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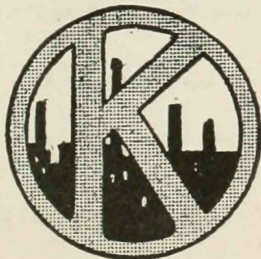
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EDITORIAL

Government Must Be Supreme

Regardless of its immediate effect on the strike of railroad shopmen, all citizens who believe in law and order applaud the proclamation issued by President Harding early this week. The President adopted a most impressive method of serving notice on all concerned that the Government of the United States still comes first and that its authority and prestige will be maintained at all hazards and must be recognized by all.

The wording of the proclamation makes it clear that the President based it upon the developments in the railroad shopmen's strike. After pointing out that the United States Railroad Labor Board is "an agency of the Government, created by law, and charged with the duty of adjusting disputes between railroad operators and employees engaged in interstate commerce" the proclamation refers to the fact that that board has handed down recent decisions, one affecting the wages of the shopcraft employees and the other declaring the contract system of shopcraft work with outside agencies to be contrary to the intent of the Transportation Act and, therefore, must be discontinued. It further points out that the shopcraft employees have elected to discontinue work rather than abide by the decision of the Railroad Labor Board, and that certain operators have ignored the decision ordering the abandonment of the contract shop practice. Declaring that the peaceful settlement of controversies in accordance with law and due respect for the established agencies of such settlement are essential to the security and well-being of our people, President Harding directed in his proclamation that all persons must refrain from all interference with the lawful efforts to maintain interstate transportation and the carrying of the United States mails.

"These activities," the proclamation declares, "and the maintenance of the supremacy of the law are first obligations of the Government and all the citizenship of our country. Therefore I invite the co-operation of all public authorities, state and municipal, and the aid of all good citizens to uphold the laws and to preserve the public peace and to facilitate those operations in safety which are essential to life and liberty and the security of property and our common public welfare."

A good many years have passed since Grover Cleveland, as President, issued the orders under which the United States Government put a speedy end to interference with the United States mails in a railroad strike during his Administration. The courageous stand taken by President Cleveland at that time had an immediate and salutary effect on those citizens who had forgotten that government is paramount in this country. The proclamation issued by President Harding should have the same effect. No body of strikers and no body of railroad managers is bigger than the United States Government, and it is a very encouraging sign that another President has taken this unmistakable method of making that fact clear once again.

It is also encouraging to note the determined stand which the authorities at Washington are taking in their efforts to bring about a settlement of the coal strike. In this matter,

as in the matter of uninterrupted railroad transportation, the public has more at stake than either operators or miners and it is the duty of the Government to see that the interests of the public are given first consideration.

National Building Boom at Its Height

Early predictions that 1922 was destined to stand out as a year of unprecedented activity in the national construction field are more than sustained by the figures for the semi-annual period, tabulated by the F. W. Dodge Company, and published elsewhere in this issue of THE RECORD AND GUIDE. The total of commitments for the first six months of this year establishes a new high record of the half-year and is approximately 59 per cent. greater than the figure for the corresponding period of last year.

Although these figures include only the construction of the twenty-seven Northeastern States, they reflect accurately the entire national building situation, as this territory includes more than 75 per cent. of all the construction in the United States. Tabulated statistics show that in this territory new building and engineering construction to the total value of \$1,690,984,000 has been placed under contract and operations started. This is by a considerable amount the highest figure for any half year on record.

During the month of June construction commitments to the total value of \$343,440,000 were recorded in the territory covered by the Dodge Reports. With the exception of the totals for the two preceding months of the current year the figure for last month is also greater than any other previous month of record. The June total is about 52 per cent. larger than that of the same period last year and indicates a steady improvement in the general building situation throughout the country.

Construction totals for the past month and the semi-annual period both prove that the national building boom is now at its height. There are significant indications that construction activity will continue in great volume for many months to come and may even increase to some extent during the remainder of the year. While the demand for housing has been greatly relieved within the past half year, there is still a shortage in commercial and industrial facilities which will keep the industry busy to full capacity of labor and materials for months to come.

Although not all of the districts included in the entire territory totals have shown gains during the past month, the declines where noted have been slight and not sufficient to affect the figures as a whole. The construction industry has been fortunate in that the building boom did not develop simultaneously in all sections of the country, for if it had there would have been far greater competition for men and materials than that which has marked the progress of the building revival in the New York District. The Eastern Seaboard, with the exception of New England, experienced the effects of the revival some months before the remainder of the country. The East generally was more rapid in responding to the demands for additional living accommodations and facilities for commercial and indus-

trial expansion. As the eastern territory reached its maximum, however, and showed signs of declining interest, the Middle and Northwest territories assumed the burden of maintaining the national building boom and as a result the work has been spread out over a wide area and money, men and materials rotated as the demand required.

A "Dream" That May Come True

The mysterious sponsor for the entertaining tale that the historic Clark Mansion on Riverside Drive had been purchased by a wealthy philanthropist who proposed to present it to the city as a place of residence for the Mayor, a "Municipal White House," may have accomplished more than he had in mind when he started the story, later denied by a representative of William A. White & Sons, who negotiated the sale of the property. The wish is often father to the thought, but that does not mean that airships are now a practical reality because Jules Verne wrote "A Trip to the Moon" nor that submarines are the direct result of "20,000 Leagues Under the Sea."

Though characterized by Mayor Hylan as a "dream," the idea may find lodgement in the brain of one of those practical men of affairs who take so much pride in the physical aspects of the metropolis of the nation. The people of this city have provided handsomely for the housing of its ministers of religion and its professors in the higher schools of learning. Many of its merchant princes have more than one luxurious home within the five boroughs or in the entrancing auto and commuting zones girdling the congested central area. The doctors of law and medicine, the writers of best sellers and the favorites of the speaking stage and the films have established homes in which to live

handsomely and entertain lavishly, but so far His Honor, the Mayor, has had no official residence and his salary hardly justifies the acquisition of a house pretentious enough to meet the social requirements of the Chief Executive of the greatest city in the world.

Mayor Hylan has been elected to serve eight years in the office, the late Mayor Mitchel served four years, the late Mayor Gaynor three years, and Mayor McClellan six years; all men of moderate means with the exception of Mayor Gaynor. In the years covered by their incumbency hundreds of distinguished men and women of other lands have been received at City Hall, and dined at hotels and clubs. But not one of these noted guests has ever had the chance to enjoy the easy hospitality of an American home or to sit down to the typical American breakfast of oatmeal, bacon and buckwheats unless some private citizen came forward and threw open his house for such entertainment.

Official residences are provided for the President of the United States and for the Governors of the states, whose duties, like the Mayor's, are partly social in character. The idea that the historic Clark Mansion on Riverside Drive had been bought by some altruistic but unknown person to be presented to New York City as an official home for its Mayor suggests the possibility that some day the municipality, rich in so many other respects, might fittingly house its Chief Executive in a mansion designed to afford him the comforts so necessary to one of the busiest men in this broad country, and the opportunity to entertain official guests of the city in a manner commensurate with the honor they do its citizens when they come from afar bearing messages of good will and friendship from the peoples of other lands.

Frederick Brown Lays Development of New York to Realty Brokers

FREDERICK BROWN, the well-known real estate operator, who recently returned from an extended trip to the Pacific Coast, visiting many of the important cities in the West and Southwest, is more than ever impressed with the importance of the activities of real estate brokers in the building up of business and residential communities. Mr. Brown, who is a keen analyst of conditions affecting realty value, made a careful study of the real estate business in the territory covered by his itinerary. While he was technically on a vacation there was no opportunity Mr. Brown did not take advantage of to compare the methods of brokers in the West with those in the same line of business here. The result of his observations is summed up in the phrase: "There is only one New York."

Starting with this commentary Mr. Brown said that from the standpoint of a real estate man only one city in the West approached the New York standards.

"Los Angeles is the New York of the Coast, in my opinion, that of a real estate operator," declared Mr. Brown. "Property in Los Angeles is held reasonably high. I had no idea that this city commanded so much value, but then, of course, I did not know the place except as a Californian ocean front city about second to San Francisco in size and importance.

"Real estate conditions in most of the cities I visited are different from those we find in New York. This, I suppose, explains why their real estate men do not seem so active or enterprising as the representative New York broker.

"They do not force the development of their cities sufficiently to win recognition equal to that of other business factors in their communities. The New York broker, on the contrary, stands equally as high as any business man in his city. He is on the directorate of banks, trust companies, philanthropic organizations, railroads and other concerns. This recognition has come in the last twenty years and was won on merit and through persistent effort.

"The real estate men of New York used to be a doleful lot. Like the men of some of the cities I visited, they were of the opinion that renting and managing property constituted the business of a broker, or an agent, as he was called. Forcing trade movements, promoting construction, improving civic conditions were matters for business men and politicians, they thought.

"I do not know of any class of men who are now more helpful to the city, its business and taxable worth than real estate brokers. They have helped many men to wealth by pointing out opportunities for investment or speculation and have moved concerns into positions where they have profited greatly as a consequence. Trade movements are based now on the opinions expressed by the real estate broker. Builders also will not undertake an improvement against the advice of a real estate expert.

"They have been pioneers of every great movement that has been launched in this city in the last twenty years. They have urged and accomplished civic improvements that have brought merit and value to the City of New York.

"If the real estate men of other cities would cut loose and urge and agitate improvements such as the New York brokers have done they would earn a lot more money than they do, would bring reputation to their cities and property would be worth more. Of course the incentive is not as great in these other places as in New York.

"Los Angeles is a fine example of the pushy city, the city which is always trying to do things better and greater. Back of the progress of this California town are the real estate brokers. They have come from many parts of the country and have brought with them ideas which they have utilized in their business of selling and renting in Los Angeles. I have always had a great respect for the real estate men of this city, but my visit has taught me that New York owes a lot to these 'boomers,' these hustling men who work out the problems of business men, problems which always mean success or failure."

REAL ESTATE SECTION

Leases Running Into Millions Feature of 1922 Market

Many Contracts for Long Terms Furnish Most Interesting Phase of Realty Business, Culminating in \$12,000,000 Deal at Fifth Avenue and 35th Street

A DISTINGUISHING feature of the real estate market during the first half of this year was the large volume of important leases of all kinds of property. It still continues heavy. Much of the dealing of the summer is and will be in leases. Emphasizing this feature of the market is the leasing of large plots of land for improvement with hotels and office buildings the combined cost of which runs into many millions of dollars. The leasing of large buildings long built, at annual rentals much larger than heretofore and the subleasing of them for long terms, at substantial profits, is prevalent. In one instance, in Brooklyn, a prominent operator, Frederick Brown, leased a 7-story department store building for a long term, at an aggregate rental of \$5,000,000. In order to do so he had to buy the stock of the store, as the firm was going out of business. He subsequently resold the entire stock at auction and then resold the lease at a good profit, all within a few weeks. The property was the Bailey Department Store, at Fulton and Bond Streets, a building which contains 23,000 square feet of space on each floor.

A striking phase of this market is the large number of leases of stores and buildings throughout the city leased to banks and trust companies for use as branches. Some of them are new branches and others are old branches established in new locations. The shifting of population and the changing character of neighborhoods explains this activity. The fine apartment house sections of Park Avenue are now witnessing an influx of bank and trust company branches. Wealthy persons resident there desire convenient banking facilities. Besides the managers of apartment hotels and fine restaurants in the vicinity want banking quarters close by.

The moving of large corporations and mercantile concerns from the downtown area to large floor spaces for office and executive purposes farther north is reflected in the vast floor areas leased since January 1 in the Grand Central Zone and in the Broadway and the Fifth Avenue district bordering Fifty-ninth Street.

Madison and Lexington Avenues are now undergoing marked structural changes as a result of fine old dwellings being leased for long terms of years, net, and the lessees either razing the old structures to supplant them with large new ones or remodeling the old ones for various business purposes. Every week of the year has told the story of this movement. The Fifth Avenue section all the way from Twenty-third Street to Fifty-ninth Street is witnessing the passing of fine dwellings on single lots into the hands of operators and builders who are remodeling them into offices or small loft buildings for mercantile firms of divers kinds. The leases vary in length in these districts from 21 to 63 years. They are net in most instances.

Recently numerous large and costly apartments in buildings in course of construction on Park and on Fifth Avenue and adjacent thereto, north of Forty-second street, have been leased on the plans for terms of three to five years. Probably no period in New York's history has witnessed so much leasing on the plans of new spaces as at present.

Another interesting circumstance is that the Federal government is giving investors fine opportunities by leasing for long terms buildings erected especially for it for use as post-office stations. Striking instances of it are at 203-209 West 69th Street, west of Amsterdam Avenue, where a new station, 78.8x100.5 in size, is nearing completion, the Government to occupy it in October next, for a term of 20 years, at an aggregate rental of \$750,000; and other new branches on Washington Heights and elsewhere. The Government, like other lessees, is looking for the most modern kind of space.

Numerous clubs in the upper reaches of town since the first of the year have leased fine dwellings for long terms for the purpose of remodeling them into club houses, while other clubs have renewed their leases on present premises at larger rentals and for long terms.

In the leasing of all kinds of big properties new leases, as a rule, run for longer terms than prevailed in the past. This is caused principally by the fact that there are more large fireproof mercantile buildings and that old and antiquated neighborhoods are being re-improved with them steadily. Given lines of trade are moving into certain districts so heavily as to mean concentration there for long periods. There is a tendency for some old trade centers to shift. Recently a prominent wholesale chinaware firm removed from the china belt in Murray street to 39-41 West Twenty-third Street, there occupying a 6-story building which was vacated by a large furniture firm that removed farther north.

The wholesale produce business is one distinctive line of trade that has not shifted perceptibly. It hews quite closely now as in the past to the line of the North River. Its most recent manifestation is to spread out from its center and locate adjacent to the neighborhood of the projected vehicular tunnel between Manhattan and Jersey City.

Many large hotels have lately figured in new long term leases and the leases of others have been sold to new managers who are renovating their properties and making them competitors of newer buildings. Numerous new leases also have been made by fine restaurant firms in the theatrical center and other leases in this line of business have been renewed. The rentals are larger in every instance. One of the marvels of the time is the large number of properties throughout the city given over to restaurants of all kinds. Chain restaurants are constantly adding links on long term leases.

The high lights of the leasing market since January 1 are mostly north of Fourteenth Street to Fifty-ninth Street. There has been more modern construction in that area than elsewhere for business purposes. It shows the pulling power of rapid transit as well as commercial growth. Large long-term leases represent impressive brokerage fees, most of them being commissions larger than those made in the sale of fee properties. Larger incomes are made from the management of business properties than in years gone because most buildings are larger and rentals are higher. It incidentally shows the revolution of the real estate business in this town.

Not long ago a subsidiary company of the New York Central & Hudson River Railroad Company leased to 385 Madison Avenue, Inc., the fee of the block bounded by Madison Avenue to a point on a line with Vanderbilt Avenue, East Forty-seventh and Forty-eighth Streets, as the site for a 12-story and basement loft and office building, for a term of 21 years with a privilege of two renewals, at an aggregate rent of \$10,000,000 net. A total of ten floors in four leases has already been leased on the plans to wholesale dress goods, millinery and carpet firms of the highest standing, the leases to date from February 1, 1923.

A subsidiary of the New York Central also leased to the United Hotels Company the block bounded by Madison and Vanderbilt Avenues, Forty-fifth and Forty-sixth Streets, for a term of 21 years, with privilege of two renewals. On the site will be erected a 15-story hotel, the aggregate cost of which with buildings and furnishings will be \$18,000,000.

During the month just passed the 1493 Broadway Corporation

leased to the Famous Players-Lasky Corporation the Putnam building, on the west side of Broadway, from Forty-third to Forty-fourth Street, for 21 years at \$12,600,000, an annual net rental of \$500,000. It is a 6-story structure 200.10x100, with a 1-story extension and an interior court. The Hotel Claridge, diagonally opposite, at Forty-fourth Street, was recently leased for a long term at a largely increased rental, together with the hotel property adjoining on the south at Forty-third Street. A restaurateur leased the restaurant space, 60x100, in the Claridge, from the main lessee, for a term of 21 years, at an aggregate rental of \$500,000, with the understanding that there will be no other restaurant in the building. A store in the Loew Theatre building at 1538 Broadway, was leased to a jeweler for a long term of years, at the rate of \$1,300 a front foot per annum. The same tenant occupied the store in the old building that stood on the site at the rate of \$200 a front foot per annum.

The St. Regis Restaurant is the new lessee of the restaurant space in the Hotel Claridge. It sold its old lease of \$3,000,000 and for a term of 21 years on the northeast corner of Broadway and Forty-first Street, which involves the former Hotel Calvert and an adjoining 3-story building.

A lease of long standing which reflects great commercial growth as well as greatly increased rental power of the property is that of the Saks building, at Broadway, Thirty-third to Thirty-fourth Street, by Gimbel Brothers as an annex to their main building adjoining. It is to run for 21 years from 1924, at an annual rental of between \$400,000 and \$500,000 net. The Gimbels sublease it from the United Cigar Stores Company, the latter of whom take a substantial profit. The owner is Herbert Du Puy. He receives \$400,000 a year net from the United.

Of recent making is the lease of the southeast corner of Madison Avenue and Forty-third Street by the Prudence Bonds Corporation, for a term of 63 years, at an aggregate rental of \$7,000,000. The site is 66.8x100 in size and it will be reimproved with a 14-story office building. Numerous other Madison Avenue corners, holding old buildings, have been leased this year, for long terms, at rentals aggregating \$1,000,000 or more in each case. Among them are the H. H. Rogers and Robert E. Bonner properties.

Last year former Sheriff David H. Knott leased the 11-story Hotel Chelsea, on West Twenty-third Street, for a term of 21 years, at an aggregate rental of \$2,240,000. Recently he extended the lease to 64 years, at an aggregate rental for the term of \$6,196,000. Apparently he believes in the future drawing power of the Chelsea section.

Distinguishing the Fifth Avenue and Forty-second Street region was the renewal of the lease on the Birstol building, 500 Fifth Avenue, together with several old small buildings adjacent, at a rental totalling \$8,400,000, ten times larger than under the old lease of 21 years ago. Walter J. Salmon is the lessee and Commodore Elbridge T. Gerry is the lessor. The new lease goes into effect next year and the rent thereunder is \$400,000 a year net, whereas the old rental is only \$40,000 a year net. All new subleases have been

markedly increased and the landlord is obtaining the larger rental asked, if not from old tenants then from new ones.

The Pershing Square building in course of construction at Park Avenue and Forty-second Street, is another instance of large rental power. There are 20,000 square feet of space to a floor. The International Paper Company has leased the seventeenth and eighteenth floors, for a term of 10 years, at an aggregate rental of \$1,000,000. The London, Liverpool & Globe Insurance Company has taken two floors, for a term of 20 years, at an aggregate rental of \$2,000,000. The fourth, fifth and sixth floors have been leased to the Royal Indemnity Company, for a term of 10 years, at an aggregate rental of \$3,000,000. The Royal Baking Powder Company has taken the twentieth floor, for 10 years, for \$1,000,000 for the term. All of these leases have been made on the plans.

A new lease in the Garment Center is of interest. A building syndicate organized by Joseph E. Gilbert has leased the site, 100x244.6, at the northeast corner of Seventh Avenue and Thirty-seventh Street, for a term of 63 years. Ground will be broken next January, 1924. The aggregate rental together with the cost of the building will be \$8,000,000. The lessee has an option of purchasing the site.

The largest lease of the year and one of the largest in many years is that made a week ago by the Acker, Merrall & Condit Company to the Woolworth Company of the 11-story building at the southwest corner of Fifth Avenue and Thirty-fifth Street. The aggregate rental is \$12,000,000 for a term of 42 years, or an average of about \$287,000 a year. There are other leases for shorter terms, however, on other properties, that yield more per year than this one.

A lease of the Hotel Majestic, on Central Park West from Seventy-first to Seventy-second Street, was recently made by the Arrow Holding Corporation, Frederick Brown, president, to the Richbroson Hotel Company, for a term of 21 years from February 1, 1925, at an annual net rental of \$200,000. The building is 11 stories and covers a plot 204.4x150. The aggregate rental is \$4,200,000.

Containing unusual provisions is the lease recently made to Joseph Hilton, clothier, of the 6-story building at the southwest corner of Broadway and Thirty-seventh Street, for a term of 42 years from May 1, 1928. It is at present leased to the Regal Shoe Company until the date mentioned, at \$25,000 a year net. The rent under the new lease will be \$36,000 a year net, or an aggregate of \$1,650,000. The new lessee binds himself to spend \$50,000 additional during the first year in modernizing the building. He also agrees to pay \$7,200 a year bonus for the location until the old lease expires six years hence. These payments will be checked off against his aggregate rent when he takes possession, excepting the amount spent in improvements. The increase of rental on this property is fifty per cent.

A 5-story building on a small lot, 15x100.5, at 144 West Forty-sixth Street, and adjoining the Loew Theatre building on Times Square, was leased a short time ago for 21 years, at an aggregate rental of \$120,000, or a little less than \$6,000 a year.

Bituminous Clay Pipe Suitable for Drainage and Sewerage Work

AS a result of laboratory tests made in the College of Industries of Carnegie Institute of Technology, Pittsburgh, it has finally been established that bituminous clay pipe for drainage and sewerage use is in every way the equal of the more expensive cast iron pipe which has been employed heretofore.

For years efforts have been made by manufacturers and engineers to find methods of efficient substitution of bituminous clay pipe for cast iron pipe, but without success. One weak point has invariably remained—an inability to join the lengths to prevent leakage. Practically speaking, there has been but one general type of jointing material used, some variation of the ordinary building cement.

Recently various bituminous compounds have been evolved as a substitute jointing material. But the first—and numerous—tests made of these, too, failed to overcome the great weakness of clay pipe when used for drainage or sewerage.

Finally a number of these bituminous compounds were placed at the disposal of S. E. Dibble, head of the Heating and Ven-

tilating Department of the College of Industries of Carnegie Institute of Technology. He proceeded to make painstaking and unusual tests and experiments. He not only devised absolutely new equipment with which to simulate actual drainage and sewerage conditions in the making of his tests but as a result of the tests themselves he developed an entirely new jointing practice and technique. Altogether twenty-one separate tests on a total of sixty-three joints were made, three different bituminous compounds being used.

