

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

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119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CX
No. 5 (2837)

NEW YORK, JULY 29, 1922

25c. A COPY
\$12.00 A YEAR

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E D I T O R I A L

Drastic Action by Government Needed

Now that the Federal Government has issued orders through the Interstate Commerce Commission for control of the distribution of coal and listing the priority of consumers, the seriousness of the coal and railroad strikes to the people of this city becomes very apparent. It is admitted that stocks of coal in reserve either at the mines or in consumers' hands is very limited. The amount being mined in non-union fields and in mines where armed protection has been given strike-breakers is woefully small. In the distribution of this rapidly-diminishing supply the railroads are to be served first, with ships, public utilities, cold storage plants, hospitals, national, state and local governments following in the order named. Apartments, office buildings and private houses are not mentioned in the list because those who will have charge of the distribution do not believe there is enough coal on hand or to be mined, unless the strike is settled, to supply the needs of those designated, let alone the heating for the coming winter of the living quarters of the 110,000,000 people of the country.

Inquiry among office-building and apartment-house managers in this city again discloses the fact that storage facilities for coal are negligible except in a comparatively few instances. Space in buildings of high cost is too valuable; vault room under sidewalks has been invaded by conduits and machinery, and storage in other buildings or yards is expensive. The dependence of the city on its daily deliveries of coal to consumers frequently has been demonstrated when snow and sleet storms have interrupted traffic.

Government control of coal distribution, undoubtedly necessary, will not be of much advantage to New York City unless it is followed quickly by peaceful or enforced coal production. During the war coal was delivered first, rightfully enough, to those sections of the country which the rigors of winter attack earliest. New York, with its more favorable climate, got and now will get coal after the Western and Northwestern States are cared for. This makes it doubly necessary to this city that movements to settle both the coal and rail strikes shall be prosecuted wisely and energetically, and that the further efforts of the Government to bring order out of chaos shall have the whole-hearted support of every citizen. The rail strike, while so far only mildly effective, is already putting a brake on industry, only just getting into nearly normal stride, and if continued will bring about deplorable conditions similar to those that existed two years ago. The coal strike has resulted in a drop of anthracite output from 8,757,000 net tons in March to 26,000 tons in April, 35,000 tons in May and 84,000 tons in June. The total for the first six months in 1922 is 21,922,000, as compared with 45,485,000 tons in 1921. These figures are ominous. The showing in the bituminous field is not quite so bad, but the cut in production is sufficiently large to be alarming. In March the output was 50,157,000 tons and in April 15,797,000. There was an increase over this in May of 5,000 tons and in June of 7,000. The total for six months of 1922 is 187,129,000 as compared with 196,173,000 for 1921 and 257,748,000 for 1920.

Confronted by these figures the nation is awaiting the approach of winter with the prospect of having to put up with the rationing of coal even if the strikes should be settled immediately. That the strikes were unnecessary in the first instance has been proved during the negotiations for their settlement, in which the original grievances have given way to others as the basis for continuing the strikes. These new contentious questions should be amicably adjusted by Labor Day at the latest or the long-suffering public, already impatient at the futility of the methods employed to bring about harmony and impatient of further delay, will make its will unmistakably known.

Co-operation in Training Apprentices

The New York Building Congress has matured its preliminary plans for the training of apprentices in the various trades affiliated with the construction industry and it now remains only for the development of these plans into an actual working system without further delay. Maximum progress in the local building industry has been severely hampered for a long time because of the admitted lack of skilled workers. This shortage directly resulted from the neglect of both labor and employers to stimulate the training of young men in the building crafts.

The apprenticeship plan of the Congress is the first real constructive movement having as its objective the training of workers to fill the places of those now getting along in years or leaving the trade for other employment. The movement has the approval and support of both the unions and the employers, which gives it every likelihood of success. It should be successful from every viewpoint, because the plans as outlined not only provide for the practical and theoretical training in the various crafts but the proposed courses also include training in citizenship, thus making better men as well as better mechanics.

This plan for the training of building trade mechanics is the outcome of untiring effort on the part of the New York Building Congress Committee on Apprenticeship, which has worked diligently during the past six months in making an exhaustive survey of the needs of the industry for apprentices in the various trades and in the preparation of the plan for supplying these needs. Burt L. Fenner, A. I. A., chairman of this committee, and his assistants, all men of prominence in the industry, who gave their time and energy without thought of payment other than the knowledge of good accomplished for their fellow men, are deserving of the highest credit for what they have already accomplished and for the certainty that their efforts will act as a stimulant to similar activities in other parts of the country.

At the monthly luncheon meeting of the Building Trades Employers' Association last Wednesday, Chairman Fenner outlined the plans of the Congress for commencing the work of training apprentices in the building trades. He rehearsed the reasons of the Congress for undertaking this important work and showed by facts and figures just how

greatly the industry stands in need of additional skilled workers if the great building movement now in progress is to reach its maximum intensity. He told briefly how the industry has suffered during the past decade because of the scarcity of skilled mechanics and how the trades have been depleted by death or by the attractions of other forms of employment. After describing the plans of the Congress for stimulating apprenticeship training he told the employers what was required in the way of co-opera-

tion and support if the objective was to be reached.

