1-sty bk ext, 43x25, tar & gravel rf, front, install new str frt to bldg, int & ext alt & repairs; \$9,000; (o) Chas. McCardell, 80 Broadway, Flushing; (a) A. E. Richardson, 154 Amity, Flushing (1923).

JAMAICA.—South st, s s, 103 e Dubroff av, 2-sty fr ext, 17x18, rear, slag rf, int alt & repairs to str & dwg; \$1,000; (o & a) John Dudek, 248 South, Jamaica (1907).

L. I. CITY.—Steinway av, w s, 68 s Vandeventer av, 1-sty bk ext, 18x40, rear, int & ext alt to bakery; \$3,500; (o) Wm. Schreiber, 42 Dry Harbor rd, Middle Village; (a) Valentine Schiller, 335 11 av, L. I. City (1910).

RICHMOND HILL.—Jamaica av, s s, 60 w 121st st, 1-sty conc blk ext, 20x25, rear, tar & gravel rf, to be used as str; \$3,500; (o & a) F. E. Armstrong, 440 Beech, Richmond Hill (1955).

WOODHAVEN.—98th st, w s, 150 n Liberty av, 2-sty conc blk ext, fr, rear, slag rf, 15x13, to provide for additional family; \$1,500; (o & a) G. Di Domenico, prem (1905).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

JUNE 22.

PARK TERRACE W, nws, 191.5 s 218th, 50x100; Max Rubin et al—Coran Holding Co (56) 1,050.00
37TH ST, 304-6 W; Bert Herz—106 East 19th St Co & N Bastine & Co; H & G Alli Co (37) 72.00
BEDFORD ST, 15; Chas M Straub—Ralph Cupoli (58) 150.00
BROADWAY, 450; Max Hurwitz—Irving R Zatinisky; Harry Rappaport (59) 225.00
38TH ST, 205 W; Roth Johnson Corp—Mary A Booth; S K Bakery & Lunch Co (60) 7,548.00
PARK TERRACE W, nws, 241.5 s 218th, 50x100; Max Rubin—Elbe Holding Co (61) 1,000.00
LENOX AV, 434; Anderson Brick & Supply Co—Aaron Bendersky; John Farrell (62) 211.06
ST MARKS PL, 49; Frank Witek—Jeanette Kaplan; Julius Lauterbach (63) 1,325.11
ST NICHOLAS AV, 1200; Jacob Stamm—Tip Top Delicatessen Co (64) 380.50
42D ST, 41 E; Nathan Schwartz et al—Dunlevy Milbank; Edw S Kiger & Binney & Smirk (65) 379.65
4TH AV, 443; Nathan Schwartz et al—Dodd, Mead & Co and 4th Av & 30th St Realty Co; Edw S Kiger & Standard Varnish Co (66) 298.22
FT WASHINGTON AV, sec 183d, 100 x100; Bronx Derrick & Tool Co—W H B Realty Corp; Allegro Construction Co (67) 125.83

JUNE 23.

122D ST, 66 E; Benj Rosen—Isidor Lask & Central Cornice Works, Inc (68) 48.35
212TH ST, 519-25 W; Benj Rosen—F M & S Corp—Central Cornice Wks, Inc (69) 124.09
101ST ST, 416 E; Max Hermann—Isaac Friedman, Nelson & Williams (70) 500.00
36TH ST, 331-5 W; Jas P Whiskeman—Washington Sq M E Church & Wm J Poth (71) 1,000.00

JUNE 24.

52D ST, 54 W; Henry M Weitzner—Isaac Schiff & 54 West 52d St Co (72) 2,000.00
MURRAY ST, 6; Martin Posmentier—Six Murray St Corp & Harris Manekin (73) 800.00
7TH AV, swc 50th, 41.6x90; Psaty & Fuhrman, Inc—Lee Shubert & Wm Klein, Schulte Realty Co, Inc & Arlin Constn Co (74) 3,756.38

JUNE 26.

91ST ST, 314 W; Adolph Goldman et al—Alfred J Barker (renewal) (75) 776.75
ELDRIDGE ST, 78; Hyman Roberts—Harry Haimovitz (76) 2,089.00
37TH ST, 129 W; Manhattan Glass Co—Mary A Fitzgerald & World Contracting Co, Inc (77) 44.66
9TH AV, 67; Manhattan Glass Co—John J Astor & World Contracting Co (78) 132.57
23D ST, 568 W; Manhattan Glass Co—Chelsea Moore Corp & World Contracting Co, Inc (79) 11.21
125TH ST, 243 W; Manhattan Glass Co—John Cromwell & World Contracting Co (80) 141.57
7TH AV, swc 50th, 41.6x90; Peaty & Fuhrma, Inc—Lee Shubert, William Klein, Schulte Realty Co & Arlin Constn Co (81) 3,765.38

JUNE 27.

184TH ST, 511 W; Max Greenberg—Israel Feinberg (82) 362.00
35TH ST, 332-6 E; Ike Greenbaum—Iago Realty Corp, John Bachman & Joe Wells (83) 462.80

JUNE 28.