Not only have Professor Dibble's tests established that a proper bituminous compound can be used efficiently in jointing a pipe; that joints made in the manner developed by Professor Dibble will stand any pressure that the pipe itself is capable of standing, without showing any leak; that a pipe line so jointed can be thrown out of alignment without causing a leakage at the joints; and, that leaks due to poor workmanship can be repaired easily and quickly; but Professor Dibble has gone further and has published actual chemical analyses of two of the bituminous compounds found satisfactory.

Rapid Progress on Tall Apartments for Upper West Side

Fifteen-Story Structure, Accommodating Fifty-Nine Families, Financed by S. W. Straus & Co. Serial Bond Issue

THE steel frame-work has been completed and work is progressing rapidly on the brick walls of the new fifteen-story multi-family dwelling being erected at 588 West End avenue. This building occupies a frontage of 60 feet on the east side of West End avenue, 40 feet north of Eighty-eighth street, and the plot has a depth of 100 feet. The building will contain fifty-nine apartments which are divided into units of three and four rooms, each with bath.

This building is being erected to meet the demand for small housekeeping units which has grown so insistent in this section of the city. The suites will be equipped with every modern convenience for easy housekeeping and the elimination of the servant problem.

This project has been financed through a serial first mortgage bond issue of \$490,000, which was underwritten some time ago by S. W. Straus & Co. The mortgage was placed upon the land and building which combined will represent an investment of more than \$650,000.

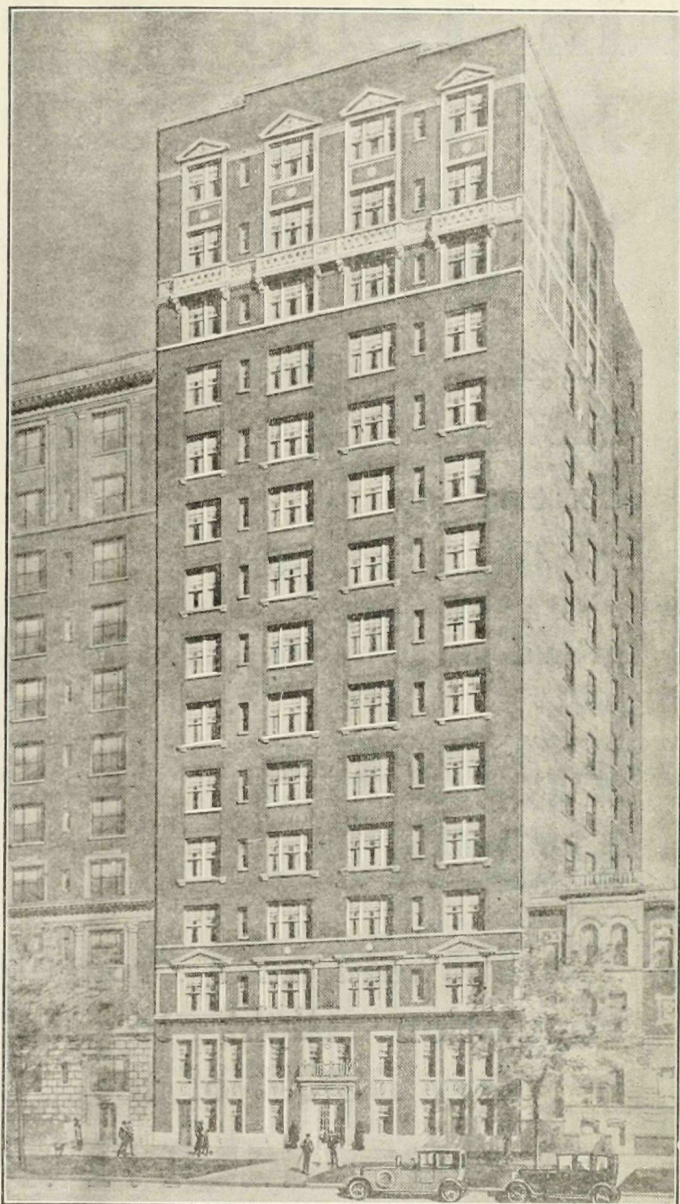
Plans and specifications for the building were prepared by Schwartz & Gross who designed a number of the high class apartments which were erected in this neighborhood several years ago. The operation is owned by the 588 West End Avenue Corporation, the personnel of which consists of H. A. Hyman, president; Michael Wielandt, Sr., vice-president; J. Kresses, treasurer, and Michael Wielandt, Jr., secretary.

The owners, with a long experience in construction are handling this operation themselves and are placing separate contracts for the various branches of the work as building proceeds.

The exterior of the apartment will be of marble and tapestry brick to the level of the fourth floor above which brick with trimmings of matglazed terra cotta is being employed.

The upper floors of this structure will command an unobstructed view of the Hudson river, while the rear apartments will overlook the new church at Eighty-eighth street. All apartments above the fifth floor will have southern exposure. After making all provisions for the proper setbacks as required under the Zoning law an additional story will be erected on the roof as quarters for servants. The basement will be utilized as storage rooms and will also include a laundry equipped with drying rooms, and modern laundry devices. It is anticipated that this structure will be completed and ready for occupancy early next spring.

During the past year, there has developed a strong demand for apartments containing small units. The buildings erected in this neighborhood several years ago as a rule contained suits from five and six rooms up to ten or twelve with two or three baths. Difficulties experienced in getting and holding household help, however, has changed living conditions and the new structure, practically eliminating the servant problem is destined to prove a profitable



Schwartz & Gross, Architects
NEW MULTI-FAMILY HOUSE ON WEST END AVENUE

venture and is likely to influence the construction of others similar in type.

Conclusion of Auction Sale at Forest Hills West Today

WHEN a severe wind and rain storm struck the tent at Forest Hills West last Saturday, the auction sale of lots in this beautiful Long Island development was suddenly interrupted. Joseph P. Day adjourned the sale to Monday at the Pennsylvania Hotel and it will be concluded today on the grounds where the damage to the tent has been repaired. A total of 1,231 lots, at the aggregate price of \$800,785 had been sold up to last Wednesday night, when the sale was adjourned until today at Forest Hills West.

Up to the time the heavy windstorm of Saturday halted the sale, Mr. Day had sold 454 lots for a total of \$337,870. M. Grossman was one of the principal buyers, his purchases totaling \$48,500. They were spread over Queens Boulevard frontages and inside lots on the Woodhaven side of the property near the station. His largest single purchase was a Queens Boulevard corner for \$2,000. Thomas Scowcroft, journalist, was one of the early buyers.

George Johnson, Long Island builder, made the highest single

purchase of the day, a Matawok station lot, for \$3,750. Miss Elizabeth Faherty purchased \$14,400 worth, including three \$1,700 lots on Queens Boulevard and a \$2,500 Boulevard location.

George Johnson of Elmhurst again bought high priced lots around the station plaza. The Richmond Hill Contracting and Engineering Company bought a run of lots just off of Woodhaven Boulevard for \$300 a lot. D. J. Menton, an official of the company, stated that it intended to build. William Schlegel of the renting office of the Metropolitan Life Building bought several lots, paying from \$250 to \$350 for them.

Among the buyers was Henry Jurgens, the tenant of a two and a half story frame dwelling and outbuildings on six lots at Franklin avenue and Fleet street. He paid for that property \$3,750, although it was held for \$4,250, but the president of the Matawok Land Company, the owner, knocked \$500 off the price in order not to inconvenience Mr. Jurgens, who is a farmer, in the middle of his busy season.

In 1888
In 1905
In 1919

The 3d Avenue Elevated
 was extended beyond 149th St.
The Westchester Avenue Subway
 was extended Eastward from 149th St.
The Southern Boulevard Subway
 was extended further Eastward from 138th St.

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 great Eastward
 growth of Population
 into

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The Subways have Brought
 Population Right to the
 Very DOOR of the

995 HUNT'S POINT LOTS

on Tiffany St., Randall Ave., Manida St. and adjoining Highways, BRONX, NEW YORK CITY

For thirty years prominent ENGLISH Interests have held these
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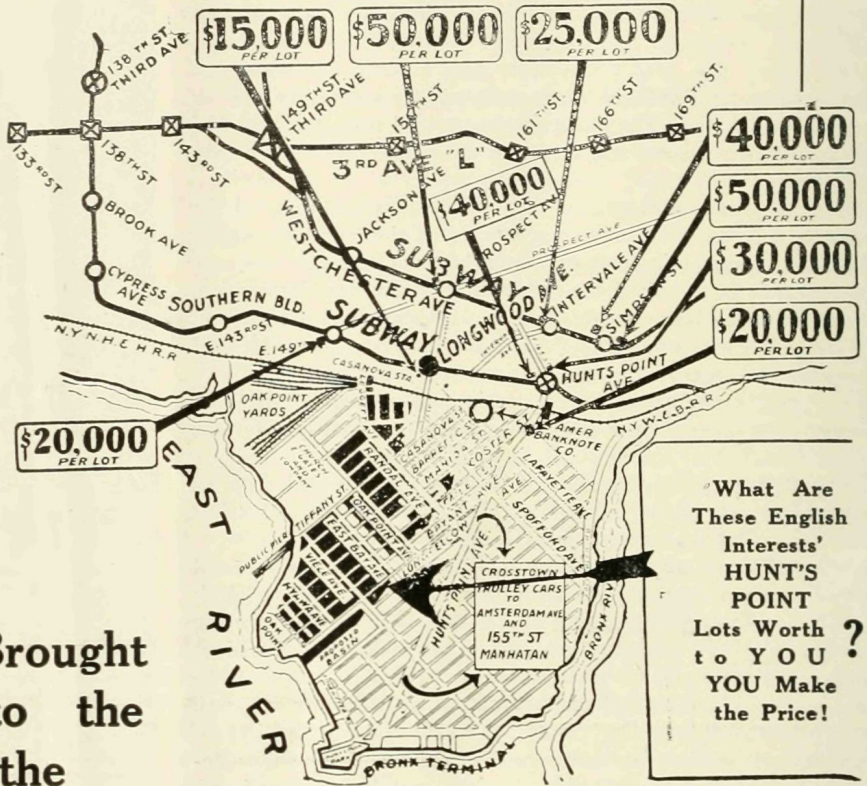
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STUDY the Lot Values of congested HUNT'S POINT



Review of Real Estate Market for the Current Week

\$12,000,000 Lease by Woolworth Company Marked the Crest of Dealing, Other Large Leases Were Made and a Few Big Sales

THE big business of this midsummer week was principally in leases of large properties. The striking exception was the sale to Max N. Natanson of the Dartmouth and Saint Albans apartment houses, in Harlem, for a sum close to \$1,500,000 and a block front of fine elevator apartment houses, on Washington Heights, to another operator.

Marking the high tide of leasing so far this year was the lease of the Acker, Merrall & Condit Company building, at the southwest corner of Fifth avenue and 35th street, to the F. W. Woolworth Company for a term of 42 years, at an aggregate rental of \$12,000,000, which is a sum almost equal to the assessed valuation of the Woolworth Building itself. The well known grocery firm that has just sub-leased it to the new tenant acquired the property when it was first built, more than 15 years ago. The fee was long owned by the New York Club whose home stood on the site. It sold it to the Thirty-fifth Street & Fifth Avenue Realty Company, who built and own the property in fee simple. The Woolworth Company have several strategic trade corners in the avenue and this latest one brings them into the maelstrom of Fifth avenue traffic.

Other huge leases were those of the two hotels comprising the east block front of Broadway, from 43d to 44th street, known as the

Claridge and the Claridge Annex, the latter being formerly known as Wallick's and the Cadillac. Mixed with this transaction was the purchase of the leasehold of the Yates Hotel building on 43rd street and the fee as well. The Schulte Cigar Stores Company took over the 21-year lease of the entire buildings 1 to 11 Park Row, together with the L to Ann street that runs around 1 Park Row. The aggregate rental is \$1,000,000. A good-sized site at the northeast corner of Park avenue and 86th street was leased to builders for a long term, for improvement with a 14-story apartment house. The aggregate sum involved is \$2,000,000. Numerous good sized commercial leases of buildings and large floor spaces were also closed.

A building on lower Fifth avenue was sold to a firm of restaurateurs. Greenwich Village contributed the sale of several old properties. There was considerable dealing in old and new types of medium sized apartment houses throughout the city. A few choice dwellings changed hands. The Y. M. C. A. added a plot to its Washington Heights site. A site on West 58th street was sold for improvement with an elevator apartment house. Generally speaking, the sales market in Manhattan was comparatively dull, but there was varied activity in the Bronx.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 91, as against 90 last week and 89 a year ago.

The number of sales south of 59th st was 33, as compared with 28 last week and 22 a year ago.

The number of sales north of 59th st was 58, as compared with 62 last week and 67 a year ago.

From the Bronx 50 sales at private contract were reported, as against 25 last week and 56 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 83.

More Developing at St. Alban's

The M. Morgenthau Jr., Co. announces the opening at private sale of a new subdivision in the Country Club district of Jamaica, Queens, adjoining the St. Alban's Golf and Country Club. This subdivision will be known as the Parkway Avenue Addition to the Country Club District. It consists of about 110 lots, located on Central av., Parkway av., 174th st., Undercliff av., and 116th av., and immediately adjoins and faces the St. Alban's Golf Links. The property will be moderately restricted and sold at private sale.

At a meeting of the directors of the M. Morgenthau, Jr., Co., George Fryhofer was elected a director of the company. Mr. Fryhofer will take charge of the company's auction department. It plans to hold auction sales of real estate in various parts of the United States as well as the metropolitan district of New York. Mr. Fryhofer has had many years' experience in this business. He has headquarters in Chicago, Ill., and branch offices in St. Louis, Mo., and Palm Beach, Florida.

Auction of Lots at Hunts Point

The English syndicate of financiers which in 1890 purchased a large amount of acreage in the Hunts Point section of the East Bronx in the hope that the World Fair would be located there has finally decided to dispose of its holdings, and commissioned Joseph P. Day to dispose of the property for whatever it will bring.

When it was decided to hold the World's Fair in Chicago the English interests found themselves with the land on their hands. Their first move was to sell a large part of their holdings to the New York, New Haven & Hartford Railroad for the establishment of the Oak Point freight yards. Church E. Gates & Co. later on also acquired a large section for its lumber yards, and a syndicate composed of the late Anthony N. Brady, Hugh J. Grant, C. K. G. Billings, George O. Knapp and other prominent capitalists took over about 125 acres for the purpose of building the Bronx Terminal.

Meantime the Lenox and Westchester Avenue subway, the Southern Boulevard extension of the Lexington Avenue subway and the N. Y. W. & B. R. R. have been built and put in operation between the old Third Avenue Railroad line and the property of the East Bay Land and Improvement Co.

As a result, the Hunts Point section of the

Bronx from Westchester av east to Southern Boulevard is almost solidly built up with apartment houses, stores and business buildings, and is rapidly extending along Hunt's Point av toward East River.

Coinciding with the latest building movement, the East Bay Land and Improvement Co., R. Clarence Dorsett, attorney, and the New York City Freehold Estates Corporation, Ltd., of London, England, have ordered the sale, by public auction, of all the remaining 995 lots located between Hunt's Point av and the East River, east of the N. Y., N. H. & H. R. R., on Casanova and Barretto Heights, and Barretto Point, between the Tiffany st public pier and the new Bronx Terminal, with extensive frontages on the East River and the proposed Ship Basin, at the foot of Longfellow av.

The auction sale will be conducted by Joseph P. Day, Inc., auctioneer, on Saturday, July 22, in the Hunt's Point Palace, Hunt's Point Square, junction of Southern Boulevard and 163d st.

Vanderbilt Estate Regains Control

Heirs of Alfred Gwynne Vanderbilt have acquired control of the plot at 49-51½ East 33d st., adjoining the Vanderbilt Hotel on Park av, which they own. The plot was recently leased by Edward N. Dickerson to Abraham Reich for 26 years at a graduating net rental of from \$23,100 to \$24,100 a year. Mr. Reich subsequently assigned the lease to the East 33d Street Realty Corporation, represented by Carter, Ledyard & Milburn, attorneys. The Vanderbilts are having plans prepared by Warren & Wetmore for a 6-story store and showroom building, estimated to cost \$150,000.

Real Estate Brokers Licenses

Stewart Browne, president of the United Real Estate Owners' Association, announces that the association is prepared to supply brokers with applications for licenses in accordance with the new state law which makes it obligatory for brokers to file applications by October 1. The association will also advise brokers in making out their applications.

Will Raze Clark Mansion

Upsetting the prevalent rumor that the Alfred Corning Clark mansion, at the north corner of Riverside drive and 89th street, had been bought as a gift to the city as an official home for the Mayor comes the authorized statement from the brokerage firm of William A. White & Sons that the property has been bought for re-improvement with a 16-story apartment house by a building corporation. The White firm negotiated the sale. The plot fronts 157.3½ feet on the Drive and 174.10½ feet on the street, with a northerly inner line of 185.7 feet, being L shaped. The house is a handsome detached 4-story brick and stone colonial structure. It has been owned and occupied for several years by William H. Barnard, head of the International Salt Company, who bought it from Mrs. Henry C. Potter, widow of the famous Episcopal Bishop of New York, who originally was Mrs. Clark. The Bishop spent his late years in the mansion.

When Mr. Barnard bought the property it was covered by a three part agreement restricting the property against apartments. This agreement, made some years before, included the

property on the 90th st corner and also property in 90th st, east of the Drive.

With apartment houses covering large areas to the north and south of this block, Mr. Barnard figured that his own property might some day be available for such improvement, and so set about removing the restriction. Last March he purchased the property at the south corner of 90th st and the Drive, occupied by the Hamilton Institute for Girls. This is a 4-story building, with a plot fronting 79 feet on the Drive and 123 feet on 90th st. Mr. Barnard also made an agreement with the owners of the 90th st property east of the Drive, removing the restrictions which gave him possession of a splendid site available for apartment house improvement and fronting 226 feet on the Drive, 174 feet on 89th st and 123 feet on 90th st. It is this entire property, which he held at \$1,250,000, which now has been sold. The price obtained is reported to be near the figure asked.

Big Deal on the Heights

The Cliffwood Court and Westwood Court apartments, two 6-story elevator apartment houses, covering the block front on the west side of Fort Washington av, between 179th and 180th sts, have been sold by the Capricorn Realty Corporation to the James B. Bender Co., which gave in part payment Rutherford Court, a 6-story elevator apartment house, 100x150, at the southwest corner of Amsterdam av and 175th st. The former property, which was sold through S. & J. H. Albert, as brokers, measures 202 feet on the avenue and 115 feet on each street. The houses contain 72 apartments of 4 to 9 rooms each. They were acquired by the selling company last January.

Sales Near Fifth Avenue

The 13-story office building, 12-14 West 32d st, has been sold by the Pacific Realty Co., Edw. E. Hess president, to the J. H. M. Realty Corporation, J. H. Michaels president, through Byrne & Bowman. The structure fronts 33.8 feet on West 32d st, beginning 225 feet west of Fifth av, and has a depth of 98.9 feet. It has a reported rent roll of \$58,000 and was held at \$400,000.

The site was purchased in 1907 by Mr. Hess from the Delafield estate and the present structure was subsequently erected by Mr. Hess, who has retained ownership of the property since its erection. The sale is recorded.

F. & G. Pfomm sold for Mrs. Alfred B. Taylor, the 6-story loft building, 34 West 22d st, on a lot 23.6x98.9, to Frieda Altman, for investment.

\$500,000 Bronx Sale

Echo Park Construction Co., Inc. (Shampan & Shampan, and Isaac Haft, president), sold to Crauspol Construction Co., Inc. (Bernard Crausman, president), the two 5-story apartment houses, 1916 Grand Boulevard and Concourse and 214 Echo pl, on a plot 256x103. The buildings consisting of 355 rooms, accommodate 100 families, and shows a rental of \$95,000, and were recently completed from plans drawn by Shampan & Shampan, architects, and under their supervision. Holding price of buildings, \$550,000. Benjamin Antin and Isaac Goldberg were the brokers.

Semi-Annual Report
of the
LAWYERS MORTGAGE Co.

July 1st, 1922

DURING the past six months the sales of Guaranteed Mortgages, \$32,635,754; the Gross Earnings, \$1,013,441, and the Net Profits, \$552,644, of the Company have been larger than in any similar preceding period. The fall in the rate of interest and the unparalleled safety of Guaranteed Mortgages have brought our securities into very great demand.

The eager market for mortgages and the notion that there is a magic in the word "mortgage" which makes all of them safe, have recently led to a new development in the field of mortgage securities, which perhaps calls for a word of caution. These new securities are often issued and called First Mortgage Real Estate Bonds, but are not guaranteed by the companies which put them out. The locations selected are usually prominent corners in well established districts and the buildings are large new fireproof structures, hotels, office buildings, or apartment houses. The owner of these buildings is usually required to deposit monthly one-twelfth of the annual charge for interest, taxes and amortization payments. These bonds look attractive until the investor pauses to inquire what these properties cost for land and building, what is their present value and what is their probable future value. The prospectus of these bonds is usually discreetly silent on these points, and the average investor is entirely unable to appraise the value of the land and building securing these bonds. It is safe to say that if these bond issues were restricted to the usual two-thirds of the valuations of well known appraisers in New York City, none of them would be made. The plain truth is that these issues are excessive in amount, running up to 80%, 90% or 100% of the cost of the properties, excessive in the rate of interest promised on the bonds, 6%, 6½% or 7%, and excessive in the fees paid to the issuing companies, which run from 10% to 15%. If the prospectus of these bonds should clearly state to the investor that his money constitutes practically all of the money going into the enterprise, and if the investor understood that of each \$1,000 bond about \$660 represented the normal mortgage loan and \$340 represented the equity or stock in the building, the transaction would be thoroughly understood and the investor could take his own chances. One added danger is that these bonds are commonly offered prior to the beginning of the erection of the building, so that the investor parts with his money when his real estate security consists only of unimproved land. The experience of many years shows that under continual competition New York City real estate does not earn high rates of interest, especially on abnormally high cost of building. Hence, unless these large properties maintain their present high rentals—which is most improbable—the outcome is quite clear. Some day, the bond holders will foreclose various issues of these mortgage bonds, since there is no guarantee to protect them, and will suffer a loss from the shrinkage of their bonds in proportion to the lower rate of interest earned by these buildings. The moral for the investor is clear: Do not furnish practically all the money for new buildings, and put it up before there is any building, but stick to the usual two-thirds loan—the legal limit for trustees—and deal only with responsible companies which guarantee the mortgages which they offer you and whose unqualified guarantee has stood the test of time.