The keen interest which Mr. Fenner's remarks aroused among the employers present and the intelligent manner in which he was questioned upon various phases of the apprenticeship training plan indicated conclusively that this subject is one very close to the hearts of the employers and that the work started by the Congress will be supported and carried on by the unions and the employers, both of whom will gain equally in the good accomplished.

Mr. Merritt Gives Reasons Why Rentals Will Not Slump

ACCORDING to the opinion of Charles H. Merritt, executive secretary of the Building Managers and Owners Association of New York, rental schedules will not be greatly lowered until there has been an appreciable reduction in operating costs.

"Are rents in apartment houses coming down? This question recently addressed to me by a friend indicates a state of mind that probably exists fairly generally among tenants today," declared Mr. Merritt. "He reasons that inasmuch as the papers say that other things are being reduced in price, rents must follow the procession.

"Before we go further into this subject, let me ask, What in the family budget has been reduced to a marked degree? Does your weekly table allowance go any further? How about your tailor's bills? Can you now get three suits for the price of two? From my experience it costs me the same to live as it did a year ago. Where possibly one item may be a little cheaper, another is enough more to make up the difference.

"Wholesale prices of household commodities have come down, but the retailer refuses to acknowledge this and continues to maintain his war-time schedules. Notwithstanding this condition, there seems to be in the minds of most people the thought that the prices of everything are coming down, and they reason that rents must follow.

"Be this as it may, the landlord in selling space differs from other merchants in that he must establish a price to hold for a month, year, or even more. Although he does not know definitely what his expense will be, he yet must establish a selling price. True, his experience for the past year is some guide, but the future may bring expense unlooked for, but no matter what the cost, he must abide by the contract, while often an irresponsible tenant will break a lease to suit his own convenience. A merchant knows definitely his cost, but the landlord can only rely on his judgment.

"Taxes, coal, repairs, interest, wages are the main items of his expense, every one of which shows no tendency to descend. Possibly some branches of labor have been reduced, but in the

buildings of New York City wages are the same as last year. Certainly no one can claim that interest and taxes will be lower this coming year and the matter of the price of coal remains uncertain, yet with all these facts before him the landlord must decide the rent for next year, and how anyone can expect him to deceive himself into thinking that his expense will be less next year is beyond conception.

"Of course, unreasonable rents should be reduced, and I am not trying to justify the profiteer, but rents in general will not come down. They cannot if the owner is to receive a just return on his investment. The tenant imagines the owner is bluffing and by standing 'pat' for a while he will bring his rent down, but as we approach October the scramble will be concentrated. Already it has started, and when the 'wise misinformed' tenant tries to find a cheap apartment he will experience a sensation similar to that of a cold plunge, but like the plunge, it will be too late to get out.

"There has been considerable building and many new apartments will be ready by October 1, but these buildings were erected under the worst labor conditions that we have experienced for many years. The so-called 'snowballing' required the builder to pay exorbitant wages and building material has been continually rising as the demand increased, so that if the owner of a new apartment house is to keep the sheriff away he must ask higher rents than his neighbors who erected their buildings before the war.

"Rents will not come down until taxes, interest, and other expenses connected with the management of buildings are reduced, when the builder is protected from the malicious increasing of labor costs during the period of erection and until he can be guaranteed that a wage schedule will continue for a definite period and that building material will be furnished him at a price permitting building costs to total to a figure that will allow him to compete with existing rent schedules.

"Rents can only be established on costs, and until erection and operating costs are reduced there can be no reduction in rents."

Provisions of Zoning Law Upheld by Boards

TWO recent decisions of the Board of Standards and Appeals and the Board of Estimate and Apportionment, indicate that these Boards are upholding the general requirements of the Zoning Law even when pressure is brought to secure concessions from its strict enforcement.

What is considered to be one of the most important decisions on zoning rendered by the Board of Estimate and Apportionment in preventing the change to business of the few residential streets south of Fifty-ninth Street adjoining Fifth Avenue was decided by the board at its meeting on July 19.

This case has been pending for almost a year and a half, the application to change this section from a residential to a business district being made by several property owners who only a short time before presenting their petition had purchased property in this locality for business purposes, knowing that it was restricted to residential use.

The application was made in an attempt to break down the law which now restricts for residential purposes Fifty-second to Fifty-fifth Street, inclusive, between Fifth and Sixth Avenues, and Fifty-first to Fifty-sixth Street, inclusive, between Madison

and Park Avenues.

The board's action in this case is taken as an indication of the present administration's determination to preserve the residential character of this section. The majority of property owners in Fifty-fifth Street opposed this application.