55TH ST, 42 E; Thomas Tudisco—Lilian W Newlin et al (84) 1,100.00
53D ST, 242 to 264 W; also 52D ST, 239 & 241 W; Isidor Flamm—Iceland Incorporated Co; American Niemeyer Motor Truck Sales Corp (85) 316.75
SAME PROP; Nicolangelo Ferraro—same (86) 642.33
SAME PROP; Hyman Tompkins—same (87) 861.00
SAME PROP; Antonio Padavano—same (88) 595.67
109TH ST, 301 W; S Wolf's Sons—Louise A Livingston; Beauclere Apartment Corp (89) 352.53

GREENWICH ST, 94 1/2; Nathan Weisenberg et al—Anna Miller; Sam Miller (90) 1,000.00
PARK AV, 485; Nassor-Michaels Electrical Supply Co—485 Park Ave, Inc; Dwight P Robinson Co; Rector Electrical Co (91) 172.89
ST NICHOLAS AV, nec 188th, 125x99.11; Fluhrer Engineering Corp—Gorman Development Corp (92) 1,416.65
3D AV, sec Stuyvesant, 27x153; Di Pace & Cummaro, Inc—A G Abramson & Sons, Inc; Jacob Volk Building Material Co (93) 724.20
34TH ST, 304 W; Cleantes G Marudis—Polozeni Spetesris; Nicholas Spetesris (94) 902.50
121ST ST, 242 E; Samuel Gahlin—Salvatore Avoreno; Wolfin & Wolfin (95) 247.20

Bronx

JUNE 21.

LOT 248, map 250 lots belonging to Estate of Henry A Coster; Gotfrid Nelson—Loretta Robinson; James Robinson 100.00
CLAREMONT PKWAY, 415; Adolph Siegel—Ida Greenberg; Benjamin Greenberg 82.60

JUNE 22.

GRAND BLVD & CONCOURSE, 2394; John W Friend—M S Motor Corp & Franklin J Kinsley; M S Motor Corp 900.00
RYER AV, ws, 100 s 181st, 100x100; Continental Varnish Co—Valhalla Corp; Samuel Vricker 287.30

JUNE 23.

LURTING AV, es, 94 n Sackett av, 25 x100; J & I Gitelson—Minnie A Winthrop & Michael A Buckley 125.00
165TH ST, S11 E; Empire Fixtures Co—Kate A, Alice G, Edna E & Helen I Williams & Abr Usdasky 350.00
CONCORD AV, 458-60; Jos Friedlander—Abr Greenfield 463.50
SARATOGA AV, 1221; Wm Weinraub—Jack Dorman 75.00

JUNE 24.

WEBB AV, ws, 200 n 195th, 50x120; G B Raymond & Co—Arthur R & Wilhelmina C Dern & Anthony Castaldi 806.15
WEBB AV, es, 178.6 w 195th, 54.2x86.9; Anthony Castaldi & Co—Charles & Jessie Schaefer & Westchester Bldg & Constn Corp 982.00
MORRIS AV, ws, 102.4 s 181st, 100x110; Hammer Constn Co—Cecilia King, King & Winter Bldg Corp & King & Winter Bldg Corp 8,375.00

SATISFIED MECHANICS' LIENS

Manhattan

JUNE 22.

CHERRY ST, 20-22; Chrystie Cornice & Skylight Works, Inc—Estate of Daniel Murphy et al; May20'22 100.00
45TH ST, 57-63 W; Otis Elevator Co—Herman Wronkow et al; Apr22'21 156.05

JUNE 23.

PARK AV, es, 52d to 53d sts; Arnold Wood Turning Co—Ambassador Hotels System et al; Feb28'22 175.00

JUNE 24.

101ST ST, 416 E; A J Panoff, Inc—Isaac Friedman et al; June19'22 320.00

JUNE 27.

26TH ST, 243 W; Structural Engineering Corp—Ralph N Voorhis et al; Jan11'21 2,000.00
26TH ST, 243 W; Chelsea Plumbing Co—J W Dimick et al; Dec22'20 325.00
WADSWORTH AV, nec 178th; Daniel M Rader—Nathan A Fass et al; Feb 1'22 886.75

JUNE 28.

121ST ST, 120 W; Francois C Berube—Nathan B Stang et al; May19'22 (by bond) 998.71

Bronx.

JUNE 21.

TREMONT AV, 703; W Weinraub—J Alkoff et al; May13'22 50.00
ROEBLING AV, ss, 125 e Mayflower Mary Panoff—Mary C Miller et al; Jan24'22 250.00
EASTCHESTER RD, 1620; Tremont Roofing Corp—Valeria Piacentile et al; June16'22 100.00

JUNE 23.

183D ST E, ss, 25 w Hughes av, 25x75; Theodore Walkley—Guiseppe Finazzo et al; Apr10'22 255.50