ASSETS		LIABILITIES	
New York City Mortgages.....	\$6,874,000.69	Capital	\$6,000,000.00
Accrued Interest Receivable.....	191,472.33	Surplus	4,000 000.00
Company's Office Buildings—Cost....	1,458,270.65	Undivided Profits	151,605.51
U. S. Treasury Certificates.....	1,500,000.00	Mortgages Sold, Not Delivered.....	868,521.94
Cash	1,353,760.98	Reserve for Taxes.....	183,582.79
		Reserve for Premiums, etc.....	173,794.41
Total	\$11,377,504.65	Total	\$11,377,504.65

FIRST HALF OF 1922

Gross Earnings	\$ 1,013,441.95
Net Profits	552,644.81

Outstanding Guaranteed Mortgages \$139,678,628.00

LAWYERS MORTGAGE Co.

Capital and Surplus \$10,000,000

56 Nassau Street
MANHATTAN

184 Montague Street
BROOKLYN

4 Herriman Avenue
JAMAICA

Natanson Buys Harlem Apartments

William Ottman sold through Day & Day, Inc., to Max N. Natanson, 509-515 West 110th st, two 12-sty elevator apartment houses, known respectively as the St. Albans and the Dartmouth, each on a plot 108.4x100. They contain suites of from 5 to 8 rooms each. They were held at \$1,500,000 and were sold for all cash.

Bowery Parcels Change Hands

Jacob Finkelstein & Son sold for the Callahan estate, Laurence McGuire, president, 157½ and 159 Bowery, the first being a 3-sty brick building, on a lot 13.6x72.9, and the second a 3-sty frame and brick building, on a lot 23.3x78.1x irregular.

A resale of the wider plot is now pending. The narrower parcel will be altered by the buyers, who are in the furniture business, and who will occupy same.

Site Bought for Private Hospital

James Kyle & Sons sold for Henry Wienand and George Ehret, respectively, the 5-sty apartments, 549-551 East 87th st, northwest corner of East End av, on a plot 46x100.8½. The purchasers are a group of physicians, who will demolish the present buildings and erect a 6½-sty private hospital thereon. The sales are recorded.

More Co-Operative Apartments

The prospect of continuing high rents for the best class of East side apartments has led to the formation of a syndicate to erect a 9-sty building to provide reasonably priced dwellings for their own occupancy. The syndicate is to be composed of five shares, four of which have already been taken by Lamar Hardy, formerly corporation counsel; Frank Damrosch, director of the Institute of Musical Art of New York City; David Mannes, of the musical school bearing his name; and Dr. John C. Vaughan. They have purchased from the Minot Realty Co. (Seth Milliken) the plot 120-124 East 75th st, between Park and Lexington avs, and measuring 85.6x102.2.

This property adjoins the low studio building of the Society of Beaux Arts Architects, and overlooks to the south the recently remodelled and strongly held private residences on the north side of 74th st. The building has been planned by Donn Barber, architect, and work will begin in October in order to be ready for occupancy in the fall of 1923. Mr. Barber's plans provide for an interesting division of floors into room suites. Blaine Ewing represented the syndicate in the negotiations and Pease & Elliman were the brokers for the seller.

Broker Buys Suite

Culver & Co. sold for the Joint Ownership Construction Co., Inc., Frederic Culver, president, a large apartment in their new 100 per cent joint ownership building which they are about to erect at Lexington av and 69th st, to Douglas Gibbons, a well-known real estate broker.

Y. M. C. A. Enlarges Plot

The Washington Heights branch of the Y. M. C. A., which plans to build a new home on the east side of Broadway, between 182d and 183d sts, has enlarged the site for its building by purchasing 4 lots at the southeast corner of Broadway and 183d st from Dr. Charles V. Paterno. The site measures 105.10 feet on Broadway and 110 feet on 183d st.

With the latest acquisition the Y. M. C. A. is now in possession of the entire block front on the east side of Broadway, between 182d and 183d sts. The combined properties front 191 feet on Broadway, 110.2 feet on 182d st, and 118 feet on 183d st.

Dr. Paterno bought the 183d st corner a year ago for the purpose of turning it over to a Masonic association to be known as the Temple Club. A club house which was to cost \$300,000 was planned for the property.

Resell Leroy Apartments

The Leroy, a 7-sty elevator apartment house, on plot 125.5x118.5x irregular, at the northwest corner of St. Nicholas av and 113th st, has been resold by the Sophus Realty Corporation to the newly organized Dick Dock Realty Corporation, having for directors George and Francis Dicker and Max and Anna Doctorwitz. The house contains 48 suites and 5 stores.

Sale in Lower Fifth Ave.

Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, sold 123 Fifth av, a 5-sty business building, 22.6x100, to Fishbein-Fuchs Corporation, restaurateurs, who will occupy. The property was held at \$100,000 and was purchased by Riesenfeld and O'Donnell through Wm. Cruikshanks Sons, brokers, from the Vintgut Estate.

Queens Factory Site Bought

E. & J. Burke Co. purchased through Cross & Brown Co. a plot of 30,000 square feet on Creek st and Nott av, Long Island City, for improvement with a large manufacturing and distribut-

ing plant for C. and C. Ginger Ale and other products.

Brooklyn Lots for Improvement

The new Roseart Building Corporation (M. H. Goldwitz, R. L. Turk and M. C. Weisman, directors) purchased from the L. & W. Holding Co. and others the block bounded by 66th and 67th sts and Eighteenth and Nineteenth avs, Brooklyn, for the erection of sixteen 2-sty 2-family houses. The block measures 200x100. The operation will involve \$125,000.

The newly formed Dovale Homes Co., having for directors H. and I. Silverman and M. E. Levine, purchased from the Aggressive Realty Co., A. N. Nazarovitz president, a plot of 21 lots at East 8th st and Ryder av, Brooklyn, on which the company will erect 21 dwellings, calling for an outlay of about \$150,000.

Sales of Westchester Acreage

The six acre estate of Mrs. Minnie Currie at Greenburgh, Westchester county, has been sold by Mrs. A. R. Davenport, broker, to Goldburgh, Klein & Goldburgh, this city. The property will be used as a site for the Pelhamhurst Country Club. It was held at \$17,000. The same broker sold for Edward Patterson his 21-acre estate in

Greenburgh to the same buyers, who will use it in connection with the club. This site was held at \$150,000.

MORTGAGE LOANS

Lawrence, Blake & Jewell placed a loan of \$500,000 on the new 16-sty building, 142-146 West 36th st, 75x98.9, owned by the Jatison Construction Co. This property practically adjoins the new Arcade building now being constructed and running through from 35th to 36th st, opposite Macy's, upon which the same brokers have recently placed a loan of \$1,000,000. The Jatison Construction Co. building will be rented for offices and high class showrooms. Several important leases have already been made, and others now under negotiation, which shows the strong demand there is for such space in the Pennsylvania zone. The operation will involve over \$1,000,000.

Loans on bond and mortgage amounting to \$5,000,000 have been authorized by the Metropolitan Life Insurance Co. Of these more than \$3,000,000 were for housing. Of the housing loans about \$1,000,000 were in New York City

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for apartments and dwellings that will accommodate 260 families. About \$2,000,000 were on out of town dwellings and apartments to accommodate 115 families, a total of 975 families accommodated by these loans. More than \$500,000 were loaned on business buildings, of which \$100,000 was in New York City. Most of the New York City housing loans were in Queens borough, in Long Island City, Astoria, Glen Morris and Corona. Loans for the construction of out of town dwellings included 58 in Salt Lake City and three apartment houses in Portland, Ore., and the other dwellings outside of greater New York were in Niagara Falls, Connecticut, West Virginia, North and South Carolina, Georgia, Florida, Tennessee, Alabama, Ohio, Illinois, Minnesota, Iowa and Kansas.

Farm loans were authorized for about \$1,500,000 principally in Iowa, Kansas, Missouri, North Carolina and South Dakota.

The New York Title and Mortgage Co. loaned \$550,000 on the property formerly occupied by the O'Neil-Adams store on Sixth av, between 20th and 21st sts, at 5½ per cent per annum.

Lawrence, Blake & Jewell placed for the Holland Court Realty Co. a first mortgage loan of \$168,750, at 5½ per cent per annum, for 5

years, on 315-317 West 98th st, an 8-sty apartment house, on a plot 75x100.

Lawrence, Blake & Jewell placed for the West 136th Street Co. a first mortgage of \$145,000 at 5½ per cent per annum, for 5 years on 547 Riverside dr, a 6-sty elevator apartment house, 108x95.

S. W. Straus & Co. have underwritten a first mortgage 6½ per cent serial bond issue of \$60,000 secured by the land and three separate 4-sty apartment houses now under construction at the northeast corner of Willett and Alsop sts, Jamaica. The land fronts 304½ feet by 104 feet. The bonds are the direct obligation of the Wohl Brothers Apartment, Inc., the principal stockholders being Martin W. and Harry Wohl, builders and property owners in Jamaica.

Edwards, Dowdney & Richart placed a first mortgage of \$72,500 for the W. C. P. Realty Co. on the northeast corner of Brook av and 137th st; a first mortgage amounting to \$33,000 for Harry L. Harmatz on 103 Second av; also, a first mortgage of \$20,000 for the Estate of Almira A. Nash on 74 and 77 Oliver st.

Charles B. Van Valen, Inc., obtained for the Lorena Realty Co. loans aggregating \$160,000 on the two 7-sty buildings, 369-373 Third av, and the two 6-sty buildings, 209 East 26th st and 204-208 East 27th st. The buildings occupy a corner plot, 74x160, at Third av and 27th st, with an "L" 25x98.9 on 26th st. They are occupied as stores, lofts and apartments, having a rental of \$60,000.

Edwards, Dowdney & Richart placed the following first mortgages: \$145,000 on premises northwest corner Sherman av and 165th st, for the Rollo Holding Corporation; \$37,000 on premises northeast corner Weeks av and 174th st, Bronx, for the Success Building Co.; \$25,700 on premises northeast corner Crotona av and 176th st for the Sparta Realty Co.; and \$20,000 on premises on east side Valentine av, 76 feet north of 184th st for the Guidera & Travolacci Construction Co.

James Boyd placed a first mortgage of \$200,000 for the Ardsmore Estates on the northwest corner of Broadway and 135th st, a 6-sty elevator apartment house, with 8 stores on the ground floor, on a plot 125x100. Also \$36,000 for the Blue Ribbon Provision Co. on 112-114 East 4th st. Also \$36,000 for E. L. Kramer on 123 East 86th st, and \$42,000 for E. Kutner on 271-273 West 150th st.

Childs & Humphries placed a loan of \$30,000 on 747-9 Tenth av for William Schweizer, to whom they previously, a short time ago, sold the property. The same brokers also placed on 505 East 14th st a loan for \$15,000 for S. Leon; \$19,000 on 77 First av for Celia F. Paschkes; \$7,000 on 154 West 122d st for Ann S. Heavy, and \$18,000 on 110 East 116th st for Louis Hymann.

Day & Day, Inc., sold to S. H. Stone, M. L. Goldstone and A. H. Pincus a second mortgage of \$400,000 on the northeast corner of West End av and 103d st, a 13-sty apartment building, subject to a first mortgage of \$600,000 held by the Prudential Life Insurance Co. The loan was procured for the 661 Fifth Avenue Corporation.

The Forty-fifth Street Realty Corporation obtained from the Central Union Trust Co. a loan of \$385,000 on the 16-sty building with stores, on plot 45x100.5, at 7 to 11 West 45th st.

MANHATTAN SALES

South of 59th Street

GREENWICH ST.—Charles W. Wynne and Louis H. Low resold through Ames & Co. to Frank Slevin, who will remodel, 713-717 Greenwich st, northeast corner of Charles st, three 4-sty brick tenement houses, with stores, on a plot 58.6x46x irregular.

SULLIVAN ST.—Pepe & Bro. sold for Anna Casallo and others, to a buyer, for occupancy,

231 Sullivan st, a 5-sty stone tenement house with store, on a lot 15x100.

PARK ROW.—The new M. Scheer Holding Corporation composed of A. and M. Scheer and M. L. Staub, purchased from the Everett Holding Co., 158 Park row, a 3-sty brick building with stores, on a lot 24.4x93.4x irregular, held at \$50,000.

24TH ST.—Leonard Weill purchased through the Charles F. Noyes Co., 336-338 East 24th st, two 4-sty brick tenement houses with stores, on a plot 50x98.9, from the Reinhardt Realty Corporation.

45TH ST.—Maurice Wertheim sold for Mrs. Theresa Eberle the 4-sty and basement brick mercantile building with stores at 234 East 45th st, on a lot 22x94.1x irregular, to William Prosnitz of Prosnitz-Glover Co., builders.

48TH ST.—Ruland & Benjamin, Inc., sold 245 East 48th st, a 4-sty stone English basement dwelling on a lot 20x100.5, in the Turtle Bay Gardens, to a client who will remodel the property.

50TH ST.—The newly formed 10 East Fiftieth Street, Inc., with I. L. Kohn, J. A. Corr and V. Brennan as directors, purchased from Nathaniel A. Berwin the 5-sty building with stores, 21.5x100.5, at that address, adjoining the site of the proposed home of Saks & Co. The new company is represented by Podell, Ansonage & Podell, attorneys.

59TH ST.—Jacob Finkelstein & Son sold for John Conday 244 East 59th st, a 4-sty stone tenement house with store, on a lot 20x100.5, adjoining the southwest corner of Second av. Henry Shapiro & Co. were associated brokers.

North of 59th Street

60TH ST.—Morgenthau & Blackstone sold for the City Real Estate Co. to Becher & Co., Inc., 37 East 60th st, a 5-sty stone apartment house with stores, on a lot 20x100.5.

66TH ST.—Hagstrom-Callen Co. sold for a client, 247-249 West 66th st, two 5-sty brick and stone tenement houses, on a plot 50x100.5, adjoining the northeast corner of West End av.

85TH ST.—Schindler & Liebler sold for Edmond Contant, 321 East 85th st, a 5-sty brick triple tenement house, on a lot 25x102.2. It was an all cash sale.

92D ST.—Pease & Elliman sold for Mrs. Belmont Tiffany, 67 East 92d st, a 3-sty and basement stone dwelling, on a lot 20x100.8½, adjoining the northwest corner of Park av.

96TH ST.—Philip A. Payton Co. sold for the Hilman Realty Corporation to Adolph & Aaron Weiss, 224 East 96th st, a 5-sty brick tenement house, on a plot 32x100.8½. It houses 20 families.

98TH ST.—Frederick Zittel & Sons sold for the A. C. & H. M. Hall Realty Co., 124 West 98th st, a 4-sty and basement stone dwelling, on a lot 18x100.11. The buyer will alter the structure for business purposes and for apartment uses.

116TH ST.—Mulvihill & Co. resold for Barbara Whitman, 229 East 116th st, a 3-sty and basement stone dwelling, on a lot 20x100.11. The new owner will remodel the premises into small apartments.

120TH ST.—Porter & Co. sold for Abraham Edison to a buyer, for occupancy, 23 West 120th st, a 3-sty and basement brick dwelling, on a lot 20x100.11.

122D ST.—A. Kane Co. sold for the Waldorf Realty Co. to Eleanor A. Byrne, 221 West 122d st, a 4-sty and basement stone dwelling, on a lot 12.6x100.11.

127TH ST.—James H. Cruikshank resold to Simon S. Friedberg, 114 West 127th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

129TH ST.—Samuel A. Kelsey sold for Thomas Lynch, 229 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11; and for Leonard Weill, 237 West 129th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

130TH ST.—James L. Van Sant resold to James Smith, 147 West 130th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11. The purchaser intends to occupy. The broker was Conrad Gittens.

AV A.—William H. Whiting & Co. sold for Rebecca Wisserman the 5-sty brick tenement house with store, at 248 Avenue A, on a lot 25.9x95.6. The purchaser is Harry Aurelio.

NORTHERN AV.—Louis F. Sommer sold for the Chalmers Realty Co., Joseph F. Bernain, president, to J. A. Maxwell the northwest corner of Northern av and 181st st, a 6-sty elevator apartment house, on a plot 78x138. It was held at \$250,000.

RIVERSIDE DR.—J. C. Hough & Co. sold to an investor the Claremont, at 530 Riverside Drive, a 6-sty and basement elevator apartment house, on a plot 120x86x irregular. It rents for \$45,000 and was held at \$250,000. The sellers took in part payment the 3-sty and basement stone dwelling, 165 West 8th st, on a lot 20x100.8½, held at \$35,000.

ST. NICHOLAS AV.—Fitzherbert Howell sold for John Lynch, 442 St. Nicholas av, a 5-sty brick single apartment house, on a lot 20.2½x135, overlooking St. Nicholas Park.

SECOND AV.—Leonard Weill purchased from the Prosper Realty Corporation, Sol Kohn, pres-

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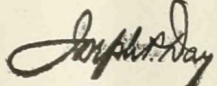
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ident, 3282 Second av, northeast corner of 117th st, a 5-sty tenement house with stores, on lot 25x81. This property was bought for all cash, through James Boyd and H. N. Kohn, brokers.

BRONX SALES

HALL PL.—Josephine K. Kleb sold to Anna OrNSTEIN two 2-sty and basement frame houses, on a plot 56.3x87.11x irregular, at 1035 Hall pl.

SIMPSON ST.—Isidore Tranen sold to Harry Heisner the 4-sty brick flat with store, at 1118 Simpson st, southeast corner of 167th st, on a lot 100x25.1.

135TH ST.—J. Lemle sold for a client to Ada F. Winn, 629 East 135th st, a 4-sty and basement brick double apartment house, on a lot 25x100.

146TH ST.—Eugene J. Busher Co. sold for William H. Steinkamp the vacant plot, 73x100, on the north side of East 146th st, 235 feet east of Willis av.

170TH ST.—Sarah Rosenberg sold to Lewis Wagner 675 East 170th st, northeast corner of Crotona av, a 5-sty and basement brick apartment house, on a plot 108.8x84.6x irregular.

175TH ST.—William J. Gabel sold for Herman Beitz to Mrs. Kate Foley, 668 East 175th st, a 2½-sty and basement frame dwelling, on a lot 25x99.4, adjoining the southwest corner of Crotona av.

187TH ST.—Alexander D. Adams sold to Marguerite M. Francolini, 652 East 187th st, southeast corner of Belmont av, a 5-sty brick flat with stores, on a plot 35x100.

189TH ST.—G. Tuoti & Co. sold for Samuel Garry, 550 East 189th st, southeast corner of Lorillard pl, a 5-sty and basement brick apartment house, on a plot 30x105. There are 3 apartments on each floor.

ANDREWS AV.—Mary Helfrich sold to Theresa Bentz, 1917 Andrews av, a 5-sty and basement brick apartment house, on a plot 39.2x112.

BAINBRIDGE AV.—Mary V. Durkin sold to Ida Mellvrid, 3328 Bainbridge av, a vacant plot 32.6x90.1.

BEAUMONT AV.—John Byrnes sold to Pietro Circelli, 2310 Beaumont av, a 2-sty and basement frame dwelling on a lot 25x100.

BOSTON RD.—Mitchell Smoleroff sold to Joseph Stringer the 1-sty brick garage, 103.7x148x irregular, at the southwest corner of Boston rd and Jefferson pl.

BOSTON RD.—The H. and J. Realty Corporation bought from Charles Graef the vacant plot,

100.8x107.5x irregular, at the southwest corner of Boston rd and 167th st.

DAVIDSON AV.—Frederick Brown resold to a client of Sheldon Du Cret, 2350 Davidson av, northeast corner of North st, a 5-sty and basement brick apartment house on a plot 100x40. Mr. Brown took in part payment 38 Riverview av, Plainfield, N. J., a 3-sty detached dwelling, containing 12 rooms and two baths, and occupying a plot 200x400. The Davidson av parcel was acquired by Mr. Brown last May.

DECATUR AV.—Peter R. Sponheimer sold to Elizabeth Pincula, 3140 Decatur av, a 2-sty and basement frame dwelling, on a lot 25x112.5.

FOREST AV.—Theresa Kolkmann sold to Aloisia Lutz, 802 Forest av, a 3-sty frame flat with store, on a lot 20x75, and adjoining the northeast corner of 158th st.

INTERVALE AV.—Harold Zass sold to the J. R. Building Co., 938 Intervale av, adjoining the southeast corner of Westchester av, a 1-sty brick theatre, on a plot 74.8x100.

LONGFELLOW AV.—Benenson Realty Co. resold to a client of Schoen & Altman the 5-sty and basement brick 24-family apartment house, 1138 Longfellow av, on plot 56x119x irregular. The structure rents for about \$12,000 and was held at \$70,000. The seller recently bought the property through the same brokers.

THIRD AV.—August Kuhn sold to Abraham H. Feinman, 2621 Third av, southwest corner of 140th st, a 2-sty and a 4-sty brick building, on a lot 25.1x100.5.

THIRD AV.—Henry Lipp, Jr., sold to Andrew Schauss the 4-sty brick flat with store, on a lot 18.8x70x irregular, at 2632 Third av.

TREMONT AV.—The Hudson P. Rose Co. resold 1180 and 1182 Tremont av, two 2-sty frame 2-family houses, on a plot 37.6x77.10x irregular, to Augusta Zottola and Raymond Miller respectively.

UNIVERSITY AV.—Sarah B. Keneally sold to Marie E. Stepnagel, 2201 University av, a 2½-sty and basement brick detached dwelling, on a plot 58x100.

WALES AV.—The Witlyn Operating Corporation sold to the Nonvel Realty Co. the vacant plot, 75x50, at the southeast corner of Wales av and 149th st.

WASHINGTON AV.—Amelia F. Kientsch sold to David Schlaifer the 2¼-sty and basement frame dwelling, on a lot 28x140x irregular, at 1833 Washington av.