Immediately after the decision was rendered it was announced by one of the property owners that negotiations would be resumed immediately for the development of three parcels in Fifty-fifth Street, which include the erection of a high-class apartment house for residential purposes only.

The Board of Appeals has denied the appeal of the Equitable Life Assurance Society for permission to erect a nineteen-story office building, without setbacks, on the east side of Seventh Avenue, between Thirty-first and Thirty-second streets. The insurance society planned a structure taller than the present height regulations allow, namely, twice the width of the avenue. Buildings rising higher must have setbacks under the law. The proposed building, which will cost \$5,500,000, will house most of the Equitable's clerical staff now at 120 Broadway.

REAL ESTATE SECTION

Brooklyn, Queens and Richmond Parcels in City Sale

List of Improved and Unimproved Realty to Be Sold at Auction, in Addition to Those in Manhattan and Bronx, Printed Last Week

ANNOUNCEMENT by Comptroller Craig that the City will sell 202 parcels of improved and unimproved real estate in the five boroughs, as printed in the Record and Guide last week, was received with great interest in realty circles. The sales will be conducted under the general management of Joseph P. Day, who will have associated with him as auctioneers Henry Brady, Thomas A. Hovenden, Samuel Marx and Theodore Archer. The Manhattan Bronx and Queens parcels will be sold at the 69th Regiment Armory on August

9, 10, 11 and 28; The Brooklyn parcels at the 23d Regiment Armory on August 14, 15, 16 and 29, and the Richmond parcels at the County Court House, St. George, on August 17. Augustus J. Rinn, head of the Real Estate Division of the Department of Finance has general charge of the sale. In last week's issue of The Record & Guide was printed the full list of parcels located in Manhattan and the Bronx which are included in the sale. Below are the parcels located in Brooklyn, Queen's and Richmond.

BOROUGH OF BROOKLYN

Parcel	Location	Section	Block	Lot	Upset Price	Parcel	Location	Ward	Block	Lot	Upset Price
32	Premises on 16th St., N. S., 278 ft. west of 3d Ave., Brooklyn—Unimproved	4	1045	58	\$1,950	55	Premises on Park Pl., S. S., 225 ft. west of Buffalo Ave., Brooklyn—Unimproved	5	1374	33	1,500
33	Premises on Prospect Ave., N. S., 273 ft. 5 in. east of 8th Ave., Brooklyn—Unimproved	4	1113	73	2,500	56	Premises on Howard Ave., W. S., 44 ft. 10 in. north of Atlantic Ave., Brooklyn—Unimproved	6	1558	28, 29	3,750
34	No. 353 Park Pl., Brooklyn—Improved	4	1160	1	45,000	57	Premises on Patchen Ave., W. S., 64 ft. 1 in. north of Chauncey St., Brooklyn—Unimproved	6	1687	50	2,750
35	Premises on Atlantic Ave., S. S., 312 ft. 10½ in. east of Crescent St., Brooklyn—Unimproved	13	4167	24	1,250	58	Premises on Marion St., N. S., 125 ft. west of Reid Ave., Brooklyn—Unimproved	6	1691	44	2,750
36	Premises on Glen St., S. S., 150 ft. east of Crescent St., Brooklyn—Unimproved	13	4168	14	1,650	59	S. E. Cor. Sterling Pl. and Flatbush Ave., Brooklyn—Unimproved	4	1169	9	55,000
37	S. W. Cor. Atlantic and Grant Aves., Brooklyn—Unimproved	13	4174	46	1,850	60	Premises on Eastern Parkway, N. E. side, 58 ft. 6¾ in., S. E. of Plaza St., Brooklyn—Unimproved	4	1172	10	20,000
38	Premises on Hemlock St., E. S., 250 ft. south of Liberty Ave., Brooklyn—Unimproved	13	4200	5	1,200	61	Premises on Washington Ave., N. S., 47 ft. 8 in. south of Lincoln Pl., Brooklyn—Unimproved	4	1179	105	20,000
39	Premises on Montauk Ave., E. S., 150 north of Sutter Ave., Brooklyn—Unimproved	13	4040	4	1,450	62	Premises on Pacific St., N. S., 317 ft. east of Schenectady Ave., Brooklyn—Unimproved	5	1336	69	7,500
40	Premises on Linwood St., W. S., 100 ft. north of Belmont Ave., Brooklyn—Unimproved	13	4018	27	2,250	63	Premises on East 3rd St., W. S., 125 ft. south of Canal Ave., Brooklyn—Unimproved	21	7260	61	1,200
41	Premises on Milford St., W. S., 150 ft. north of Blake Ave., Brooklyn—Unimproved	13	4056	41, 42	2,250	64	Premises on West 2nd St., 196 ft. 2½ in. south of Sheepshead Bay Rd., Brooklyn—Unimproved	21	7281	104	950
42	N. W. Cor. Milford St. and Blake Ave., Brooklyn—Unimproved	13	4056	47	1,800	65	Premises on West 2nd St., E. S., cor. Kelly Pl., Brooklyn—Unimproved	21	7281	107, 108, 109, 112 and 115	18,500
43	N. E. Cor. Fountain and Liberty Aves., Brooklyn—Unimproved	13	4155 4156	1 pt.	30,000	66	Premises on Dahlgren Pl., W. S., 50 ft. 7½ in. north of 92nd St., Brooklyn—Unimproved	18	6091	55	2,250
44	Premises on Euclid Ave., E. S., 50 ft. south of Glen St., Brooklyn—Unimproved	13	4163	6	1,800	67	N. E. Cor. Fort Hill Pl. and Dahlgren Pl., Brooklyn—Unimproved	18	6142	1	1,500
45	N. E. Cor. Humboldt and Richardson Sts., Brooklyn—Unimproved	10	2831	25	2,250	68	N. W. Cor. 84th St. and 14th Ave., Brooklyn—Unimproved	19	6309	42	3,250
46	Premises on Atlantic Ave., S. S., 83 ft. west of Essex St., Brooklyn—Unimproved	13	3971	23	2,250	69	Premises on 84th St., S. W. side, 100 ft. S. E. of 15th Ave., Brooklyn—Unimproved	19	6324	14	5,000
47	S. W. Cor. Glenmore Ave. and Essex St., Brooklyn—Unimproved	13	4003	17	2,800	70	Premises on 85th St., S. S., 140 ft. west of 16th Ave., Brooklyn—Unimproved	19	6341	30	2,500
48	N. E. Cor. Dresden St. and Atlantic Ave., Brooklyn—Unimproved	13	3959	57	2,750	71	Premises on 86th St., N. S., 160 ft. west of 16th Ave., Brooklyn—Unimproved	19	6341	51	4,000
49	Premises on Skillman St., E. S., 215 ft. south of Willoughby Ave., Brooklyn—Unimproved	7	1928	22	2,750	72	Premises on 86th St., S. S., 18 ft. east of 12th Ave., Brooklyn—Unimproved	19	6352	40	2,750
50	Premises on Nostrand Ave., W. S., 220 ft. 4 in. north of Myrtle Ave., Brooklyn—Unimproved	6	1737	27, 28	3,750	73	Premises on Bay 10th St., S. E. side, 100 ft. N. E. Benson Ave., Brooklyn—Unimproved	19	6361	11	5,200
51	Interior Lot on Park Ave., Flushing Ave. and No. Oxford St., Brooklyn—Unimproved	7	2029	60	150	74	Premises on 86th St., S. W. side, 77 ft. 4 in. east of Bay 11th St., Brooklyn—Unimproved	19	6362	42	1,600
52	S. E. Cor. Clermont and Flushing Aves., Brooklyn—Improved	7	2033	24	50,000	75	Premises on 16th Ave., N. W. side, 175 ft. S. W. of 86th St., Brooklyn—Unimproved	19	6362	53	1,750
53	Premises on So. Second St., 100 ft. east of Keap St., Brooklyn—Unimproved	8	2412	36	5,500						
54	Premises on South 4th St., 75 ft. west of Hewes St., Brooklyn—Unimproved	8	2451	13	2,750						

BOROUGH OF QUEENS

Table with columns: Parcel, Location, Section, Block, Lot, Upset Price, Parcel, Location, Section, Block, Lot, Upset Price. Contains property listings for the Borough of Queens.

BOROUGH OF QUEENS

Table with columns: Parcel, Location, Section, Block, Lot, Upset Price, Parcel, Location, Section, Block, Lot, Upset Price. Contains property listings for the Borough of Queens.

BOROUGH OF RICHMOND

Table with columns: Parcel, Location, Section, Block, Lot, Upset Price, Parcel, Location, Section, Block, Lot, Upset Price. Contains property listings for the Borough of Richmond.

(Continued on page 137)

Work Started on Million Dollar Apartment Hotel in Bronx

Project Originated by Bronx Boosters, Inc., Will Supply Local Facilities for Entertaining on Scale Heretofore Impossible

FOUNDATION work has been started on a modern fireproof apartment hotel being erected in the Bronx at a cost of more than \$1,000,000. This building is being erected under a general contract by the Niewenhaus Company, Inc., for the Bronx Boosters, Inc., according to plans and specifications prepared by Paul R. Henkel and Maynicke & Franke, associate architects.

The building, which will occupy the block front on the Grand Boulevard and Concourse, from 161st to 162d street, will provide accommodations for eighty-one families in small units and in addition will have large dining rooms, lounge, roof garden, etc., which will make it a landmark in this part of the city.

This apartment hotel has been financed through a loan made by the Lawyers Title & Trust Company which was arranged by Lawrence, Blake & Jewel, brokers. The structure will be twelve stories in height, with basement and sub-basement and will occupy a plot containing approximately 20,000 square feet.