WEBSTER AV.—Leonard J. Carpenter sold for Newbold Morris to Samuel Rubin the northeast corner of Webster av and 167th st, a vacant plot of 11 lots.

BROOKLYN SALES

BERGEN ST.—Mrs. E. Goldstein sold through the Henry L. Nielsen Offices, 132 Bergen st, a 3-sty and basement brownstone 2-family house, on a lot 20x100.

CARROLL ST.—John Ditmars sold to a buyer, for occupancy, 800 Carroll st, between Prospect Park West and Eighth av, a 4-sty and basement brownstone dwelling, on a lot 20x100. The block is one of the finest on the Park Slope. Mr. Ditmars had occupied the property for many years.

55TH ST.—Edward C. Cerny sold for William Shapiro to an investor 513 55th st, a 2-sty brick 2-family house, on a lot 18x100.

EAST 10TH ST.—A. Mishkin sold for the Greater New York Development Co. to the Strescon Building Co. Inc., the plot, 30x100, on the west side of East 10th st, 220 feet south of Av I. It will be improved with a fine dwelling and garage.

BAY RIDGE AV.—Realty Associates sold five new semi-detached stucco dwellings, now in course of construction, on the south side of Bay Ridge av, between Fifth and Sixth avs, Bay Ridge, as follows: 538 Bay Ridge av, to T. M. McDonald; 542 Bay Ridge av, to Christina Anderson; 546 Bay Ridge av, to Bert Hansen; 550 Bay Ridge av, to William Shirden, and 572 Bay Ridge av, to Marie Hansen.

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CLINTON AV.—Bulkeley & Horton Co. sold for Mrs. Elizabeth C. Thorp to a buyer, for occupancy, 423 Clinton av, a 3-sty and basement stucco dwelling, with garage, on a lot 25x200, running through to Waverly av.

LEXINGTON AV.—Bulkeley & Horton Co. sold for Mrs. E. B. Smith, 475 Lexington av, a 2-sty and basement brownstone 2-family house, on a lot 20x100.

PUTNAM AV.—Henry L. Nielsen Offices sold for Anna Parlman and Irene Adams, 467 Putnam av, a 3-sty and basement brownstone 2-family house, on a lot 20x100.

QUEENS SALES

ASTORIA—A. Cantore sold for A. Mallen to J. Casametti 152 Camilla st, a 2-family house; for J. Hirt to T. Massone 406 Broadway, a 2-sty detached dwelling, on a plot 48x100; for Mrs. C. Beyhemer to Robert A. Bailey 453 First av, a 4-sty brick double flat, on a plot 37.6x100; for the L. I. C. Co. to R. J. Mentz 412 Broadway, a new 3-sty brick dwelling; for William Haisik to M. Baron 376 Hopkins av, and for John Rigney to G. Cannette 384 Hopkins av, each a 3-sty frame dwelling; for the L. I. C. B. Corporation to Thomas F. Doyle 414-416 Broadway, two new 3-sty brick dwellings; for J. Burge to L. Kadien 480 Eighteenth av, a brick detached 2-family house, on a plot 40x100; and for A. McKenna to T. Oris 475 Eleventh av, a brick detached 2-family house, on a plot 40x100. All in Astoria.

RECENT LEASES.

Woolworth Makes Huge Lease

The F. W. Woolworth Co. agreed to pay \$12,000,000 rental for the Acker, Merrill & Condit Co. building at the southwest corner of Fifth av and 35th st for a period of 42 years from August 1, 1929. The structure, which is 11 stories high, covers a plot 85.9x150 and contains 170,000 square feet. It abuts on the west the McCreery building. The store in the ground floor of the property is at present occupied by Henry Maillard, confectioner.

The deal was negotiated by Harry Thoens of Thoens & Flaunlacher, Inc., who in 1917 leased to the F. W. Woolworth Co. the plot at the northeast corner of Fifth av and 40th st, where the company erected a building and opened its first Fifth av store. That transaction involved an aggregate rental of nearly \$6,000,000.

The building just leased is owned by the Thirty-fifth Street and Fifth Ave Realty Co., which was represented in the transaction by A. L. Rose of Rose & Paskus, attorneys. Warner B. Matteson of Davies, Auerbach & Cornell, attorneys, represented the Woolworth Co. Herbert T. Parsons, president and general manager of the latter company, executed the lease just before he left the city for a 3 months' trip to Europe.

Boomer Disposes of Hotel

L. M. Boomer, who recently leased the Claridge Hotel at the southwest corner of Broadway and 44th st to Morris M. Glaser of Cleveland, Ohio, has leased the Claridge Annex, formerly known as Wallick's and the Cadillac Hotel, covering the corner of Broadway and 43d st, to Edward Arlington, proprietor of the Hotel Flanders, at a total rental of more than \$1,830,000. Mr. Arlington has also purchased the Yates Hotel building and restaurant on 43d st. For the latter property he will pay more than \$500,000, which includes the fee to the Yates building and the leasehold for 88 years. The lease of the Claridge Annex runs until 1941 at a gross aggregate rental of more than \$1,830,000.

New Park Ave. Leasehold

Julius Tishman & Sons, Inc., leased through E. H. Rapaport, Inc., from Albert Fries the northeast corner of Park av and 86th st, for a long term of years, for improvement with a 14-sty apartment house. The plot fronts 55 feet on the avenue and 100.8½ feet on the street. The parcels are known as 1041-1047 Park av.

The total amount involved in the improvement is \$2,000,000.

Long Lease of Large Garage

Alfred J. Goodwin, the Iago Realty Corporation, leased for 21 years, at an aggregate rental approximating \$260,000, to John Viviani, the new fireproof garage, the construction of which has just been completed at 332-336 East 35th st. As the garage is built in a restricted street, the matter had to be brought before the Board of Standard and Appeals, whose permission was obtained. The garage is an absolutely fireproof structure, modern in every respect, covers a plot about 75x98.9, and has a ramp or driveway instead of elevators, and as the location is opposite the park, permanent light is assured.

G. Montague Mabie was the broker in conjunction with brokers William Glickman and Brooke & Georger. Mr. Mabie and his associates not only negotiated the lease, but secured

for the owner the builder who constructed the garage.

Schulte Buys \$1,000,000 Lease

Schulte Cigar Stores Co. purchased from the 1 Park Row Inc., Harry Aronson, president, the 21-year lease on the 8-sty building, 1 Park Row, and the 3-sty building, 11 Park Row, the total frontage of the two buildings on Park Row being 61 feet, and on Ann st 128.1 feet. The property was leased about a year ago by Harry Aronson from the Pulitzer estate, and extensively reconstructed. The building at 11 Park Row, running through to Ann st, is leased to the Golden Shoe Co. who added two extra stories, and the corner building modernized, and the ground floor rented for 21 years to Kaufman Hats, who in turn rented a portion of the ground floor to the Schulte Cigar Stores Co. By purchasing this lease, Schulte now becomes the landlord of his own landlord. Lurie & Feinberg represented 1 Park Row Inc., as attorneys, and the Schulte Co. was represented by Jerome Eisner. Henry Shapiro & Co. were the brokers.

Large Corner Garage Leased

The 3-sty garage, on plot 100.5x130, at 1089 Third av, southeast corner of 64th st, has been leased by the newly organized Henry Paul Realty and Improvement Co., with Louis Bennett, John Laspia and Sidney E. Lehman as directors, for ten years. H. R. Korey, attorney, represents the new company.

Lease Madison Ave. Spaces

Herbert McLean Purdy & Co. leased for the 343-345 Madison Avenue Corporation in 345 Madison av the entire 10th floor, for a term of years, to the Callaway Cotton Mills, who will use the same as executive office space. The building was recently purchased by the American Bond and Mortgage Co., who after extensive alterations will occupy most of it as their headquarters.

The same realty firm also leased office space in the National Association Building for the H. K. Ferguson Contracting Co., of Cleveland, to the Melich Advertising Service; and space in the Marlin Rockwell building, 366 Madison av, for the M. C. M. Corporation to Sinclair & Co.

Herbert McLean Purdy & Co., although one of the most recently organized firms, has during the past several months negotiated over a million dollars in realty transactions. Herbert McLean Purdy was formerly associated with the firm of William A. White & Sons.

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Varied Mercantile Leases

Spear & Co. leased for clients the store, basement and mezzanine floor in 33-35 West 17th st to Bloom-Haubenstock Co., Inc., for the sale of furniture; the store and basement in 80-82 Greene st to the Mercury Paper Box Co.; the warehouse at the foot of Baltic st, Brooklyn, to the Manhattan Paper Co.; and 1,500 square feet of space in the Textile building, 265 Fifth av, to Dorothy Bickman, ladies' underwear.

White-Goodman leased the 1st loft in 213 Fourth av, to the International Textile Co., the top floor in 456 Broome st to Claremont Silk Co., the store and basement of 872 Broadway to the United Cigar Stores Co., all for a term of years.

Duross Co. leased for P. F. Collier & Son the store in 430 West 13th st to H. M. Noe & Co., and the 3d loft in 103 West 14th st for the United States Trust Co. to the Stewards Asso-

ciation of New York City, and the 2d loft in 235 West 14th st to the Apostleship of Prayer.

Adams & Co. leased for the Altkane Realty Co. the store and basement in 8-10 West 13th st to Miller's Auction Rooms, Inc., for a term of years; also for the Broadway Contracting Co. a loft in 166-8 Fifth av to B. Bernstein & Bro.; for Arthur Strauss a loft in 281 Fifth av to Sanborn Coat Co.; for the Domestic Lunch Corporation lofts in 16 East 23rd st, to Hobart Service, Inc., N. Jacobs, Inc., New York Art & Novelty Co., Star Window Shade Co. and M. Veith.

William A. White & Sons leased, at 47 Warren st, the 3d loft to E. B. Morgenstern; at 43 Exchange Place, corridor space to Tessaro's, for the sale of books and stationery; at 680 Fifth av, a half floor to Thomas F. Logan, Inc.; at 11 South William st, the store to B. R. Lemis; and with Douglas L. Elliman & Co. to Elizabeth Hughes, the parlor floor of 24 East 61st st.

Arthur Eckstein has leased space in 108 to 110 West 24th st to Louis Chaskin; in the Penn Terminal Building, 370 Seventh av, to Maxwell Silverman, Arthur J. Kollins and Hugh Stone, and the loft in 10 Washington pl to Mannie Cohen.

M. Rosenthal Co. leased, for clients, an aggregate of 40,000 square feet in the new mercantile building, 133-135 West 25th st, to the Plottel Paint Co.; Sherman & Bernstein; Cohen & Gordon; Herman Rosenstock; Abramowitz, Smulowitz & Abrams; A. & N. Pappadino; I. Persky & I. Person; Simon Wasserman; Steel & Taylor Co.; Rothman & Bruckner; Prakin & Rosenkranz; Rabinowitz & Podvell; Lenox Dress; Liebling Co.; Glock Friedman & Krantz; Guillemaid Embroidery Co., and the Vassilion Skirt & Dress Co.

The same brokers leased to S. Jacobs 4th floor in 333 Seventh av; to Zach & Guffen store and basement in 130-132 West 29th st; to Best & Stekler, 8th floor in 142 West 26th st; to Advance Letter Co. 6th floor in 69 Fifth av; to R. Silverman store and basement in 145 West 24th st; to Siotka Bros. 8th floor in 141-143 West 28th st; to Plant Manufacturing Co., 3rd floor in 236-238 Fifth av; to Sol Solomon, 6th floor in 134-136 West 25th st; to Royal Dress Co., 9th floor in 114-116 West 27th st.

Lease on Leonard St.

Daniel Birdsall & Co., Inc., leased the 5-sty stone loft building at 71 Leonard st, on a lot 24.3x100, to Danforth Clark & Co. on a long term net lease.

Leases on and Near Fifth Avenue

Butler & Baldwin, Inc., leased 6 West 49th st for Mrs. Dollie M. Travis, for a term of 19 years, at an aggregate rental of approximately \$250,000. It is a modern 4-sty and basement limestone front dwelling on a lot 20x100 and was formerly occupied by Mrs. Charles J. Coulter. Jerome Incorporated, of 661 Fifth av, importers of gowns, who are the lessees of the property, will occupy the entire building after making extensive improvements.

Douglas L. Elliman & Co., Inc., leased, for a term of years, the East store on the parlor floor of the building now being remodeled at 19-21 East 55th st. The tenants, Mrs. Gergette Fitzgibbons and Miss Lillian Hobson, milliners, will occupy the premises as soon as the alterations are completed.

Butler & Baldwin, Inc., leased for the Brown, Wheelock Co. the 4th floor of 17 West 57th st, for a term of years, to Madam Eugenie, importer of gowns, formerly at 634 Fifth av.

Cosden & Co., J. S. Cosden, president, oil refiners, leased the entire 24th floor in the new Heckscher building, 57th st and Fifth av, as executive offices for a term of years. Cushman & Wakefield, Inc., was the broker in the transaction.

Adams & Co. leased for a client the store and basement of 125-7 Fifth av to the Washington Mills, Inc., for a term of years; also, for the H. W. G. Corporation a floor in 32-6 West 18th st, to Jacob Sacks for the B. W. Co. and Lulu Goldberg; and a floor in 73 Fifth av to H. B. Isaacson Co., Inc.

21-Year Lease on East Side

James Kyle & Sons leased for Dr. Elias P. Robinson for 21 years, the 3-sty business building, on lot 25x100, at 151 East 38th st, at an aggregate rental of \$96,000.

Hudson St. Corner Under Long Lease

Charles F. Noyes Co. leased for a long term, with renewal privilege, for William H. McElwain Co., the 6-sty brick building, 13-19 Hudson st, northeast corner of Reade st, to the Nitruk Co., which will immediately make extensive alterations to adapt the property for rental as stores, salesrooms and offices. Improvements contemplate an entire new exterior, elevators, heating, plumbing, flooring, etc., and will probably represent an outlay of \$50,000. The Noyes Co. has been appointed renting and managing agent.

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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 3, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., July 28, 1922, for roof over extended mailing platforms, remodeling of windows, etc., United States Post Office, Toledo, Ohio. Drawings and specifications may be obtained from the Custodian at the building, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Alterations and Repairs, etc. (Painting Work) to Office Buildings, Department of Labor, New York City, will be received by Hon. Henry D. Sayer, Industrial Commissioner, 124 East 28th St., New York City, until 1 o'clock p. m. (Standard Time), on Monday, July 17, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3921. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Office of the New York State Industrial Commissioner, 124 East 28th St., New York City; at the New York Office of the Department of Architecture, Room 1055, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. Dated: June 30, 1922.

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Express Company Leases Building

Mulvihill & Co. leased for Henry H. Cording to the Mercury Van & Express Co., 119-123 East 129th st, a 4-sty and basement rear building and driveway, for a long term of years. The lessee will overhaul the building and use it for storage purposes.

Lease Third Ave. Stores

Schindler & Liebler leased for I. Freidus, who is altering the building on the southeast corner of Third av and 77th st, into stores, the large corner store, to N. Teledo, for a term of 5 years. Also, the adjoining store, 1347 Third av to D. Mulle, for a term of 3 years.

Lease in Penn Zone

J. Arthur Fischer leased for Grammas Bros., Inc., the store in 133 West 33rd st, near the Pennsylvania station, to Louis Perez for a term of years, to be used for a cigar store.

Long Lease of Bronx Garage

Silverman's Exchange leased for Abraham Brooks to Jacob Roth a garage in East 140th

st, 125 feet west of Southern boulevard, for a term of 15 years from June 1, 1922, at an aggregate rental of \$102,000.

Novelty Firm Leases Space on 18th St.

Rosenberg-Colt Co. leased for the 42 West 18th Street Corporation the store and basement, through to 45 West 17th st, comprising 10,000 square feet, to Carl Guggenheim, Inc., importers and exporters of novelties, now located at 17 East 17th st. They will occupy these premises for their offices, showroom and stockrooms for the sale of novelties. The lease is for a term of years at an aggregate rental of \$40,000.

Lease East Side Garage

The B. M. T. Garage, Inc., with B. Mangeone, L. Burdige and A. Turetsky, directors, leased for a term of 18 years, at an annual rental of \$32,000, the 1-sty garage, 175x200, on the north side of East 11th st, 100 feet east of First av, extending through to East 12th st. Isaac Ziff was the broker in the lease, which was obtained from the E. & T. Garage Co.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 2 to July 8	1921 July 3 to July 9
Total No.....	265	264	316	389	644	1,039
Assessed Value.....	\$20,011,400	\$13,758,900	.....	.....	.....	.....
No. with consideration	26	30	10	19	22	58
Consideration	\$1,018,650	\$1,137,900	\$84,930	\$237,084	\$181,916	\$575,867
Assessed Value.....	\$822,000	\$1,231,000	.....	.....	.....	.....
	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 8	Jan. 1 to July 9
Total No.....	6,522	5,983	6,675	5,090	21,478	20,100
Assessed Value.....	\$455,162,900	\$338,555,599	.....	.....	.....	.....
No. with consideration	637	645	666	323	862	1,106
Consideration	\$34,368,415	\$33,588,139	\$5,407,243	\$3,584,538	\$12,170,846	\$12,749,465
Assessed Value.....	\$32,012,150	\$29,782,800	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 2 to July 8	1921 July 3 to July 9
Total No.....	244	203	277	262	662	890
Amount	\$11,158,681	\$6,118,555	\$2,559,150	\$1,486,647	\$3,750,905	\$4,824,817
To Banks & Ins. Co.	38	30	14	34	84	104
Amount	\$7,850,900	\$3,342,065	\$227,300	\$203,109	\$1,380,800	\$952,998
No. at 6%.....	199	168	244	198	643	839
Amount	\$9,384,818	\$3,632,705	\$2,363,083	\$1,200,621	\$3,685,805	\$4,559,439
No. at 5 1/2%.....	16	7	2	7	17	35
Amount	\$1,143,700	\$71,750	\$21,700	\$38,702	\$68,500	\$181,108
No. at 5%.....	.....	8	3	3	1	8
Amount .....	.....	\$91,000	\$6,567	\$6,566	\$5,000	\$54,500
No. at 4 1/2%.....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	2	.....	.....	1	3
Amount	\$6,000	\$2,057,000	.....	.....	\$600	\$11,270
Interest not given...	28	18	28	54	.....	5
Amount	\$624,163	\$266,100	\$167,800	\$240,758	.....	\$18,500
	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 8	Jan. 1 to July 9
Total No.....	5,413	4,534	5,444	3,174	22,839	16,499
Amount	\$195,611,240	\$136,639,890	\$60,164,662	\$23,328,873	\$128,313,662	\$88,845,294
To Banks & Ins. Co.	821	749	467	207	4,637	2,386
Amount	\$68,099,048	\$54,193,477	\$9,341,480	\$3,659,584	\$37,970,453	\$22,277,019

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12
Total No.....	61	44	17	14
Amount	\$4,014,750	\$2,669,672	\$302,650	\$194,250
To Banks & Ins. Companies...	40	31	6	6
Amount	\$3,644,500	\$2,459,172	\$167,500	\$124,450
	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12
Total No.....	1,575	1,263	508	401
Amount	\$106,206,373	\$98,377,231	\$14,841,550	\$9,100,571
To Banks & Ins. Companies...	1,047	787	289	210
Amount	\$83,128,606	\$83,384,129	\$9,246,200	\$5,508,575

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12	1922 July 5 to July 11	1921 July 6 to July 12
New Buildings...	16	14	122	65	262	200	311	238	28	9
Cost	\$2,052,000	\$14,069,325	\$2,043,150	\$2,007,300	\$1,891,760	\$2,312,695	\$1,516,055	\$1,442,815	\$145,875	\$29,997
Alterations	\$479,893	\$332,050	\$60,350	\$56,200	\$213,110	\$246,705	.....	\$55,225	.....	.....
	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12	Jan. 1 to July 11	Jan. 1 to July 12
New Buildings...	502	416	2,405	1,236	6,540	4,337	11,155	5,828	1,221	1,053
Cost	\$76,719,136	\$67,215,118	\$62,911,738	\$29,004,690	\$70,028,285	\$48,388,330	\$69,594,749	\$32,955,971	\$3,835,918	\$3,174,505
Alterations	\$16,615,647	\$15,113,177	\$2,036,115	\$1,116,169	\$3,712,770	\$4,172,510	\$1,859,772	\$1,976,497	\$152,485	\$207,862

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BUILDING SECTION

First Half of 1922 Establishes New High Construction Record

Statistics Tabulated by F. W. Dodge Company Show Commitments in Twenty-Seven Northeastern States 59 Per Cent. Greater Than Last Year

CONTRACTS awarded for new building and engineering projects in the twenty-seven Northeastern States amounted to a total of \$343,440,000 during the month of June. With the exception of the record totals of April and May of this year, the figure for last month is larger than any previous monthly total. According to the F. W. Dodge Company the June figure is only 5 per cent. under the record May total and shows an increase of approximately 52 per cent. when compared with the total for June, 1921.

The continued high rate of building activity throughout the country has been responsible for bringing the total amount of new construction started in the first six months of this year up to \$1,690,984,000 which is by far the highest figure for the first half of any year of record. The total for the past six months is 59 per cent. greater than that for the same period of 1921.

Included in the total for the six month period are the following items: \$682,663,000 for residential buildings, including apartments and private houses, an increase of 89 per cent. over the corresponding period of 1921; \$288,932,000 for public works and public utilities, being 19 per cent. higher than last year; \$280,329,000 for business buildings of various types, or 94 per cent. greater than last year; \$164,641,000 for educational projects, which is 58 per cent. better than a year ago; and, \$123,181,000 for industrial plants, factories, etc., an increase of 42 per cent. over the same period of last year.

Contemplated new building and engineering construction in this territory reported from January 1 to July 1 has amounted to slightly more than three billion dollars. The new projects placed under contract and actually started during this period amount to a total of \$1,690,000,000.

There is now every indication that the remaining summer months will show a slight falling off from the extreme high rate of activity which has prevailed during the second quarter of this year. However, there are localities in the Middle West where the construction revival has not as yet gained the headway it has in the East. These places may be expected to show continued increases in commitments that will in a measure offset declines in other districts.