The building has been designed in the Renaissance style of architecture and the facades will be constructed of limestone to the level of the third floor, above which face brick and limestone trimmings will be used.

The main entrance will be on the Concourse and in addition



Niewenhaus Co., Inc., Builders

P. R. Henkel and Maynicke & Franke, Architects

NEW APARTMENT HOTEL ON THE CONCOURSE

to the spacious entrance lobby and corridor the ground floor will contain the main dining room, seating about three hundred persons. The building will also have a large banquet hall and ball room, lounge, etc.

The building now under construction provides for fifty transient guests on the second and third floors, all rooms with private baths. The floors above will contain suites of two, three and four rooms, each with kitchenette and bath.

The building now under construction provides for fifty transient guests on the second and third floors, all rooms with private baths. The floors above will contain suites of two, three and four rooms, each with kitchenette and bath.

Architects Plan to Aid Home Builders

AT a luncheon of the New York Chapter of the American Institute of Architects held at the Delta Kappa Epsilon Club, Friday, July 21, plans were outlined for the formation of the Atlantic division of the Architects' Small House Service Bureau by Edwin H. Brown, Chairman of the Committee on Small Houses. Twelve subscribers to stock joined the Atlantic Division of the bureau, bringing the charter membership to twenty-three.

"The fundamental idea of the bureau is to educate the great class, which cannot afford to hire an architect to build its houses, in the knowledge of the benefits of good architecture,"

said Mr. Brown. "Our purpose is philanthropic; we want to put the ideal of good construction before the people who are building small houses. It is up to the architectural profession to teach them that artistic houses can be built as cheaply.

"Ninety-five per cent. of the houses containing six rooms or less, in the Bronx, in outlying suburbs and in other cities, are not designed by architects. The bureau furnishes a set of plans, one of which may be purchased at a nominal sum. The bureau exists to improve the architecture of the small home, to eliminate waste in the building, and to insure good, safe, economical building."

Brooklyn, Queens and Richmond Parcels in City Sale

(Continued from page 136)

BOROUGH OF RICHMOND					
Parcel	Location	Section	Block	Lot	Upset Price
	Poorhouse and Sawmill Creek and Island, Richmond—(Unimproved plot)	3	Plot 16	C	5,000
197—	Premises on Vermont Street, 108 feet from Pennsylvania Avenue, Richmond—(Unimproved plot) ..	4	Plot 5	8	7,500
198—	Premises on Schol Road, North side, 261 feet 4 inches East of Tompkins Avenue, Richmond—(Unimproved plot)	4	Plot 7	55	6,500
199—	Southwest corner Tompkins Avenue, and Garfield Avenue, Rich-				
Parcel	Location	Section	Block	Lot	Upset Price
	mond—(Unimproved plot)	4	Plot 9	5	2,000
200—	Premises on Sea View Avenue, South side, 150 feet East of Richmond Road, Richmond—(Unimproved plot)	4	Garretson Farm	Part of Lot 1	750
201—	Premises on Beach Avenue, Southwest side near Amboy Road, adjacent S. I. R. T. R. R., Richmond (Improved plot)	4	New Dorp	694	3,250
202—	Premises on Beach Avenue, South side near Amboy Road, Richmond	4	New Dorp	729	2,250

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Review of Real Estate Market for the Current Week

A Large Sale in Brooklyn Shared Honors with Manhattan Deals, While General Business Throughout City Was Good and Varied

THE real estate market was sufficiently well sustained during the last seven days to characterize it as a good summer week. Large sales were not numerous, but there was a diversity of dealing in medium sized and small properties and it was well distributed over the city. Brooklyn stood forth this week with a sale as large as any made in the city. The former Offerman building, in the shopping center of Fulton street, comprising practically a block front and two L's to intersecting streets, was sold by the Offerman estate to a prominent retail merchant nearby who will use it for his business purposes when the leases on it expire. This sale approached the million dollar mark. The building was built for department store purposes, but it has been subdivided in recent years.

In Manhattan the outstanding sales of the week were the 14-story hotel at 19 West 69th street; the purchase of a site for a modern building at the southwest corner of Madison avenue and 88th street, by an operator; the disposal by the estate of Joseph H. Choate of a fine private dwelling in East 63d street; and some good sized apartment houses in the upper

reaches of town. A revival of interest in fine co-operative apartments was shown, also, this week. Operators and investors are both busy to a degree. Tenant purchasing continues fairly active both as regards business parcels and private dwellings.

In the Bronx sales are continuously numerous. There seems to be a renewed interest in large vacant plots which presages more apartment house construction in the early autumn. One plot sold embraced a square block which will be improved with a large factory. Numerous multi-family houses, stores in new neighborhoods and one and two-family houses marked the course of dealing in the north borough.

Many large leases were negotiated and for properties varying much in character and location. They ranged in terms from 21 to 63 years and in the aggregate rental from \$250,000 to \$1,000,000 and more. As the city grows there are more numerous large leases year on year and the annual rentals thereunder are much larger than in the past. Assessed valuations may go upward, but so do the rentals of the properties affected.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 92, as against 89 last week and 66 a year ago.

The number of sales south of 59th st was 22, as compared with 37 last week and 23 a year ago.

The number of sales north of 59th st was 70, as compared with 52 last week and 43 a year ago.

From the Bronx 26 sales at private contract were reported, as against 61 last week and 62 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 148.

Big Sale in Brooklyn

The Offerman estate sold to Martin, waist and suit dealer, the 7-story stone and brick building, 503-513 Fulton st, Brooklyn. It was built for and long occupied as the Offerman department store, but abandoned as such a decade ago.

The ground floor is subdivided into stores, while among the tenants of the upper floors are the Brooklyn Department of Taxes and Assessments, the Tenement House Department, two district courts, offices and business firms. Some of the leases have 3 years yet to run.

The new owner has a specialty shop in an adjoining building. The purchase price of the Offerman property was close to \$1,000,000.

Manufacturers Buy in Bronx

Charles A. Fox sold to the A. Kimball Co., M. A. Marsh, president, pin ticket manufacturers, the block, comprising nearly ten lots, bounded by Walton av, Cedar la and West 151st st. The purchasers will erect on the property a building to provide additional space for their business, now conducted at 307 and 309 West Broadway.

The Bronx plot has total street frontages of about 500 feet and the cut of the New York Central Railroad provides perpetual light along the entire northern line of the property. It is within a short distance of the plot recently acquired by the Fleischmann Laboratories on Mott av, on which a building is being constructed.

Macy Buys in 35th Street

R. H. Macy & Co. bought from Thomas, Isabella D. and James Watson the two buildings at 551-557 West 35th st, on plot 80x98.9. The property adjoins the site, 98.9x70, at the northeast corner of Eleventh av and 35th st, acquired by the department store interests a couple of years ago for the erection of an 8-story warehouse, from plans by Robert D. Kohn, who estimated its cost at \$300,000.

Completes Assembling Plot

Leon S. Altmayer sold for the Silton Realty Corporation the 3-story business building, 26 East 85th st, between Madison and Fifth avs, 25x102.2. By this deal Mr. Altmayer has completed the assembling in one ownership and was the broker in the sale of the properties 26-28-30-32-34 East 85th st, and 1146-1148-1150 Madison av, forming the southwest corner of the thoroughfares, and having a frontage of 120 feet on 85th st and 42.2 feet on Madison av. On the plot the new purchasers, the Neck Realty

Co., will erect a modern store and office building.

This is one of the busiest corners on Madison av, and it is an important transfer center. The new building will have unusual features for the transaction of business. The property is located directly opposite the new 15-story hotel being erected on the block front, west side of Madison av, between 85th and 86th sts, in which building there will be located 16 stores and approximately 1,500 rooms.

Buys a West Side Hotel

William H. Peckham sold for Isidor Zimmer, Frank Locker and Samuel Resnick to Max Engleman 19-21 West 69th st, a 14-story and basement brick and stone hotel, on a plot 40x100.5. It contains 140 rooms and was held at \$500,000. The new owner was for many years proprietor of the Garden restaurant, in the wholesale silk district. Mr. Locker represented the sellers and B. Brachenberg the buyer.

West Street Corner Bought

Robert R. Rainey, Inc., sold for Mrs. Caroline Thorn Kissel the northeast corner of Harrison and West sts, a plot 75x75.3, including 64 Harrison st and 207 to 210 West st. This property is now covered by remodelled buildings.

Buys Holland Court

The 8-story Holland Court apartments, at 315 and 317 West 98th st, has been sold by Isidor Zimmer, Samuel Resnick and Frank Locker to Louis Arnheim and Joseph Fleischer. The structure, occupying a plot 75x100.11, adjoins the northeast corner of Riverside dr. It is valued at \$360,000. The house contains suites of 3 to 8 rooms and was acquired by the sellers last April from the Minnie G. Frank Realty Co.

Builder Buys Big Bronx Site

Dr. J. R. Fabricius sold to a syndicate headed by William Phelan, builder, the northeast corner of Kingsbridge rd and Sedgwick av, a vacant plot of 7½ lots. The new owner will improve the parcel with an elevator apartment house. The seller had owned the property more than 25 years.

Choate Estate Sells Parcel

A realty holding of the late Joseph Hodges Choate, former Ambassador to the Court of St. James, has passed from the family's hands after many years of ownership. It is 10 East 63d st, a 4-story and basement stone dwelling, on a lot 25x100.5 and valued at \$110,000. The buyer is an unnamed purchaser, who will rebuild it for his own occupancy. It adjoins the old Choate residence at No. 8, now occupied by Joseph H. Choate, Jr., who represented the estate in the transaction.