June building commitments for the New England territory amounted to \$38,300,000, an increase of 16 per cent. over the total for the previous month and approximately 136 per cent. above the figure for the same period in 1921. Construction has been started during the first six months of the year to the amount of \$175,363,000, an increase of 115 per cent. over the first half of 1921. Residential construction, which has amounted to \$64,220,000, shows an increase of 107 per cent. over the first half of last year; business buildings, amounting to \$41,772,000, have been nearly three times as great in volume as last year; educational buildings have amounted to \$20,266,000, three times the volume of last year; public works and utilities, which have totalled \$18,523,000, have doubled last year's six-month record; and industrial buildings, in the sum of \$15,783,000, have run 68 per cent. ahead of last year. Contemplated new work reported during June amounted to \$39,577,100.

Contracts awarded during June in New York State and Northern New Jersey amounted to \$79,383,000, a decline of 10 per cent. from May, but an increase of 27 per cent. over June, 1921. The peak month for this district was April. However,

the declines in May and June have been confined to New York City, where the building revival has been a year in advance of the rest of the country.

Construction started in this district from January 1 to July 1 has amounted to \$485,185,000, nearly double the amount for the corresponding period of 1921. On the six months' record, residential construction, amounting to \$256,528,000, has run 89 per cent. ahead of last year; mercantile construction, amounting to \$84,715,000, has been 145 per cent. ahead of last year; public works and utilities, \$50,848,000, more than double last year; educational buildings, \$34,491,000, about three times the volume of last year; and industrial construction, to the amount of \$22,601,000, is 41 per cent. ahead of the first half of 1921. Contemplated new work reported during June amounted to \$201,693,000.

June building contracts in the Middle Atlantic states (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$56,373,000, an increase of 3 per cent. over the preceding month and of 75 per cent. over the corresponding month of last year.

Total construction started during the first half of this year has amounted to \$255,844,000, an increase of 59 per cent. over the first half of 1921. On the record of the first half of the year, residential construction, amounting to \$114,169,000, has run to double the volume of last year; public works and utilities, \$45,401,000, are 15 per cent. ahead of last year; mercantile construction, \$34,954,000, is 84 per cent. ahead; educational buildings, \$20,622,000, are 89 per cent. ahead; and industrial plants, \$16,507,000, are 12 per cent. ahead. Contemplated new work reported in June amounted to \$71,667,000.

Contracts awarded during June in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$54,454,000. Although this was a decline of 25 per cent. from the May figure, it was 16 per cent. ahead of June, 1921.

During the first half of the year construction has been started in this district to the amount of \$261,573,000, an increase of 22 per cent. over the corresponding period of last year. The six months' record shows: total residential construction, \$86,584,000, which is 50 per cent. ahead of last year; mercantile construction, \$48,166,000, or 116 per cent. ahead of last year; public works and utilities, \$49,551,000, or 29 per cent. under last year; industrial plants, \$25,760,000, or 28 per cent. ahead of last year; and educational buildings, \$25,439,000, which is 19 per cent. ahead of last year's six-month record. Contemplated new work reported during June amounted to \$77,572,000.

June building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska), amounted to \$104,412,000. This total (1 per cent. over the previous month and 74 per cent. over June, 1921), is the largest monthly figure for this district since October, 1919.

From January 1 to July 1 the amount of construction started in this district was \$471,013,000, which is 45 per cent. greater than the work started in the first six months of last year. The record for the first half of 1922 shows: residential construction, \$147,497,000, more than double the amount for the first six months of last year; public works and utilities, \$111,258,000, or 25 per cent. ahead of last year; business buildings, \$65,171,000, which is 28 per cent. ahead of last year.

Survey Shows Homes for 40,000 Families Now Being Built

Building Superintendents of New York City, Cooperating with Employer's Association, Analyze Construction Work in Progress June 30

IN cooperation with the Building Trades Employers' Association the Superintendents of the building bureaus in the five boroughs of New York City have just completed a survey of the construction work now actually in progress in their respective districts. The tabulated results of this survey bring out some interesting side-lights on the local building situation as it now exists, and, when compared with the final results of the investigation which was made during the latter part of 1921 by the Building Trades

idea of the progress of the local building industry and the intensity of the building movement now prevailing. When the totals for June 30, 1922, are compared with those of December 31, 1921, it can readily be seen why labor costs are still at phenomenally high levels and why there is a continued scarcity in some materials and their prices high and not likely to decline for some time to come.

According to the June 30 figures residential construction is now at its peak. The high record for plans filed in all boroughs of New York City was reached last March when the total for the

BUILDINGS UNDER CONSTRUCTION IN GREATER NEW YORK ON JUNE 30, 1922

	RESIDENTIAL BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Brick, one-family.....	17	130	486	393	112	1,138
Brick, two-family.....	6	390	1,455	436	39	2,326
Frame, one-family.....	1	689	1,622	2,939	1,115	6,366
Frame, two-family.....	.....	253	787	556	112	1,708
Apartments, number of buildings.....	102	256	424	164	52	998
Apartments, number of families.....	4,586	11,519	4,906	1,574	206	22,791
Total number of families.....						38,363
	BUSINESS BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Theatres.....	3	6	11	3	.....	23
Banks and office buildings.....	25	7	23	6	1	62
Lofts and factories.....	32	27	42	26	13	140
Stores.....	24	187	399	227	67	904
Hotels.....	13	28	3	1	2	47
Garages.....	37	31	976	532	223	1,799
	PUBLIC BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Municipal.....	3	7	6	.....	2	18
Hospitals and schools.....	6	13	26	11	.....	56
Churches.....	12	10	18	8	4	52
Alterations.....	576	210	766	69	167	1,788

Employers' Association, proves conclusively that there is more construction now under way than ever before in the history of this city.

The most interesting fact brought out by this survey, as well as the most important in several respects, is the manner in which residential construction is now practically dominating the local building situation. The reports of the superintendents for Manhattan,

month reached the astounding sum of nearly \$100,000,000. The previous high record month for plans filed in New York City was in July, 1916, with \$53,134,000 and the next highest in October, 1921, with a total of \$52,294,000. The previous record months, however, only showed totals slightly more than half as large as that for last March.

It does not require a close student of construction economics to

BUILDINGS UNDER CONSTRUCTION IN GREATER NEW YORK ON DECEMBER 31, 1921

	RESIDENTIAL BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Brick, one-family.....	20	91	294	269	72	746
Brick, two-family.....	9	101	870	79	29	1,088
Frame, one-family.....	9	224	808	1,844	949	3,831
Frame, two-family.....	9	83	333	101	106	632
Apartments, number of buildings.....	69	182	240	137	.....	628
Apartments, number of families.....	3,624	8,918	4,146	2,055	.....	18,743
Total number of families.....						26,760
	BUSINESS BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Theatres.....	2	6	5	1	1	15
Banks and office buildings.....	38	.....	7	4	.....	49
Lofts and factories.....	26	8	12	17	2	65
Stores.....	15	173	323	91	4	606
Hotels.....	12	4	3	2	.....	21
Garages.....	13	4	29	11	80	137
	PUBLIC BUILDINGS					Totals
	Manhattan	Bronx	Brooklyn	Queens	Richmond	
Municipal.....	.....	4	.....	.....	.....	4
Hospitals and schools.....	11	8	10	.....	.....	29
Churches.....	4	2	8	1	.....	15
Alterations.....	79	.....	13	9	.....	101

Brooklyn, and the Bronx, show accommodations for a total of nearly 40,000 families now actually being erected in these three boroughs. In Manhattan the residential structures now being erected will accommodate 4,616 families, while 11,498 families will be provided for in new dwellings in Brooklyn and 13,626 will be housed in the Bronx. This survey only takes into consideration those buildings which are actually in course of erection on June 30 and does not include any structures which may now be completed but still unoccupied.

A study of the accompanying tables will give a very definite

realize that it was the rush to file plans with the Bureau of Buildings last March that is responsible for the record breaking totals, of structures actually in process of erection today particularly as the major portion of the new construction filed in March involved residential projects designed to be built under the provision of the Tax Exemption Ordinance. According to authentic reports almost all of this work was started without delay despite the fact that exemption from taxation on residential buildings was extended for another year and it is largely this form of building now responsible for the activity throughout the city.

Building in Metropolitan District Now at Season's Peak

Weekly Statistical Report of F. W. Dodge Company Confirms Recent Predictions of Unprecedented Construction Activity This Summer

ACCORDING to the manner in which contracts for new building and engineering construction are being awarded in the New York territory and the activity of the architects and engineers in the preparation of plans for new operations, there is no sign of a cessation of building progress for many months to come. From all parts of this territory reports are coming in of a steadily increasing interest in building that is only limited by the supply of men and materials for the work.

Figures tabulated by the F. W. Dodge Company, for the twenty-seventh week of this year, show that in the district including all of New York State and New Jersey, north of Trenton, architects reported work on 445 new construction projects at an estimated total cost of \$75,012,300. This unusually high total for the week is qualified by the fact that the report included a large hydro-electric plant at Niagara Falls which will cost in the neighborhood of \$60,000,000 to complete. The contracts actually awarded during the week in this territory numbered 302 and represent a total value of about \$11,173,400.

Building activity in Greater New York for the week of July 1 to 7 inclusive involved reported plans for 195 new building and

engineering operations at an estimated total cost of \$8,411,500 and 91 commitments under contract which will require an outlay of approximately \$5,417,800.

The 195 operations for which plans were started during the twenty-seventh week of this year included 27 business buildings such as stores, offices, lofts, commercial garages, etc., \$2,420,000; 7 educational projects, \$987,200; 4 factory and industrial buildings, \$295,000; 4 public buildings, \$264,300; 5 public works and public utilities, \$255,000; 3 religious and memorial buildings, \$160,000; 137 residential projects including apartments, flats and tenements and one- and two-family dwellings, \$3,562,000 and 8 social and recreational buildings, \$473,000.

Among the 91 projects for which contracts were awarded during the week of July 1 to 7 inclusive were 19 business buildings of various types, \$997,000; 3 educational structures, \$96,000; 2 hospitals and institutions, \$20,000; 2 industrial plants, \$53,000; 2 public buildings \$64,300; 4 public works and public utilities, \$144,000; 1 religious edifice, \$90,000; 55 residential operations including multi-family dwellings and one- and two-family houses, \$3,792,500 and 3 social and recreational projects, \$61,000.

PERSONAL AND TRADE NOTES.

Convery & Klemmt, architects, have moved their offices from 764 to 942 Broad street, Newark, N. J.

Charles Bender, wholesale dealer in plate and window glass, has moved from 805 Eighth avenue to 519 Warren street, Brooklyn.

Thomas A. Edison was honored by Rutgers College at its hundred and fifty-third annual commencement with the award of the degree of Bachelor of Science.

Dardanelles Lumber Company was recently organized to conduct a retail lumber business. The firm has established a yard and office on Summit avenue, West Hoboken, N. J.

H. Nordheim, architect, announces the opening of an office for the general practice of his profession at 565 East Tremont avenue. He was formerly located at 726 East 234th street.

Stanley Lumber Company, Greenpoint avenue and Humboldt street, Brooklyn, has leased additional yard property on Whale Creek adjoining the public docks which gives this firm better facilities for the unloading and storage of lumber and timber direct from vessels. The property is so situated as to command more than five hundred feet of dock space.

Lee Thompson Smith, treasurer of the New York Building Managers' and Owners' Association, was elected first vice president of the National Association of Building Managers at the annual convention of this organization recently held at Bedford Springs, Pa. E. Everett Thorpe, president of the local association, was elected a member of the board of directors.

Nelson P. Lewis, formerly consulting engineer to the New York City Board of Estimate, as consultant to the City Planning Board of Boston, is making a brief study of existing conditions and available data for the purpose of suggesting a program of work to be carried out to reach the results desired.

John F. Killeen, who for fifteen years was associated with the General Electric Company, recently resigned and has affiliated himself with the Mitchell Vance Company, manufacturers of lighting fixtures, 503 West Twenty-fourth street. Mr. Killeen will have charge of sales.

Columbia University Extends Course

A distinctly professional course in Columbia University, open to men and women and leading to the certificate of proficiency in architecture, is offered through university extension, to begin September 28 in the winter session and February 7, 1923, in the spring session.

The aim of this course is not so much to train merely clever draftsmen as to provide that fundamental instruction and discipline in the history, theory, science and art of architecture which, when supplemented by a sufficient amount of practice in architects' offices, shall qualify the student for independent practice.

Watson Elevator Co., Inc., Expands

To meet the steadily growing demands of its business the Watson Elevator Company, Inc., 407 West Thirty-sixth street, has purchased the entire plant of the Reedy Elevator Company, together with its well-equipped factory, foundry and machine shops at Hoboken, N. J.

The plant is now being remodeled to increase its effectiveness and has already commenced the manufacture of elevator equipment designed and built in conformity with the "Watson" standard.

The old organization has been retained and has taken hold with the sole purpose in mind of serving, better than ever, the customers of both the Watson and Reedy concerns.

The Watson elevators will now be manufactured exclusively at this plant, while the repair and service departments will be continued at both the New York and the New Jersey plants.

The Reedy Elevator Company, which has been taken over by the Watson Elevator Company, Inc., has been established for sixty-four years, and now, with the backing of its youthful and energetic contemporary, the service it will afford its old customers will be second to none. The success of the Watson Elevator Company has been founded upon promptness and efficiency, and with the expansion permitted by the acquisition of the Reedy Company facilities, excellent results are anticipated.

John Fritz Medal Awarded Marconi

The John Fritz Medal, one of the highest distinctions bestowed by the engineering profession in this country, has been awarded for 1922 to Senator Guglielmo Marconi, the inventor of wireless telegraphy.

The medal was formally presented to Senator Marconi at a gathering of engineers held in the Engineering Societies Building, Thursday evening, July 6.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

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.

National Safety Council will hold its eleventh annual meeting in Detroit, August 28 to September 1, inclusive. A special program has been arranged for the metals section, of which J. R. Mulligan, safety inspector for the Bethlehem Steel Company, is chairman. The program for the meeting includes reports of officers and committees and several addresses. All meetings will be held in the new Cass Technical High School, which has just been completed. This building has an auditorium with a seating capacity for 3,000 persons.

American Engineering Standards Committee announces the following additions and changes in personnel: F. J. Schlink, formerly of the development branch of the engineering department of the Western Electric Company, has been appointed assistant secretary of the committee. The Electrical Manufacturers Council has appointed A. L. Doremus, Crocker-Wheeler Company, as alternate for A. H. Moore, on the main committee of the American Engineering Standards Committee. The gas group has appointed W. J. Serrill, United Gas Improvement Company, of Philadelphia, Pa., as alternate for A. H. Hall, on the main committee. The U. S. Navy Department has designated Commander Harvey Delano, Bureau of Ordnance, Washington, to represent the Navy Department on the main committee. The U. S. War Department has appointed Major Glen F. Jenks, Ordnance Department, U. S. A., Washington, as alternate to Brigadier-General W. S. Pierce, Ordnance Department, on the main committee.

CURRENT BUILDING OPERATIONS

MID-SUMMER finds the local building industry engaged to its maximum capacity and all signs point to a continuation of activity in the construction field for many months to come. Although there has been some decline in the number of multi-family dwellings being planned the work of this character now actually in progress is undoubtedly greater than ever before in the history of this city. During the past month or six weeks there has been a decided improvement in the number and value of industrial and commercial operations started and this increase more than offsets the decline in residential projects for the future.

Labor conditions are just about what they have been for the past few months. The majority of the trades are fully employed and in certain definite lines there is a scarcity of skilled workers that is retarding progress to some extent. As a result of this condition builders are still forced to pay a substantial bonus over and above the authorized union scale and this is one of the prime reasons why construction costs have not receded in the same ratio they have in other centers. With the vast amount of new construction still on the schedule for a start before the beginning of winter there is practically no possibility of changing wage rates for workers in the building trades.

The markets for building materials and supplies are exceedingly active and current inquiries warrant the prediction that the sources of supply will be taxed to the utmost throughout the remainder of the year to keep abreast of the demand. Common brick from the Hudson Valley is coming into the market in good volume and the demand is not quite so keen as it was several weeks ago. Prices are somewhat easier but there is little possibility of a sharp decline while fuel remains as costly as it is today and as scarce. Owing to the continuation of the railroad and the coal strikes there is some anxiety being expressed about future material supplies. The rail strike is hindering the shipment of lumber, face brick, lime, plaster, cement, etc., and the difficulty of obtaining fuel is slowing down manufacturing operation in some of the essential building material lines. Prices are generally very firm and no reduction from the prevailing levels is anticipated while the demand remains as keen as at present nor while there is any doubt about future supplies.

Common Brick—The past week has been a fairly active period in the New York

wholesale market for Hudson River common brick. Although cargoes are being disposed of as fast as they arrive the demand has lost some of the keenness which characterized the market several weeks ago when there was a very decided scarcity. Prices are steady with quotations generally \$20 a thousand to dealers in cargo lots, but it is understood that several barges are being held at a slightly higher price. The principal difficulty of the brick manufacturers at the present time is the growing scarcity of fuel for burning the new brick. While the ma-

majority of the producers have some reserve fuel the doubt as to future supplies has caused them to resort to cord wood, soft coal, bricquets and coke. The latter, however, is almost as scarce as hard coal and almost as high in price.

Summary—Transactions in the North River brick market for the week ending Thursday, July 13, 1922. Condition of market: Demand strong; prices steady. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 39; sales, 39. Distribution: Manhattan, 12;

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades.. \$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered..... \$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red..... \$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.90 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—

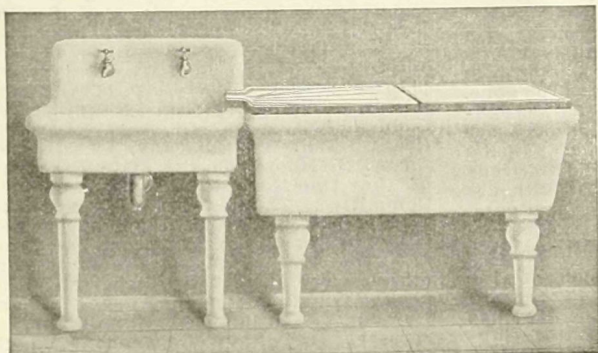
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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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Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

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MATERIALS AND SUPPLIES

Bronx, 1; Brooklyn, 19; New Jersey points, 5; Astoria, 1; Flushing, 1.

Lumber—The demand for lumber continues very strong and both wholesale and retail departments of trade are anticipating excellent business for some months to come as there is no indication of a decline in building activity in this territory and manufacturing consumers are steadily becoming more important factors in the market. Reports from suburban districts show a large amount of new building still to be started before autumn and with the bright prospects for in-

creased activity in industrial and commercial projects within the city there is every reason to look for a brisk demand throughout the remainder of the year. Prices are somewhat steadier than they have been, but there is little probability of lower levels while the building boom continues and the lumber movement continues at its present rate.

Electrical Supplies—Business in the electrical supply trade has been very active during the past week. Demand is holding up well and both manufacturers and jobbers report excellent prospects for

continued activity in this line. Wiring supplies are moving steadily and recent inquiries denote a large volume of new business soon to be released. There is considerable competition on prices and as a result slight recessions have been noticed in some lines, but on the whole the market is firm and likely to remain so for a long time to come. The vast amount of active construction is keeping both manufacturers and dealers on the jump to make deliveries, but supplies are adequate and no work is being held up on account of lack of goods.

Reinforcing Bars—Buying is light, but several important tonnage orders are pending which, when announced, will considerably strengthen the local market situation. Prices are firm at 1.70c. base Pittsburgh the minimum and there are instances where premiums have been paid for early shipment out of stock. Architects report a decided improvement in the outlook for industrial building activity during the next few months and as reinforced concrete will be extensively used in this work the prospects for increased demand are bright.

Cast Iron Pipe—Business in this line continues to be exceedingly active and there is no indication that demand is likely to fall off for some time at least. Producers in this district are for the most part booked up to November and orders are coming in steadily despite another increase in price amounting to about \$3 per ton. New York prices are now holding at \$53.30 per net ton for 6 in. and larger, and \$58.30 for 4 in. and 5 in.

Roofing Papers—Demand continues very active due to the large volume of small house construction in the suburban districts. At present there is little likelihood of a drop in buying activity as there is much new building being planned which is scheduled for an early start. Stocks are good and prices are very firm with jobbers' quotations on roofing paper, f. o. b. New York, 79c. per roll for 35-lb. to \$1.70 for 58-lb. rolls.

Builders' Hardware—This line continues very active and dealers anticipate the demand will hold as long as the prevailing building boom lasts. Recent trade reports show that the heaviest demand is for the cheaper grades of hardware as generally used in moderate priced apartments and small dwelling projects, but there is an increasing demand for the higher grades and special items. Prices are very firm and although there is no anticipation of any immediate revision of price schedules, it is the general opinion that any change will be an advance.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x 1/2 in. \$0.34 each
 32x36x 1/4 in. 0.20 each
 32x36x 3/8 in. 0.22 each
 32x36x 1/2 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—

1 1/2-in., Manhattan delivery. \$4.00 per cu. yd.
 Bronx delivery 4.00 per cu. yd.
 3/4-in., Manhattan delivery.. 4.00 per cu. yd.
 Bronx delivery 4.00 per cu. yd.

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 1.98c. 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. \$42.00 to \$56.00
 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 163.50 to —
 Plain Oak 134.00 to —

Flooring:

White oak, quart'd sel. \$97.50 to —
 Red oak, quart'd select.. 87.50 to —
 Maple No. 1. 76.00 to —
 Yellow pine No. 1 common flat 61.00 to —
 N. C. pine flooring Norfolk 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—

Turpentine \$1.03 to —



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50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

**CONTEMPLATED
CONSTRUCTION.****Manhattan**

APARTMENTS, FLATS AND TENEMENTS.

75TH ST.—Donn Barber, 101 Park av, has been retained to prepare plans for a contemplated 8-sty brick and limestone apartment, 85x102 ft, at 120-124 East 75th st for company forming by Lamar. Cost, \$250,000.

DWELLINGS.

48TH ST.—Arthur Weiser, 9 West 48th st, has completed plans for alterations to the 4-sty brick dwelling, 25x55 ft, at 17 West 48th st, for Benthrop Realty Co., Julius H. Zieser, president, 9 West 48th st, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

MOTT ST.—F. J. Schwarz, 233 Broadway, has completed plans for a 4-sty and basement brick parochial school, 53x65 ft, at 29 Mott st for R. C. Church of the Transformation, Rev. Patrick J. Hayes, trustee, 29 Mott st, owner. Architect will take bids on general contract about July 15.

STABLES AND GARAGES.

173D ST.—Jacob Fisher, 25 Avenue A, has completed plans for a 1-sty brick garage, 100x200 ft, at the southwest corner of 173d st and Boone st for Jawitz Realty Co., 142S Bryant av, owner.

STORES, OFFICES AND LOFTS.

45TH ST.—Sidney F. Oppenheim, 110 East 31st st, has completed plans for alterations and an addition to the 6-sty brick store and office building, 25x80 ft, at 9 East 45th st for Geo. Kremer, 110 East 31st st, owner. Cost, \$50,000. Architect will take bids about July 20.

26TH ST.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a 9-sty reinforced concrete loft building, 69x98 ft, at 146-50 West 26th st for Conrad Glaser, Inc., 22 East 105th st, owner and builder. Cost, \$350,000.

60TH ST.—Rouse & Goldstone, 512 5th av, have plans in progress for an 11-sty brick, terra cotta and steel office building, 109x100 ft, with showrooms, at 27-37 West 60th st, for Harby Abrons & Melius, 15 East 40th st, owners and builders. Cost, \$600,000. Owners will take bids on separate contracts about September 15.

Bronx

STABLES AND GARAGES.

WATERBURY AV.—John J. Dunnigan, 394 East 150th st, has completed plans for a 1-sty brick garage, 100x83 ft, on the north side of Waterbury av, 342 ft east of Havemeyer av, for Magdalena Robe; 1306 Havemeyer av, owner and builder.

STORES, OFFICES AND LOFTS.

180TH ST.—David S. Lang, 110 West 34th st, has plans in progress for twelve 1-sty brick stores, 95x100 ft, at the southeast corner of

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CANAL 5188**

180th st and Webster av for Glick Construction Co., I. Glick, president, 499 East 176th st, owner and builder. Cost, \$60,000.

ALLERTON AV.—Wm. Koppe, 2-10 Waterbury av, has preliminary plans in progress for a group of 1-sty brick and stone stores, 50x100 ft, at the northwest corner of Allerton and Holland avs for Samuel Garry, 836 Westchester av, owner. Cost, \$20,000. Owner will take bids on separate contracts about July 24.

175TH ST.—Meisner & Uffner, 501 East Tremont av, have plans in progress for a group of 1-sty brick and stone stores, 100x105 ft, at the northwest corner of 175th st and 3d av for Weinraub & Fruchman, 4187 3d av, owner. Cost, \$28,000. Owner will take bids on separate contracts about July 15.

MISCELLANEOUS.

189TH ST.—Henry A. Koelble, 114 East 28th st, has plans in progress for a 2-sty brick, limestone and granite post office, 85x98 ft, with stores and offices, at the southwest corner of 189th st and Park av, for Markee Realty Co., care A. F. Koelble, 158 West 72d st, owner. Cost, \$100,000. Lessee, U. S. Government P. O. Dept., Hon. H. Work, Postmaster-General, G. P. O., 8th av.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

REMSEN ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 6-sty brick and limestone apartment, 50x124 ft, at 76-78 Remsen st for Eugene E. Lignante, Times Building, Manhattan, owner. Cost, \$150,000. Architect will take bids on separate contracts.

13TH AV.—Andrew J. Thomas, 15 East 47th st, Manhattan, has plans in progress for a 4-sty brick and stone apartment, on plot 100x100 ft, on the east side of 13th av, between 51st and 52d sts, for Merkra Realty Corp., David Kramer, president, 82 Broad st, Manhattan, owner. Cost, \$125,000. Owner will take bids about September 1.

RODNEY ST.—Springstein & Goldhammer, 32 Union sq, Manhattan, have completed plans for a 6-sty brick apartment, 71x90 ft, at the southwest corner of Rodney st and South 3d st, for Daphill Construction Co., Inc., 235 Roebling st, owner and builder. Cost, \$110,000.

CHURCHES.

RIDGE BLVD.—Albert E. Parfitt, 19 Liberty st, Manhattan, has been retained to prepare plans for an addition to the church at Ridge blvd and 80th st for Union Presbyterian Church of Bay Ridge, Rev. H. H. Leavitt, Jr., pastor, 179 82d st, owner. Cost, \$70,000.

19TH ST.—Allen & Collins, 75 Newbury st, Boston, have been retained to prepare plans for a contemplated parish house at 19th st and Dorchester av, for Flatbush Congregational Church, Rev. Lewis T. Reed, pastor, 455 East 18th st, owner. Details will be announced later.

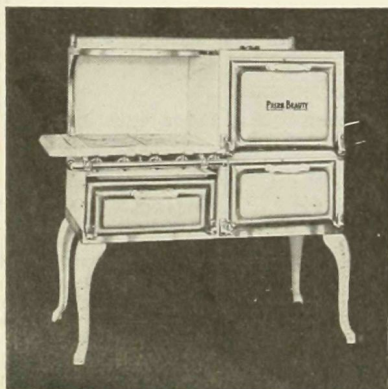
DWELLINGS.

7TH ST.—Wm. A. Lacenza, 16 Court st, has completed plans for a 2-sty frame dwelling, 20x45 ft, in the west side of East 7th st, 140 ft south of Av I, for Art Building Corp., 544 Sheffield av, owner. Cost, \$16,000.

BAY 26TH ST.—Maurice Courland, 47 West 34th st, Manhattan, has completed plans for a 2-sty brick dwelling, 23x58 ft, in the east side of Bay 26th st, between Benson and Bath avs, for Harry Chervon, 2410 Cropsey av, owner and builder. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

HARRISON PL.—John E. Nitchie Co., 602 World Bldg., Manhattan, has plans in progress for a 3-sty and basement reinforced concrete factory, 62x300 ft, on Harrison pl for Turner-Armour Co., 567 Flushing av, owner.



SCHOOLS AND COLLEGES.

CROWN ST.—C. B. J. Snyder, southeast corner of Flatbush av extension and Concord st, has completed plans for a 5-sty brick, steel, terra cotta and limestone public school No. 161, 193x119 ft, in Crown st for City of New York, Board of Education, Geo. Ryan, president, Park av and 59th st, owner. Cost, \$250,000.

6TH AV.—Albert E. Parfitt, 19 Liberty st, Manhattan, has been retained to prepare plans for a convent and parochial school on 6th av, corner Sterling pl, for St. Augustine's R. C. Church, Rev. Father E. W. McCarthy, pastor, owner, on premises.

THEATRES.

BROADWAY.—R. Thos. Short, 370 Macon st, has plans in progress for a moving picture theatre with roof garden, on Broadway from Kosciusko st to De Kalb av, for Strausberg & Blendes, 492 De Kalb av, owner.

Queens

CHURCHES.

GREAT NECK, L. I.—Mann & McNeill, 70 East 45th st, Manhattan, have completed preliminary plans for a 1-sty stucco on terra cotta and stone chapel, 40x72 ft, on Grace av, Great Neck, for All Saints Church Episcopal, Rev. Firklind Huske, rector, Great Neck, owner. Cost \$25,000.

DWELLINGS.

FAR ROCKAWAY, L. I.—H. Hohaus, Beach 116th st, Rockaway Park, has plans in progress for a 2-sty brick veneer dwelling, 32x31 ft, at Far Rockaway, for M. Sachs, owner, care of architect. Cost \$22,000. Architect will take bids on general contract July 15th. Exact location will be announced later.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame and shingle dwellings, 16x44 ft, at the northeast corner of 113th st and 103rd av, Richmond Hill, for Jacob Weisbarth, 11602 103rd av, Richmond Hill, owner and builder. Cost \$6,000 each. Owner will take bids on separate contracts.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2½-sty frame dwelling, 18x36 ft, in the south side of Ferncliff st, 460 ft east of Lawrence st, Flushing, for Gus Hill, Hillcrest av, Queensboro Hill, Flushing, owner and builder. Cost, \$8,000.

FLUSHING, L. I.—A. F. Brems, Corona av, Corona, has plans in progress for a 2½-sty frame and shingle dwelling, 22x30 ft, in the south side of Cameron st, 100 ft east of Lawrence st, Flushing, for Nicholas Galante, 79 Nicols st, Corona, owner and builder. Cost, \$7,000.

STABLES AND GARAGES

FOREST HILLS, L. I.—Martin J. Fielder, 50 Park pl, Manhattan, has completed plans for a 2-sty brick garage, 75x100 ft, in the north side of Austin st, 80 ft west of Continental av, Forest Hills, for Andrew Gailbraith & Son, 34 West 28th st, Manhattan, owner and builder.

Nassau

DWELLINGS.

GARDEN CITY, L. I.—Arthur B. Wood, Garden City, has plans in progress for a 2½-sty frame and shingle dwelling, on Carteret pl, Garden City, for Ellery C. Huntington, Jr., 112 5th st, Garden City, owner. Cost \$20,000.

HALLS AND CLUBS.

SEARNGTOWN, L. I.—Albert Humble, 140 West 34th st, Manhattan, has plans in progress for a 2-sty hollow tile and stucco country club and Devieux Emmett, St. James, has plans in progress for the golf course, at Searingtown, 4 miles from Great Neck, for Shelter Rock Country Club. T. B. Maloney, chairman building committee, Great Neck, owner. Cost \$40,000.

Westchester

DWELLINGS.

YONKERS, N. Y.—Wm. Heapy, 306 S. Broadway, Yonkers, has completed plans for a 2½-sty frame and stucco dwelling, 27x21 ft, at 93 Devoe av, Yonkers, for Geo. Olsen, 2266 Amsterdam av, Manhattan, owner and builder. Cost \$10,000.

PELHAM, N. Y.—O. J. Gette, 103 Park av, Manhattan, has plans in progress for a 2½-sty frame and brick veneer dwelling at Pelham, for William R. Farrell, Produce Exchange, Manhattan, owner. Cost \$20,000. Architect will take bids on general contract.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 30x40 ft, at 68 Edgewood av, Yonkers, for Otto Hoffstedt, 70 Edgewood av, Yonkers, owner and builder. Cost, \$10,000.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 35x26 ft, on McClellan av, Mt. Vernon, for David L. Evans, 411 East 5th st, Mt. Vernon, owner and builder. Cost, \$8,000.

MT. VERNON, N. Y.—Plans have been prepared privately for two 2-sty frame and clapboard dwellings, 16x38 ft, on Hillside av, Mt. Vernon, for Samuel Gibson, Inc., Proctor Bldg., Mt. Vernon, owner and builder. Total cost, \$10,000.

MT. VERNON, N. Y.—Geo. L. Miller, 3 South 3d av, Mt. Vernon, has completed plans for a 2½-sty frame and clapboard dwelling, 30x24 ft,

on the west side of Tecumseh av, 150 ft south of 3d st, Mt. Vernon, for Garafano Construction Co., 14 South 10th av, Mt. Vernon, owner and builder. Cost, \$10,000.

MT. VERNON, N. Y.—Edw. J. Stauffer, 140 Wells av, Mt. Vernon, has completed plans for two 1½-sty brick dwellings, 34x44 ft, at the corner of South 5th av and 7th st, Mt. Vernon, for Jas. Pantello, 553 South 6th av, Mt. Vernon, owner and builder. Total cost, \$20,000.

MT. VERNON, N. Y.—Edmund M. McCallin, 97 Walnut st, New Rochelle, has completed plans for a 2-sty frame dwelling, 35x43 ft, on North Fulton av, Mt. Vernon, for Jessie Therpe Cragg, 358 Summit av, Mt. Vernon, owner. Cost, \$14,000.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st, New Rochelle, has completed plans for a 2-sty brick dwelling, 25x40 ft, on Forrest av, New Rochelle, for A. Solomonds, 75 Echo av, New Rochelle, owner. Cost, \$25,000. Architect will take bids on separate contracts.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 36x25 ft, on Clinton av, New Rochelle, for J. Schmukler, 10 Bank st, New Rochelle, owner and builder. Cost, \$8,500.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—H. Lansing Quick, 18 S. Broadway, Yonkers, has plans in progress for a 6-sty brick office building, 62x198 ft, at 62 S. Broadway, Yonkers, for Westchester Lighting Co. W. L. Bruce, in charge, 1st av and 1st st, Mt. Vernon, owner. Cost \$350,000. Architect and owner will take bids on general contract about July 15th.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Leo Feinen, 3697 Blvd, Jersey City, has plans in progress for a 5-sty brick apartment, 31x83 ft, at 308 Palisade av, Jersey City, for Alfred Margrotti, 1414 Grand st, Hoboken, owner. Cost \$60,000. Architect will take bids about July 15th.

MONTCLAIR, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for a 4-sty and basement hollow tile, stucco and brick apartment, 160x108 ft, at Elmwood av and Elm st, Montclair, for Joseph Stammelman, 217 Glen Ridge av, Montclair, owner. Cost, \$160,000. Architect and owner will take bids about July 15.

NEWARK, N. J.—Alfred Peter, 828 Broad st, Newark, has completed plans for a 3-sty frame and clapboard flat, 20x54 ft, at 777 Hunterdon st, Newark, for Meyer Geller, 788 Bergen st, Newark, owner and builder. Cost, \$15,000.

CHURCHES.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has completed plans for a 1-sty hollow tile and stucco church, 40x60 ft, at North 4th st and Bloomfield av, Newark, for Bethlehem Baptist Church, owner, care of architect. Cost, \$25,000. Architect will take bids.

DWELLINGS.

ROCHELLE PARK, N. J.—C. V. R. Bogert, 167 Main st, Hackensack, has plans in progress for twenty 2½-sty frame dwellings, 22x24 ft, at Rochelle Park and vicinity, for C. P. Van Anken, 47 Euclid av, Hackensack, owner. Cost, \$6,000 each.

Bank of Commerce Decides On Edison Service

Through the recent purchase of an adjoining building in which a generating plant had been replaced by Edison Service some years ago, the National Bank of Commerce was afforded an opportunity to study Central Station Service at first hand

This demonstration was so convincing that the bank is now abandoning the generating plant in its own twenty story building at Nassau and Cedar Street and has arranged for the installation of Edison Service. Seven hydraulic elevators will be electrified, as well as a side walk lift, and house pumps. The motor installation totals 510 horsepower while for lighting there are several thousand lamps

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PALISADE, N. J.—G. W. Dexter, Palisade, has plans in progress for a 2-sty fieldstone hollow tile and stucco dwelling, 45x35 ft, on New Jersey State Highway, Palisade, for J. Frances Small, owner, care of architect. Cost, \$20,000. Architect will take bids about July 15.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—J. Fred Cook, Union Bldg., Newark, has been retained to prepare plans for an addition to the John Catlin School in Ann st, Newark, for City of Newark Board of Education, Thos. J. Smith, president, City Hall, Newark, owner. Cost, \$85,000.

COLONIA, N. J.—J. K. Jensen, Woodbridge, has plans in progress for a 2-sty and basement hollow tile and stucco grade school at Colonia, for Board of Education of Woodbridge, N. J. Plum, president, Woodbridge, owner. Cost, \$55,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Joseph G. Siegel, 17 East 49th st, has the general contract for a 14-sty brick, steel and limestone apartment house, 100 x100 ft, at the northwest corner of Broadway and 77th st, for Joseph Zubow, 471 4th av, owner, from plans by Sugarman & Hess, 16 East 43d st, architects. Cost, \$1,500,000.

MANHATTAN.—T. W. Stemmler, Jr., Inc., 52 Vanderbilt av, has the general contract for a 5-sty brick and frame apartment, 50x71 ft, at 231-35 Wadsworth av, for 235 Wadsworth Av. Corp., Gertrude F. Williams, president, 27 William st, owner, from plans by Geo. Keister, 56 West 45th st, architect. Cost, \$65,000.

BANKS.

RAHWAY, N. J.—Louis Chevalier, 207 East 43rd st, Manhattan, has the general contract for alterations to a 2-sty brick bank, 30x90 ft, at Rahway, for Rahway National Bank. Frank H. Smith, president, Rahway, owner, from plans by Thos. M. James Co., 342 Madison av, Manhattan, architect.

CHURCHES.

BROOKLYN.—P. J. Hoey, 166 Montague st, has the general contract for a 3-sty brick rectory, 26x76 ft, at the southwest corner of Brooklyn av and Sterling pl, for R. C. Church of St. Gregory, Rev. Father Maurice Fitzgerald, president, 1006 Sterling pl, owner, from plans by Helmle & Corbett, 130 West 42nd st, Manhattan, architects. Cost \$25,000.

BROOKLYN.—Richard Vonhehn & Sons, 2701 Glenwood av, have the general contract for a church at Foster av and East 23rd st, for Flatbush Presbyterian Church. Rev. Herbert Field, pastor, 657 East 23rd st, owner, from plans by Hobart E. Upjohn, Room 5952, 70 East 45th st, Manhattan, architect. Cost \$90,000.

DWELLINGS.

MANHATTAN.—F. W. Maher, 501 5th av, has the general contract for alterations to the 3-sty

brick dwelling, 34x51 ft, at 861-863 Lexington av, for J. Stewart Barney, 40 West 38th st, owner, from plans by Hoppin & Koen, 4 East 41st st, architects. Cost \$30,000.

FREEMPORT, L. I.—Wm. G. Miller, Freeport, has the general contract for a 2-sty brick and limestone dwelling, 63x52 ft, with stores, at the corner of Pine and Grove sts, Freeport, for Mr. Geo. M. Levy, Freeport, owner, from plans by R. Thomas Short, 370 Macon st, Brooklyn, architect. Cost \$3,000.

YONKERS, N. Y.—Wm. Watson, Colonial Heights, Yonkers, has the general contract for a 2½-sty frame and stucco dwelling, 39x26 ft, at 10-11 Ellison rd, Yonkers, for Wm. Watson, Plymouth av, Yonkers, owner, from plans prepared privately. Cost \$16,000.

MT. VERNON, N. Y.—Walter Weldon, 141 Franklin av, Mt. Vernon, has the general contract for a 2½-sty frame and stucco dwelling, 22x48 ft, on the north side of Elm av, near Rich av, Mt. Vernon, for Geo. W. Kloppenburg, 6 Rich av, Mt. Vernon, owner, from plans prepared privately. Cost, \$8,500.

SOUTH ORANGE, N. J.—D. Gustave Strecker, 354½ South 12th st, Newark, has the general contract for a 2½-sty brick, frame and clapboard dwelling, 62x24 ft, with garage, in South Center st, near So. Orange av, South Orange, for Harry Sellner, 823 Broad st, Newark, owner, from plans by M. A. Wolf, 845 Broad st, Newark, architect. Cost, \$35,000.

ELIZABETH, N. J.—Hamilton Construction Co., 1516 Willow av, Hoboken, has the general contract for a 2½-sty brick and hollow tile dwelling at Elizabeth, for H. S. Young, 96 W. Grand st, Elizabeth, owner, from plans by Thos. Martin & Kirkpatrick, Otis Bldg., Philadelphia, architects. Cost, \$12,000.

MONTCLAIR, N. J.—Campbell & Hood, 19 Claremont av, Montclair, have the general contract for a 2½-sty frame, clapboard and shingle dwelling, at the southwest corner of Highland av and Wakefield st, Montclair, for Henry K. Bruns, 203 Harrison av, Jersey City, owner, from plans by Thos. Paterson, Jr., 1 Madison av, Manhattan, architect. Cost, \$11,500.

ESSEX FELLS, N. J.—A. V. Johnson, 285 Bloomfield av, Caldwell, has the general contract for a 2-sty frame and brick veneer dwelling at Essex Fells, for John H. Conover, 416 Central av, Newark, owner, from plans by Frank H. Vreeland, 4 Garfield pl, Montclair, architect. Cost, \$11,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Gretsch Construction Co., 50 East 42nd st, Manhattan, has the general contract for a 3-sty brick factory, 40x87 ft, at the northeast corner of Wycoff av and Hart st, for L. Eierbach, 20 Star st, owner, from plans by Louis Berger, 1652 Myrtle av, Ridgewood, architect. Cost \$45,000.

OSSINING, N. Y.—Robert Grange Co., 527 5th av, Manhattan, has the general contract for a 1-sty reinforced concrete factory, 150x150 ft, on Middle dr, Ossining, for Rand, McNally Co., H. S. Pohlman, in charge, 42 West 22d st, Manhattan, owner, from plans by H. Lansing Quick, 18 South Broadway, Yonkers, architect.

BROOKLYN.—I. H. Meyer, 465 Crown st, has the general contract for alterations to the 4-sty brick, concrete and steel warehouse, 65x110 ft, on the west side of Coney Island av, 29 ft south of Caton av, for Chas. D. Strang, owner, on premises, from plans by Adolph Goldberg, 164 Montague st, architect. Cost, \$80,000.

MISCELLANEOUS.

MANHATTAN.—Isaac A. Hopper Sons, Inc., 15 East 40th st, have the general contract for a 3-sty brick Salvation Army building, 26x84 ft, at 349 Bowery, for Salvation Army, Thos. Estill, president, 122 West 14th st, owner, from plans by W. S. Gregory, 1170 Broadway, architect. Cost \$40,000.

SCHOOLS AND COLLEGES.

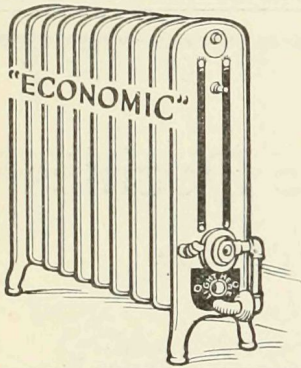
WESTWOOD, N. J.—Equity Construction Co., 400 St. Nicholas av, Manhattan, has the general contract for alterations and an addition to the 2-sty and basement, brick school, 56x155 ft, at Westwood, for Board of Education of Westwood, Jas. Ackerman, city clerk, Westwood, owner, from plans by Rasmussen & Wayland, 252 West 46th st, Manhattan, architects. Cost, \$150,000.