Convey Heights Block

The block bounded by Amsterdam and St. Nicholas avs, 160th and 161st sts, has been conveyed by Eugene P. Mahony to the Unity Contracting Co. The transfer was made subject to a mortgage for \$81,500. The block was formerly owned by the late F. W. Woolworth and was sold at auction by his estate in April, 1920, by Joseph P. Day for \$105,000 to Rosina Vollhart.

Subsequently it was purchased by the present selling interests for a reported price of \$116,500. There are brick and frame buildings on the site, which fronts 200 feet on Amsterdam av, 203.3 feet on St. Nicholas av, 87.4 feet on 160th st and 50 feet on 161st.

Fordham University Conveys

Fordham University conveyed to the Apostleship of Prayer, now worshipping at Pinehurst av, and 181st st, a block of its property facing the college grounds in the Fordham section of the Bronx. A costly edifice is planned for the area which takes in the square bounded by Fordham rd, Bathgate av, Emmet and 191st sts. The property has frontages of 307 feet on Fordham rd and on 191st st, and 233 feet on Bathgate av and on Emmet st.

The officers of the Apostleship of Prayer are the Rev. John Corbett, president; the Rev. Charles J. Mullaby, secretary, and the Rev. Claude Ramaz, treasurer.

Sells Co-operative Apartment

Malcolm E. Smith, Inc., sold for William A. Ferguson to Mrs. A. I. S. Orvis a duplex apartment of 6 rooms and 2 baths in 37 East 61st st. The apartment was held at \$20,000.

Douglas L. Elliman & Co. sold an apartment in the new tenant-owned building, 485 Park av, northeast corner of 58th st, to Robert B. Hamilton.

Lis Pendants Against Lamar Parcel

The De Lamar property at the northeast corner of Madison av and 37th st is involved in a suit. A lis pendens has been filed calling for the specific performance of a contract by the E. M. Kane Realty Co. against Alfred Jaretski and others representing the De Lamar estate.

According to Neil P. Collom, attorney, who represents the E. M. Kane Co., the action involves a contract of purchase obtained by his clients on August 24, 1921. The contract of purchase secured by the American Bible Society for the property, it is said, antedated the Kane contract by a few months. Recently the Appellate Division of the Supreme Court decided that the restrictive agreement in the Murray Hill section prevents the Bible Society from occupying the house for business purposes.

Durant Motors, Inc., Sell Tract

William C. Durant, president of Durant Motors, Inc., sold the Monmouth County (N. J.) Fair Grounds in Middletown township, across from Red Bank, which he acquired a few years ago with the intention of establishing an automobile assembling plant. It contains 62½ acres and lies east of the railroad, with a frontage of 200 feet on the Middletown turnpike. The new owners are William H. R. White and Mort V. Peach, of Red Bank, who will develop it for homes. The price was \$16,500.

Buys Large L. I. City Plot

The J. J. Bonneau Co., Inc., dealers in cabinet woods, and located for several years on East 35th st, Manhattan, have purchased most of the block bounded by Jackson, Steinway, Eleventh and Washington avs, Long Island

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City, where they will establish their plant. The plot, containing 12 lots, fronts 284 feet on Jackson av, 193 feet on Steinway av, 131 feet on Eleventh av, and 90 feet on Washington av. Three apartments at Steinway and Washington av make up the rest of the block.

The purchasers will erect a warehouse on Steinway av and will utilize the rest of the property for storage of lumber. The land was acquired from the John J. Hearn Construction Co., which had owned it for several years. J. A. Harrington was the broker.

Sales in Bay Ridge, Brooklyn

James F. Kerns Co. sold for Charles J. Goldsmid to a client for investment the brick department store building at the southeast corner of Fourth av and 91st st, 43x78; for David Joyce, the plot 50x100, on the east side of Fourth av, 100 feet south of 63rd st, to a builder for an automobile salesroom site; for Margaret O'Connell, the northwest corner of 60th st and Fourth av, 25x100, to a builder for improvement; for A. Crifasi, the lot 20x100, on the west side of Fourth av, 60 feet south of Bay Ridge av at the subway station, to a client who will improve it; for Anna M. Dowd, the plot 40x100, on the north side of Ovington av, 100 feet east of Seventh av, to a builder for improvement, all in Bay Ridge.

Martin A. Ansbros sold the 16-family apartment house, 4910 Sixth av, for A. Goldfarb to an investor; the 2-family house, 539 72nd st, for Mrs. Bloom to a client for occupancy, and the plot northeast corner of Fourth av and 61st st, for M. J. Smith to a builder for improvement.

Hoe Sells at Sands Point

The Robert Hoe estate of 8 acres on Barker's Point, in the Sands Point section of Port Washington, has been sold to a client of Worthington Whitehouse, Inc. The property was valued at \$150,000 by Mr. Hoe, who is building a new residence in Poughkeepsie, N. Y.