STORES, OFFICES AND LOFTS

MANHATTAN.—J. Dromerhauser & Co., 872 9th av, has the general contract for a 5-sty fireproof store and loft building, 44x100 ft, at 23-26 11th av, for Anna M. Theurer, 50 Columbia Terrace, Weehawken, owner, from plans by F. A. Rooke, 15 East 40th st, architect. Cost \$100,000.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for alterations to the 4-sty brick store and loft building, 25x100 ft, at the southeast corner of 23rd st and 8th av, for 173rd Street Realty Co. Aaron Miller, president, 370 East 149th st, owner, from plans by Margon & Glaser, 2806, 3rd av, architects. Cost \$30,000.

MANHATTAN.—Lustig & Weil, 103 Park av, have the general contract for alterations to the 5-sty brick loft building at 28-30 West 39th st, for Lane Bryant, Inc., 21 West 38th st, owner, from plans by Samuel Gardstein, 26 Court st, Brooklyn, architect.



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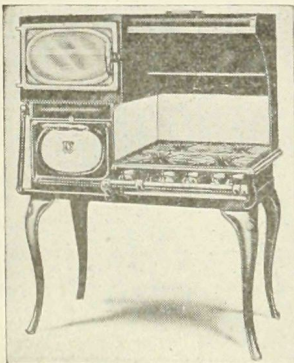
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH AV, 231-3-5, 5-sty bk tnt, 50x71, slag roof; \$65,000; (o) The 235 Wadsworth Ave. Corp., 27 William st; (a) Geo. Keistey, 56 W 45th (385).

HOTELS.

BWAY, 2054, 19-sty bk hotel, 112x172, tile rf; \$1,250,000; (o) The Geo. Dose Engng. Co., 565 5th av; (a) Maynicke & Franke, 25 Madison sq north (390).

STABLES AND GARAGES.

CENTRE ST, 144, 1-sty bk garage, 20x60, rubberoid roof; \$30,000; (o) Bklyn. Hgts. R. R. Co., Queens Co. and Suburban R. R. Co., Nassau Elect. R. R. Co., Coney Island and Bklyn. R. R. Co., 85 Clinton st, Bklyn; (a) Richard Berger & Sons, 119 Walker st (376).

9TH AV, 3815-31, 9th av, 1-sty bk garage, 199x100, prepared roof; \$60,000; (o) Benj. J. Steinmetz, 449 E 149th; (a) John De Hart, 1039 Fox st, Bronx (378).

10TH AV, 374, 6-sty bk garage, offices, storage, 24x100, Barrett roof; \$50,000; (o) Knickerbocker Choc. Co., 445-57 W 31; (a) Baker & Koester, 9 Jackson av, L. I. City (389).

STORES, OFFICES AND LOFTS.

26TH ST, 205-7 w, 4-sty bk stores and loft, 49x88, slag roof; \$40,000; (o) Markowitz, Stockman & Swartz, 202 W 26th; (a) Horn & Simberg, 1113 Bway (388).

33D ST, 45 to 51 1/2 e, 6-sty bk shops, offices and showrooms, 50x98, slag rf of conc slab; \$90,000; (o) Edw. N. Dickerson, Monte Carlo, Monaco, care Geo. Jaekel, 41 Park Row; (a) Warren & Wetmore, 16 E 47th (391).

125TH ST, 528-38-41 w, 2-sty bk stores and garage, 97x150, slag and gravel roof; \$100,000; (o) Five County Realty Corp., 141 Bway; (a) Margon & Glaser, 2804-06 3d av (380).

DYCKMAN ST, 130-142, 1-sty bk stores, 100x50, plastic slate roof; \$25,000; (o) Chester D. Judis Bldg. Corp., 103 Park av; (a) Sam'l. Cohen, 32 Union sq (382).

VARICK ST, 226, 2-sty bk store and showroom, 20x23, plastic slate roof; \$3,000; (o) Chas. A. Perilli, M. D., 105 W 11th; (a) Michael A. Cardo, 61 Bible House (383).

WALL ST, 106, 6-sty bk general offices, 59x72, slag roof; \$100,000; (o) Wall Front Realty Co., 112 Wall st; (a) Jas. W. O'Connor, 162 E 37th (381).

STORES AND TENEMENTS.

HOUSTON ST, 152 e, 2-sty bk store and tnt, 25x79, slag roof; \$25,000; (o) 152 E. Houston St. Realty Co., 111 Bway; (a) Robt. D. Kohn, Frank H. Vitolo, 56 W 45th (384).

MISCELLANEOUS.

STONE ST, 10 and 12, 3-sty bk elect; Bridge st, 27 and 29, transformer station, 43x125, tile on conc slab roof; \$90,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, 709 6th av (387).

15TH ST, 147-9-151 w, 9-sty bk printing plant, 60x103, asphalt and gravel roof; \$150,000; (o) Street & Smith, 79 7th av; (a) Henry O. Chapman, 334 5th av (377).

31ST ST, 414, -20 e, 1-sty bk and metal kindling wood plant, 100x23x36, cor iron and steel frame and felt slag on wood beams, roof; \$7,000; (o) Est. Henry D. Brookman, 52 Exchange pl; (a) Archibald D. Ansley, 162 W 20th (386).

BWAY, 4273-4295, 1-sty metal gas station, 20x10, metal roof; \$300; (o) Est. Pat'k. McNulty, 434 Bronx Park av; (lessee) Chas. Siegel, 911 South Blvd, Bronx (379).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

SEYMOUR AV, w s, 250 s Burke av, 3-sty bk tenement, 21x55, rubberoid rf; \$12,000; (o) Anthony & Anna Bianco, 2312 Cambrilling av; (a) F. R. Nicossia, 423 E 114th (1955).

ASYLUMS AND HOSPITALS.

GRAND CONCOURSE, s w c McClellan st, 4-sty bk home, 192x76, copper rf; \$500,000; (o) The Andrew Freedman Home, Samuel Untermeyer, 120 Bway, president; (a) Friedlander & Jacobs, 681 5th av (1970).

CHURCHES.

172D ST, s s, 95 e Park av, 2-sty bk synagogue, 35x94.5, slag rf; \$20,000; (o) Cong. Nusach Sfard of the Bronx, Aaron Davidson, 450 E 172d st, president; (a) Simberg & Schuler, 1133 Bway (1963).

COLLEGES AND SCHOOLS.

FORDHAM ST, s s, 117 e Billar pl, 1-sty fr temp school, 76 1/2 x 30 1-3, compo rf; \$9,000; (o) City of New York; (a) T. H. MacKey, 529 Courtlandt av (1969).

SOUND VIEW AV, e s, junct. Theriot av, 1-sty temp fr school, 131x30.4, compo rf; \$16,000; (o) City of New York; (a) T. H. MacKey, 529 Courtlandt av (1966).

DWELLINGS.

LOGAN AV, e s, 175 s Philip av, 2-sty conc dwg, 17x25, shingle rf; \$3,000; (o) Gregaria Sicarelli, 2387 Hoffman st; (a) G. W. Godfrey, 2447 Walton av (1961).

RIVIERE AV, e s, 235 n Lafayette av, 1 1/2-sty bk dwg, 24x34, asphalt shingle rf; \$5,000; (o) Jennie Barone, 1024 Ave St. John; (a) De Rose & Cavalieri, 370 E 149th (1968).

SPEYTEN DUYVIL RD, w s, 50 s 234th st, 2-sty and attic H. T. dwg, 23x28, shingle rf; \$10,000; (o) Emilie Humphreys Manley, 500 Bway; (a) R. P. Manley, 108 Fulton st (1964).

SPEYTEN DUYVIL RD, w s, 75 s 234th st, 2-sty and attic H. T. dwg, 23x28, shingle rf; \$10,000; (o) Jane Malia Manley, 5731 Bway; (a) R. P. Manley, 108 Fulton st (1965).

FACTORIES AND WAREHOUSES.

OGDEN AV, 200 s Union pl, 1-sty stn storage & garage, 75x33, tin rf; \$10,000; (o & a) Walter Strauss, 1139 Ogden av (1930).

STABLES AND GARAGES.

JEROME AV, e s, 113 n 170th, 1-sty bk garage, 175x100, slag rf; \$50,000; (o) Billingsby Holding Corp., Robt. L. Moran, 3 av & 161st, Pres; (a) Jas. F. Nulan, 171st & Grand Concourse (1894).

SEDGWICK AV, e s, 174.5 s Tremont av, 1-sty bk garage, 45.6x21.4, slag rf; \$3,000; (o) H. C. Dochtermann, 232 Tremont av; (a) J. M. Felson, 1133 Bway (1943).

SEDGWICK AV, e s, 129.5 s Tremont av, 1-sty bk garage, 45.6x21.4, slag rf; \$3,000; (o) D. L. Woodwell, 232 Tremont av; (a) J. M. Felson, 1133 Bway (1942).

STORES, OFFICES AND LOFTS.

136TH ST, n s, 100 w St. Ann's av, 1-sty bk strs & garage, 86.6x100.04, compo rf; \$25,000; (o) L. & B. Const. Co., Isidore Languer, 406 E 149th, Pres; (a) Wm. Thayer, 41 Union sq (1940).

158TH ST, n e c 3 av, 1-sty bk strs, 99.6x85, slag rf; \$25,000; (o) Louis Wolf, 1312 Clinton av; (a) Margon & Glaser, 2804 3 av (1941).

WESTCHESTER AV, n s, 97.11 e Steblins av, 2-sty bk strs and bath, 97.11x340, rubberoid rf; \$200,000; (o) M. E. F. Corp., Fred'k. Johnson, 30 E 42nd st, president; (a) Samuel N. Poles, 115 Broad st (1967).

MISCELLANEOUS.

WEBSTER AV, e s, 125 s 171st, 1-sty bk shop, 100x103.6, rubberoid rf; \$40,000; (o) Welauro Holding Co., Laura C. Phelan, 1927 Harrison av, Pres; (a) Nathon Rotholz, 3295 Bway (1928).

WHITLOCK AV, e s, 50 n 156th, 1-sty bk shop, 50x98, plastic slate rf; \$15,000; (o) Perrywood Corp., 30 E 42d; (a) Leo Feibel, 12 E 44th (1892).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BRISTOL ST, 381-405, e s, 142.2 n Riverdale av, 20.3x73, 8-2-sty bk tnts, 20.3x73; \$700,000; (o) C. & A. Constn. Co., 296 Grafton st; (a) Jas. J. Millman, 26 Court st (4534).

BRISTOL ST, 407-09, e s, 100.2 n Riverdale av, 2-2-sty bk tnts, 21x82; \$25,000; (o) C. & A. Constn. Co., 296 Grafton st; (a) Jas. J. Millman, 26 Court st (4544).

DWELLINGS.

CROWN ST, 397-99, ns, 200 w Brooklyn av, 2-sty bk 1 family dwg, 21.9x60; \$16,000; (o) Isidor Polwinck, 267 Barrett st; (a) E. Madelsohn, 1778 Pitkin av (4467).

CROWN ST, 403-05, n s, 140 w Brooklyn av, 2-2-sty bk 2 family dwgs, 20x62; \$24,000; (o) Herlee Bldg Corp., 844 E Bway; (a) McCarthy & Kelly, 16 Court st (4442).

CROWN ST, 397, n s, 215 w Brooklyn av, 2-sty bk 1 fam. dwg, 20x60; \$12,000; (o) Herlee Bldg. Corp., 844 Eastern Pkway; (a) McCarthy & Kelly, 16 Court st (4455).

CROWN ST, 399, n s, 90 w Brooklyn av, 2-sty bk 1 family dwg, 20x60; \$12,000 same owners (4456).

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GRANITE ST, 74-6, s s, 195 e Bushwick av, 2-sty bk 1 family dwg, 20x35; \$8,500; (o) John Klein, 937 Bway; (a) Murray Klein, 37 Graham av (4475).

E 2D ST, 2414-18, w s, 100 s Av X, 2-2-sty fr 1 family dwgs, 17x36.4; \$12,000; (o) Walter D. McDonald, 2416 Ocean Pkway; (a) Geo. H. Suess, 1131 Gravesend av (4440).

W 4TH ST, 1562-4, w s, 310 n Av P, 2½-sty fr 2 family dwg, 25.6x46; \$8,500; (o) Mrs. Emma Von Wolf, 15 Greenwich av, N. Y.; (a) A. J. MacManus, 47 W 34th st, N Y (4472).

W 6TH ST, 1334-6, w s, 262.61 s 65th, 2½-sty fr 2 family dwg, 25.6x57; \$8,500; same owner (4473).

E 7TH ST, 3034-40, w s, 260 s Ovean View av, 3-2-sty fr 2 family dwgs, 18x71; \$30,000; (o) Wilson Bldg. Co., 187 Powell st; (a) S. Gardstein, 26 Court st (4526).

E 27TH ST, 1058-60, w s, 300 n Av K, 2-2-sty fr 1 family dwg, 16x38; \$11,000; (o) Dramar Bldrs, Inc., 351 Nostrand av; (a) Fredk J. Dassan, 26 Court st (4515).

BAY 31ST ST, 68-72, w s, 100 n Benson av, 2-sty bk 2 family dwg, 27x68.6; \$17,500; (o) Henry Edelstein, 5224 11 av; (a) Benj. Sackheim, 26 Court st (4520).

E 42D ST, 203-5, e s, 216 s Church av, 2½-sty fr 2 family dwg, 24x50; \$8,000; (o) Edw. Ferstel, 283 E 40th st; (a) Eric O Holmgren, 371 Fulton st (4463).

55TH ST, 844-50, s s, 353.4 e 8 av, 3-2-sty bk 2 family dwgs, 19x55; \$30,000; John Klein, 901 55th; (a) Ferd R. Thieme, 619 81st st (4510).

85TH ST, 679-97, n s, 609 w 7 av, 2-sty fr 1 family dwg, 32x26; \$8,000; (o) Jacob Schaefer, 531 86th st; (a) John C. Wandell Co., 425 86th st (4495).

87TH ST, 11-19, n s, 135.76 e Shore rd, 2½-sty fr 2 family dwg, 39.67x53.33; \$20,000; (o) Felix P. Carroll, Jr, 1468 77th st (4444).

E 8TH ST, 1325-33, e s, 200 s Av L, 3-1½-sty fr 1 family dwgs, 20x28; \$9,000; (o) Beach Contracting Co., 93 6 av; (a) Benj. Driesler, Jr., 153 Remsen st (4459).

E 88TH ST, 1157-71, e s, 100 n Av L, 4-1½-sty fr 1 family dwgs, 20x31; \$8,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, Jr., 153 Remsen st (4525).

E 89TH ST, 1158-72, w s, 100 n Av L, 10-1½-sty fr 1 family dwgs, 20x31; \$20,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, Jr., 153 Remsen st (4524).

E 91ST ST, 1378-88, w s, 220 n Av L, 4-1½-sty fr 1 family dwgs, 20x28; \$12,000; (o) Weymer Homes, Inc., 8651 106th st; (a) Benj. Driesler, Jr., 153 Remsen st (4458).

AV I, 2320-24, s w c E 24th, 2-sty frm 2 fam dwg, 24x50; \$25,000; (o) Valentuo-Marcello Realty Co., Inc., 427 Columbia st; (a) Seelig & Finkelstein, 44 Court st (4448).

AV I, 2314-18, s s, 50 w E 24th, 2-sty fr 2 fam dwg, 24x50; \$25,000; same owners (4449).

STABLES AND GARAGES.

EMMONS AV, 1401-09, n e c E 14th, 2-sty bk garage, 80x96.5½; \$30,000; (o) Nicola Pulzone, 1631 Shore rd; (a) Henry L. Kohl, 49 Autumn av (4460).

STORES AND DWELLINGS.

SEA VIEW AV, 9625-7, nw c Rockaway Pkway, 2-sty bk stores & 1 fam dwg, 28.8x30.8; \$8,000; (o) Mrs. A. Peters, Barren Island, N Y; (a) Harry Brodsky, Jr, 583 Sutter av (4481).

STORES, OFFICES AND LOFTS.

BAY RIDGE AV, 2 s e c Shore Blvd, 2-sty bk store, 28.6x20; \$10,000; (o) Frank Spero, 7523 Ridge Blvd; (a) John C. Wandell Co., 425 86th st (4529).

CHURCH AV, 3007-11, n e c Nostrand av, 2-sty bk stores & offices, 50¼x51.4½; \$30,000; (o) Dyker Heights Realty Co., 798 Nostrand av; (a) Clarence L. Sefert, 206 W 76th, N Y (4471).

Queens

DWELLINGS.

RICHMOND HILL ARCADE.—Klondike st, w s, 160 s Blake av, 1-sty fr dwg, 14x24, shingle roof, 1 family, gas; \$2,000; (o & a) Harry E. Schick, Klondike st, Richmond Hill, Arcade (7563).

RICHMOND HILL.—Liberty st, n s, cor 117th st, 2-sty bk store, dwg & garage, 17x58, slag roof, 1 family, elec, steam heat; \$9,500; (o) Gus Gutting, 8740 98th st, Woodhaven; (a) Geo. Crane, 8711 114th st, Richmond Hill (7439).

RICHMOND HILL ARCADE.—Quebec av, e s, 100 n Dumont av, 1-sty fr dwg, 18x30, shingle roof, 1 family, gas, steam heat; \$3,000; (o & a) Michael Arpino, 224 Woodbine st, Ridgewood (7152).

RIDGEWOOD.—Sylvan st, e s, 161 n St Felix av, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas; \$9,000; (o) Adam Dzierman, 2373 Hughes st, Ridgewood; (a) Louis Dannacher, 328 Fulton st, Jamaica (7479-80).

ROCKAWAY BEACH.—Beach 64th st, n w c Boulevard, four 2-sty bk store & dwgs, 143x60, slag roof, 2 family, elec, steam heat; \$80,000; (o) S. B. Goldsmith, Boulevard & Beach 68th st, Rockaway Beach; (a) H. C. Strickland, O'Kane Blvd, Far Rockaway (7674).

ROCKAWAY BEACH.—Boulevard, n s, 50 e Beach 64th st, 2-sty fr store & dwg, 51x75, slag roof, 2 family, elec, steam heat; \$10,000; (o) S. B. Goldsmith Boulevard & Beach 68th st, Rockaway Beach; (a) H. C. Strickland, Far Rockaway (7675).

PLANS FILED FOR ALTERATIONS

Manhattan

BROOME ST, 444, new elevator and shaft in 5-sty bk stores and factory; \$5,000; (o) Est Georgeanna H. Rodman 34 Pine st; (a) Sam'l. Rosenblum, 51 Chambers st (1489).

BROOME ST, 241, remove fire escapes, partitions, stairs, new partitions, stairs, show windows, in 3-sty bk store and apart; \$3,000; (o) Louis Diamond, 43 Delaney st; (a) Edw. M. Adelson, 1778 Pitkin av, Bklyn (1476).

CEDAR ST, 44-6-8, new steel frame for tank on 14-sty bk offices; \$1,500; (o) The 42-48 Cedar St. Corp., 120 Bway; (a) Chas. E. Miller, 111 Nassau st (1485).

DIVISION ST, 37, remove wall, stairs, wall, stairs, reset stairs, in 5-sty bk store and tnt.; \$4,500; (o) Mrs. Ida Jacobs, 180 St. Nicholas av; (a) Nathan Langer, 81 E 125 st (1471).

GRAMERCY PARK, 2, new pent house on 4-sty bk dwg; \$5,000; (o) Ronald C. Lee, 2 Gramercy Park; (a) Aymar Embury II, 132 Madison av (1481).

IRVING PL, 30, new plaster bk partitions in 12-sty bk offices; \$2,000; (o) 34 Irving Pl. Corporation, 211 3 av; (a) Emery Roth, 119 W 40 st (1490).

PEARL ST, 322-4-6, remove roof, extend fire escape, new ext, piers, wall, beams in 5-sty bk warehouse; \$3,500; (o) Wm. Jackman, Pittsburg, Pa.; (a) Geo. B. Cooper, 1535 103d, Richmond Hill, L I (1452).

3D ST, 134 W, extend walls, elevator shaft, new stairs, add sty, beams, roof on 2-sty bk factory; \$6,000; (o) Cesaro Marcucci, 134 W 3; (a) Chas. Miller, 111 Nassau (1462).

11TH ST, 46 W, lower floor, remove bathroom fixtures, new reinf conc spiral stairs, beams, in 4-sty bk dwg; \$5,000; (o) H. B. Farr, 51 W 11 st; (a) Pleasants Pennington, 477 5 av (1474).

13TH ST, 35-37 E, remove wall, new beams in 3-sty bk stores & loft; \$3,000; (o) Est. Danl Buckley, 110 W 42; (a) Richard Shutkind, World Bldg (1460).

21ST ST, 33-39 E, new tanks on 10-sty bk factory; \$3,650; (o) Jos. Friedman, 3785 Bway; (a) The Rusling Co., 26 Cortlandt st (1461).

23 ST, 107-113 e, new tanks and structures on 5-sty bk offices; \$3,250; (o) 303 4 Ave Corp., 299 Bway; (a) The Rusling Co., 26 Cortlandt st (1487).

25TH ST, 550-58 W, extend walls, new beams, tanks in 2-sty bk garage; \$1,500; (o) John Lang, 550-62 W 25 st; (a) Louis A. Sheinart, 194 Bowers (1464).

26 ST, 19 w, remove sidewalk encroachments, new curb, hydrant, on 5-sty bk fur store; \$1,000; (o) Farmers Loan & Trust Co., 21 W 26 st, trustees; (a) J. Francis Burrowes, 410 W 34 st (1492).

34TH ST, 144 W, new ext (toilets, remove wall on 5-sty bk str & apts; \$3,000; (a) Danl A. Loring, 39 W 72; (a) Saml Carner, 118 E 28 (1459).

35TH ST, 160 W, remove pier, new show window in 4-sty bk tnt; \$1,000; (o) Fredk Hussey, 235 W 35; (a) Adolph E. Nast, 56 W 45 (1454).

36 ST, 152-156 w, new elevator and enclosure in 8-sty F P depository; (o) City of N. Y. Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush av and Concord st, Bklyn. (1495).

42 ST, 39-45 w, new mezzanine add to sprinkler system in 8-sty bk dept store; \$13,000; (o) Gerry Trust (Robt. L. Gerry, et al), 253 Bway; (a) Jno. B. Snook Sons, 52 Vesey st (1483).

42 ST, 229 e, remove cornice, sheds, partitions, repair floors, walls, ceilings, new doors, plumbing work, electric work, painting, leaders, on 4-sty bk store and apart; \$2,500; (o) Albert Gerstendorfer, 229 E 42 st; (a) Walter H. Volekang, 53 W 39 st (1480).

48 ST, 60 w, rearrange partitions, new add sty, extension, stairs, raise 1 and 2-floor beams, in 4-sty bk dwg; \$10,000; (o) Isaac Kraines, 230 Grand st; (a) Phillip Bardes, 230 Grand st (1488).

67TH ST, 53 E, rearrange partitions, new rooms, plbg, dumbwaiter shaft, doors in 4-sty bk dwg; \$10,000; (o) Walter Barnum, 50 Church; (a) Cross & Cross & Phelps Barnum, assoc., 681 5 av (1457).

72D ST, 113 E, rearrange partitions, new apts in 4-sty bk dwg; \$6,500; (o) Mabel R. Edge, 113 E 72; (a) S. Edson Gage, 126 E 59 (1446).

74TH ST, 124 E, remove stoop, orn stone trimming, ceiling, fill in area, resurface stone frt, new stairs, doors in 4-sty bk dwg; \$12,000; (o) Mrs. Foster Paul, 969 Park av; (a) Edgar J. Moeller, 103 Park av (1453).

76TH ST, 114 E, rearrange partitions, windows, doors, new stairs, ducts, kitchen, plastering in 3-sty bk dwg; \$7,000; (o) Miss Hazel Hyde, 114 E 76; (o) Ewing & Allen, 101 Park av (1455).

82D ST, 9 W, remove pier, new partitions, girders, ducts in 4-sty bk dwg; \$3,000; (o) Albert Fries, 9 W 82; (a) Jacques L. de Mesquita, 34 W 28 (1458).

97 ST, 163-165 w, remove stoops, posts, new stairs, Marquise, partitions, girders, in two 3-sty bk restaurants and apart; \$12,000; (o) Fausta Vannini, 64 W 10 st; (a) Eisendrath & Horwitz, 18 E 41 st (1493).

107TH ST, 108-120 W, 7 add stys on 2-sty extension of 9 and 2-sty bk storage bldg; \$75,000; (o) Chelsea F. P. Storage Warehouse, Inc., 426 W 26 st; (a) Dietrich Wortmann, 116 Lexington av (1468).

116 ST, 246 e, new reinf conc floor, metal ceiling, in 2-sty bk office, stable and storage; \$1,000; (o) Raffaele Pasqua, 2254 1 av; (a) De Rose & Cavalieri, 370 E 149 st, Bronx (1479).

124 ST, 304 e, remove partitions, windows, new pier, beams, show windows, vent lines, piping in 3-sty bk store and apart; \$2,500; (o) Filomena Citarella, 304 E 124 st; (a) Richard Passacautando, 405 Pleasant av (1494).

125 ST, 211 W, new partition, chimney, duct, remove flue in 5-sty bk theatre and restaurant; \$1,000; (o) Palher Realty Co., 17 E 42 st; (a) Harry C. Ingalls, 347 Madison av (1475).

AVE A, 1761, remove fire escape, hall, new passage, partitions, fire escapes, bathrooms, plumbing fixtures, in 4-sty bk tnt; \$4,500; (o) Geo. Konop, 418 E 91 st; (a) Raymond Iffera, 327 Steinway av, L. I. C. (1472).

BOWERY, 74, remove floor beam, roof, walls, new ladder, walls, beams, bulkhead, in 2-sty bk store and factory; \$4,000; (o) Chas. Gulden Est, 48 Elizabeth st; (a) Wm. T. Koch, 3131 Hull av (1482).

BOWERY, 295, new extensions, piers, beams, in 5-sty bk store and storage; (o) Bklyn. Jobbing House, 295 Bowery; (a) Wm. I. Hobauer, 116 W 39 st (1477).

BROADWAY, 29, cutting of top of piles under 10 piers, underpinning piers with conc & steel, 16-sty bk offices; \$30,000; (o) Spencer Aldrich, 135 W 58; (a) Low-Park Engrg. Co., 97 Warren (1449).

BROADWAY, 902-10, new mezzanine in 20-sty bk str & loft bldg; \$2,000; (o) Charter Const. Co., 119 W 40; (a) Emery Roth, 119 W 40 (1450).

BROADWAY, 1117-1119, new piers, girders in 12-sty bk str, showrooms & offices; \$3,000; (o) Gerry Trust, 253 Bway, trustee et al, Robt. T. Jerry; (a) Jno. B. Snooks Sons, 52 Vesey st (1463).

MADISON AV, 679, remove stoop, fill in area, new stairs, sidewalk, on 4-sty bk dwg; \$1,000; (o) Reynold W. Wilcox, 679 Madison av; (g c) Chas. Money, Inc., 241 W 36 st (1467).

PARK AV, 482, new fuel oil tank and equip, in 7-sty hotel; \$5,000; (o) The Park Inc., 482 Park av; (a) Petroleum Heat & Power Co., 511 5 av (1469).

WEST END AV, 205-13, remove floor, beams, new steel beams, reinf conc floors in 3 & 6-sty bk garage & paint shop; \$3,000; (o) West End Realty Corp., 24 Grove; (a) Bloch & Hesse, 18 E 41 (1456).

3D AV, 2291, new mezzanine in 4 & 5-sty bk shop & lodging house; \$1,000; (o) Est. Wendolin J. Nauss, 2293 3 av; (a) Bart-John P. Walther, 1103 E 125 (1451).

3 AV, 1852, new marquee on 2-sty bk M. P. theatre; \$1,000; (o) Adolph Kreuder, 1852 3 av; (eng.) M. X. C. Weinberger, 154 Nassau st (1470).

4 AV, 348, remove store front, wood, new store front, metal, on 4-sty bk restaurant and loft; \$1,000; (o) Est Ogden Goelet, 8 W 1 st; (a) J. C. Hankinson, 529 W 111 st (1473).

6 AV, 514, extend stairs, new bulkhead, metal lath and plastering, in 4-sty bk restaurant and shops; \$1,600; (o) Harry F. Johnson, 352 Montross av, Rutherford, N. J.; (a) Jean Jaume, 231 W 18 st (1466).

6 AV, 804, remove partitions, stairs, new partitions in 4-sty bk store and apartments; \$1,000; (o) Mayer C. Halff, 130 W 58 st; (a) Gilbert I. Prowler, 367 Fulton st, Bklyn (1465).

6TH AV, 877, new ext, str frt, partitions in 5-sty bk str & apt; \$5,000; (o) Helen Sanern, 301 W 108; Gostof Kauffman, 205 W 95; (a) Wm. I. Hohauser, 116 W 39 (1447).

Bronx

FREEMAN ST, 1070, 1-sty bk ext, 30x25, to 3-sty bk str & tnt \$2,500; (o) Augusta D. Bastone, 923 Longfellow av; (a) John P. Boyland, 120 E Fordham rd (357).

146 ST, 408, 2-sty bk extension, 25x3, new str front and new partition to 2-sty fr shop and str; \$5,500; (o) Salvatore Lofard, 511 E 148 st; (a) Della Penna & Erickson, 289 E 149 st (311).

152D ST, 255, 1-sty bk ext, 25x3.6, & new partitions to 3-sty fr str & dwg; \$1,500; (o) Minziata Facula, on prem; (a) Della, Penna & Erickson, 289 E 149th (363).

153D ST, 341, 2-sty fr ext, 20x11.8, new plumbing & partitions to 2-sty & attic fr dwg;

\$2,500; (o) Pasquina Di Ginstino, on prem; (a) Robt. Glenn, 358 E 151st (354).

168TH ST, 490 E, new plumbing, partitions to 3-sty bk tnt; \$2,000; (o) H. Rosenberg, 1721 Bathgate av; (a) Musner & Uffner, 501 Tremont av (368).

BARNES AV, 3826, new windows, new partitions, to 3-sty bk str and tnt; \$1,500; Antonio Butero, on prem; (a) M. W. Del Gaudio, 158 W 45 st (314).

BRIGGS AV, 2556-60, 1-sty fr del, 24.6x20.6, new partitions to 2-2-sty fr str & dwgs; \$3,000; (o) Amunziata Gauzza, on prem; (a) Lucian Pisciotta, 3011 Barnes av (367).

CARPENTER AV, 3827, 2-sty fr extension, 11x12.6, to 2-sty fr dwg; \$2,000; (o) Giambasteto Bermach, on prem; (a) De Pace & Juster, 3336 Decatur av (313).

HONEYWELL AV, 2081, 1-sty bk ext, 20.4x 31.8, new plumbing & partitions to 3-sty fr dwg; \$3,000; (o) Mary Barrone, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (364).

HUXLEY AV, w s, 200 n 260 st, new partitions to 2-sty fr dwg; \$1,000; (o) Dr. Martin, 243 E 115 st; (a) M. W. Del Gaudio, 158 W 45 st (315).

MAPES AV, s e c 180th, 1-sty bk ext, 20.1x 35.1, to 3-sty fr str & dwg; \$2,500; (o) Abraham Gubnitzky, 1636 Washington av; (a) Jacob Fisher, 25 Av A (353).

MORRIS AV, 886, 1-sty bk extension, 21.9x 4.3 1/2, new str front, new partitions, to 3-sty fr str & dwg; \$5,000; (o) Figlis & Potila, 335 E 118 st; (a) Della Penna & Erickson, 289 E 149 st (310).

PROSPECT AV, 1037-43, build 1-sty of bk upon present 1-sty bk ext of 2-sty bk str & bakery; \$17,000; (o) The Gottfried Baking Co., 534 E 72d; (a) Wm. N. Gompert, 171 Madison av (360).

SEDGWICK AV, 2276, 1-sty bk extension, 22x20.2, to 2-sty bk dwg; \$1,500; (o) Katherine Donovan, on prem; (a) E. A. Lynde, 2685 Briggs av (306).

SOUTHERN BLVD, 1014, new plumbing & partitions to 2-sty bk str; \$500; (o) Jas. Const. Co., 1065 Southern blvd; (a) Jos. S. Keenan, 398 1 av (361).

ST LAWRENCE AV, 1503, 1-sty bk ext, 15.8x 14.6 to 2-sty fr str & dwg; \$1,000; (o) John De Vita, on prem; (a) Kingsley Lloyd, Mamaroneck, N Y (332).

TAYLOR AV, 347, 1-sty bk ext, 22x10, to 2-sty fr dwg; \$1,800; (o) Anna Magso, 238 E 148th; (a) Della, Penna & Erickson, 289 E 149th (351).

TREMONT AV, s s, 75 e West Farms rd, 2 sty of bk built upon present bldg & 4-sty bk ext, 24x32, to 2-sty bk storage; \$12,000; (o) Bronx Co., 177th & Bronx River; (a) E. H. Janes, 70 E 45th (365).

TREMONT AV, 645, 3-sty bk ext, 45.6x66.11, new bk front to 3-sty fr str & offices; \$4,000; (o) Tregate Holding Co., Louis Triedman, 489 Tremont av, Pres; (a) Chas. S. Clark, 441 Tremont av (369).

WASHINGTON AV, 1141, new plumbing, str front, partitions to 3-sty fr str & dwg; \$1,800; (o) The Debb Corp., 3210 3 av; (a) Chas. Schaefer, Jr., 394 E 150th (352).

WASHINGTON AV, 1056, 1-sty bk ext, 25x86, to 2-sty fr dwg & stable; \$2,000; (o) Samuel Kutschner, on prem; (a) S. F. Oppenheim, 110 E 31st (336).

WASHINGTON AV, 1572, new piers, new girders and new str fronts to 5-sty bk str and tnt; \$3,500; (o) Herman & Rosenblatt, 445 Claremont Parkway; (a) L. B. Santangelo, 2364 8 av (312).

WESTCHESTER AV, 1015, new cols, bk partition, and new str front to 1-sty bk str; \$2,000; (o) Evans Bros., 1004 Westchester av; (a) Geo. G. Miller, 1482 Bway (309).

WESTCHESTER AV, 815-17, new cols, beams & str front to 1-sty bk str; \$3,000; (o) After Glow Realty Co., 120 Bway; (a) Alfred Freeman, 29 W 34th (366).

3 AV, 2938, new steel bars, girders, plumbing, show windows and new partitions to 5-sty bk str and tnt; \$8,000; (o) Est. of L. N. Levy, 127 W 74 st; (a) Moore & Landseidel, 3 av and 148 st (307).

3 AV, 3007, 1-sty bk extension, 21.3x20, to 3-sty bk str and tnt; \$1,200; (o) Henry Lerch, on prem; (a) Chas. Schaefer, Jr., 394 E 158 st

3D AV, 4009-4019, 2-1-sty bk extns, 34.6x55, to 2-2-sty bk str & dwgs; \$5,000; (o) Irving Salwen, 35 Orchard; (a) Chas. M. Straub, 147 4 av (362).

Brooklyn

LIVONIA AV, 373, n s, 80 w Sackman st, ext 2-sty fr str and 3-fam dwg; \$2,000; (o) Rose Seldin, premises; (a) S. Millman & Son, 1780 Pitkin av (11969).

MERMAID AV, 2311, n s, 138.3 w W 24th st, int plbg 3-sty bk str and 4-fam dwg; \$2,500; (o) Annie Birnbaum, 2202 Mermaid av; (a) Jos. J. Galizia, 1 Webers Walk (9806).

Rockaway Pkway, 1595-9, s e c Ave J, ext cellar, etc, 2-sty fr str and 1-fam dwg; \$2,500; (o) Luigi Campisi, 1641 Rockaway Pkway; (a) Frank Adams, 59 Montrose av (11985).

5TH AV, 5310-14, n w s 75.2 s 53d st, int & plbg, 2-sty bk str; \$20,000; (o & a) F. W. Woolworth Co., 233 Bway, N. Y. (9810).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

JULY 6.

73D ST, 65-7 W; Frank Witel—Par-tos Realty Corp; Julius Lauterbach (6) 420.42
77TH ST, 56 E; Chas T E Deterlen—Lucy A Ledwith (7) 30.60
30TH ST, 412-16 E; Callahan Kings-ley Co—Inter City Fuel Co (8).... 950.00
115TH ST, 237-9 W; Anthony M De Rose et al—Max Chayes; Wolfin & Son (9) 85.00

JULY 7.

SCHIFF PKWAY, 25; Daniel M Rader —Isaac Hoffman & Dry Dock Wood-working Co (10) 797.91
56TH ST, 359 W; J Fischer—Elizabeth Neafsey & John J Burns (11)..... 133.00
23D ST, 54 W; Guillaume Needle Mfg Corp; Anna W Gould et al, Gold-berger Mfg Corp, Salisbury & Thomas Needle Mfg Corp & Benj M Goldberg (12) 117,500.00
52D ST W, ns & 53D ST W, ss, 100 w Bway, 50x200; Independent Truck Owners Ass'n—Iceland, Inc, Co, American Niemyer Motor Trucks Sales Corp (13) 2,077.88
LEXINGTON AV, 866; Special Service Flooring Corp—Fredk J Sterner & Woodward Constn Co (14)..... 168.00
23D ST, 54 W; Guillaume Needle Mfg Corp—Anna W Gould et al; Gold-berger Mfg Corp, Salisbury & Thomas Needle Mfg Corp & Benj M Goldberger (15) 117,500.00

JULY 8.

CEDAR ST, 131-5; Keasbey & Matti-son Co—Abraham Britz & Co; renewal (16) 720.00
50TH ST W, s w c 7 av, 90x41.6; Athens Lime, Brick & Cement Co—Arlin Construction Co et al; Jack Silves-tri (17) 3,053.93

JULY 10.

63D ST, 115 W; Psaty & Fuhrman, Inc —Lottie Michelbacher & Ronger Realty Co (18) 206.50

JULY 11.

149TH ST, 602-6 W; Wm J Fichter—Congregation Bnai Israel of Wash-ington Heights; Weatherly Steel Co (renewal) (19) 875.19
LEXINGTON AV, 866; Margaret Mur-tha—Frederick J Sterner; Wood-ward Construction Co (20) 140.00
64TH ST, 167 E; Margaret Murtha—Mabel H Duell; Woodward Const Co (21) 228.00
EDGECOMBE AV, 180; Philip Beyer —Selmord Stanhodge Realty Co; Adams Place Holding Co (22) ... 480.50
34TH ST, 308 W; Felix Construction Co—Gertrude R Broido (23) 452.87
BLEECKHER ST, 144; Tuttle & Bailey Mfg Co—Placido Morio; Adams, Britz & Co (renewal) (24) 65.25
SAME PROP; U S Radiator Corp—same (25) 1,620.61
3D AV, sec 100th, 50.7x101.11; Lark-in Lumber Co—Black Star Co (re-newal) (26) 227.85
CEDAR ST, 131-33; Tuttle & Bailey Mfg Co—Rockport Co; John H Deeves & Bro; Adams, Britz & Co (renewal) (27) 60.69
MAIDEN LANE, ns, 77.6 e William, 100.9x78.8x irreg; Tuttle & Bailey Mfg Co—Rebecca A D W Swope et al; Adams, Britz & Co (renewal) (28) 52.88

JULY 12.

OLD BROADWAY, 99-101; Jos Tessler —S & F Bldg Corp (29) 2,807.00
65TH ST, 20-32 W; Frank Oddo—Westside Holding Co, Jacob Mill-man & Armon Zahn (30) 77.00
CANAL ST, 195; Israel Wegodsky—Israel Stone et al & Doorf Contract-ing Corp (31) 75.00
48TH ST, 249 E; T V O'Connell, Inc—Eliz N Cushing & Louis Casale (32). 398.00
74TH ST, 17 E; Geo H Storm et al—Geo J Engel; J A Forare & Co (renewal) (33) 1,781.64
85TH ST, 67 E; Saml Bagon—Mary C O'Hara & Pocher & Co (34) 303.50

Bronx

JULY 6.

CRANFORD AV, ns, 100 e Barnes av, 50x100; Sie-Weis Const Co—Cranford Gardens, Inc; Raskin & Lewis.... 341.67
CRANFORD AV, ns, 150 e Barnes av, 50x100; same—same; same 341.67

CRANFORD AV, ns, 250 e Barnes av, 50x100; same—same; same 341.67
CRANFORD AV, ns, 300 e Barnes av, 50x100; same—same; same 341.67
HOXIE ST, ws, 150 s Cranford av, 50 x100; Sie-Weis Const Co—Cran-ford Gardens, Inc; Raskin & Lewis 341.67
HOXIE ST, ws, 100 s Cranford av, 50 x100; same—same; same 341.67
HOXIE ST, ws, 150 s Osman pl, 50x 100; same—same; same 341.67
HOXIE ST, s w c Cranford av, 50x100; same—same; same 341.67
CRANFORD AV, ss, 150 e Osman pl, 50x100; same—same; same 341.67
CRANFORD AV, ss, 100 e Osman pl, 50x100; same—same; same 341.67
CRANFORD AV, ss, 50 e Osman pl, 50 x100; same—same; same 341.67
CRANFORD AV, sec Osman pl, 50x 100; same—same; same 341.67
ST OWEN ST, ss, 225 e Barnes av, 50 x100; same—same; same 341.67

JULY 7.

WALTON AV, 2160; Raphael Morris & Co—Cameron Holding Co & Ed-gerald Realty Co 305.83
WEBB AV, es, 178 s 195th, —x—; Jos Steingesser—Chas Schaeffer & West-chester Bldg Corp 996.00
WEBB AV, ws, 200 n 195th, —x—; Jos Steingesser—Arthur Dorn & Westchester Bldg Corp 1,300.00

JULY 8.

LOTS 16-18, blk 5431, map Estates De-velopment Co & Bruce Brown Land Co; Joseph A Rusciano—Louis F Pelletier; Sterling Built Const Co 405.00
SOUTHERN BLVD, 796; Philip Bar-des & Nathan Newman; Philip Bar-des 550.00

JULY 10.

RHINELANDER AV, ss, 25 w Lurt-ing av, 25x90; Lorillard Bldg Co—Bertha Webber 5,850.00
176TH ST, 872 E; A M Oesterheld & Son—Pincus Marlowe & Peter J La-zelle 176.29
INTERVALE AV, sec Fox, 100x50; Peter Fusco—D Perlman & L Wein-er 275.00

SATISFIED MECHANICS' LIENS

Manhattan

JULY 6.

32D ST, 132-6 W; Kawneer Mfg Co —Thomas Diamond et al; Feb8 '21 425.00
BEDFORD ST, 15; Chas M Straub—Ralph Cupoli et al; June22'22 150.00

JULY 7.

15TH ST, 338-40 E; Edw D Lampe—Morris Goodman et al; June6'22... 30.25
212TH ST, 519-25 W; Benj Rosen—F M & S Corp et al; June23'22 124.09
122D ST, 66 E; Benj Rosen—Isidore Lask et al; June23'22 48.35

JULY 8.

53D ST, 58 W; C H Southard Co—Dr George F Laidlaw et al; May23 '22 243.50

JULY 10.

*8TH AV, s w c 129th; Nat L Feldstein Lillamy, Inc, et al; May10'22... 165.19
120TH ST, 307 E; Hersch Frachtman —Infra Realty & Holding Co et al; Mar9'20 120.00
144TH ST, 50.4 W; Alex Brociner—Horizon Corp et al; Nov15'21... 1,561.40

JULY 11.

19TH ST, 444 W; Submarine Boat Corp—M G W Realty Corp et al; Nov29'21 2,347.65
63D ST, 47-49 W; World Fire Proof Door Corp—Rebecca A D W Swope et al; Feb18'21 797.00
WADSWORTH TER, es, 100 n 190th; Morris Langer et al—Docklin Realty Corp et al; June17'22 4,000.00
SAME PROP; John Langer—same; July3'22 4,200.00
19TH ST, 438-44 W; Kovats & Knauber Iron Works, Inc—M G W Realty Corp et al; Sept29'21 1,263.00

Bronx

JULY 6.

NELSON AV, 1707; Isaac Paley—Ko-pel Podowitz et al; July3'22... 282.00

JULY 7.

3876 s Fordham rd, —x—; Noonan Bldg Material Co et al—Caroline Wilber et al; Mar9'22. 161.22

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