Choice Nassau Acreage Sold

The Elverton Land Corporation sold to William Crompton of Manhattan its holdings at Lakeville, Nassau county, comprising 134 acres of land on which are a remodeled old Colonial residence, cottages, barns, a paddock and a stable. The property was formerly the estate of E. R. Chapman and has more than a mile of frontage on the Hyde Park, the Westbury and the Valley roads and adjoins the William K. Vanderbilt property at Lake Success.

The new owner will develop the property with an 18-hole golf course and country club. Baker Crowell, Inc., the brokers, also sold the Red Lion Inn, part of the property, to A. A. Hargrave, formerly its proprietor.

New Department for Morgenthau

M. Morgenthau, Jr., Co., & Everett M. Seixas Co., Consolidated, have opened a commercial

department in connection with their general real estate and insurance business.

Lyle C. Ray, formerly of Hoyt & Ray, is now associated with this firm and will specialize in the sale and rental of business property and space, particularly in the Times Square and midtown sections.

Old Culver Depot Leased

Adolph Berlin and William Dempsey leased for 31 years for the South Brooklyn Railway Co. to the Alwell Development Co., John S. Landes president, the former Culver depot on Surf av, between West 5th and 8th sts, Coney Island, 244x650, at \$1,000,000 as the site for theater and stores.

MORTGAGE LOANS

James Boyd placed for the Raritan Sand Co. a first mortgage of \$150,000, for 5 years, on their property at the southwest corner of Madison av and 53rd st; also \$26,000, at 5½ per cent per annum, for R. Kallman on 507 West 179th st and for L. Amsterdam and others, \$45,000, at 5½ per cent per annum, for 5 years, on 1493-1495 Madison av; also \$12,000, at 6 per cent per annum for 5 years, on 118 West 85th st, for A. McDougall.

S. W. Straus & Co. have underwritten a first mortgage 6½ per cent bond issue of \$1,600,000 on the land, building, equipment and furnishings, and first lien on net annual earnings of the Allerton House, being erected by the Allerton 38th Street Co., Inc., at the southeast corner of Madison av and 38th st.

J. Clarence Davies placed a first mortgage loan of \$300,000 at 5½ per cent per annum, for 5 years on the stores, theatre and land on the northeast corner of Southern Boulevard and 163rd st.

Lawrence, Blake & Jewell placed for Max Levien and Julius H. Levine a building and permanent loan of \$85,000, at 6 per cent per annum, for 10 years, on the northeast corner of Av K and 13th st, Brooklyn, for the erection of a 4-sty and basement apartment house, on a plot 100x100. The operation will involve about \$200,000. Metropolitan Life Insurance Co. is the lender.

A building loan of \$85,000 has been made by the City Mortgage Co. to Pace & Leisinger, Inc., for the erection of a 5-sty apartment house on the north side of 230th st, 83 feet east of Kingsbridge av, Bronx.

James Boyd placed a first mortgage of \$135,000 for Joseph Bender Construction Co. on the 6-sty apartment house on the southwest corner of Broadway and 135th st; and three mortgages aggregating \$84,000 for J. Koenigsberg on 1-5 East 106th st.

Bowery Savings Bank made a building loan of \$283,000 to the Dunnock Realty Co. (Bing & Bing) for the erection of an 11-sty apartment house at the northeast corner of Lexington av and 80th st, 100x61.8.

Charles B. Van Valen, Inc., obtained a mortgage loan of \$275,000 on the 12-sty Reserve Court Building, 51-3 Maiden la. The plot contains about 6,700 square feet with a street frontage of 40 feet. It is directly opposite the new home of the Federal Reserve Bank now in course of construction. Marc Elditz & Sons, Inc., general contractors of the bank building are among the tenants.

MANHATTAN SALES

South of 59th Street

MADISON ST.—Horace S. Ely & Co. and Frank Sullivan sold for George Cohen of Detroit, 116 Madison st, a 5-sty and basement front brick tenement house with store and a 6-sty brick rear tenement house, on a lot 25.4x100, to Bernard F. Golden. The property was held at \$27,000.

MARKET ST.—Martin Garone sold to John V. Luciano the two 6-sty and basement brick tenement houses with stores at 65-69 Market st, each on a plot 37.5x58.9½.

53RD ST.—Mandel-Ehrlich Corporation resold to William J. Demorest, of the firm of Cushman and Wakefield, Inc., the 5-sty apartment house, 55 West 53rd st, on a lot 21.8x100.5, recently purchased by it from the 55 West 53rd Street Corporation.

55TH ST.—The 3-sty and basement stone dwelling, on a lot 16.3x100.5, at 138 East 55th st, has been sold by Pease & Elliman for S. Albert Reed to a buyer, who will occupy.

57TH ST.—Joseph P. Day, Inc., in conjunction with the Cruikshank Co., sold 471 West 57th st, a 4-sty and basement stone school building, on a lot 20x100.5, to Aaron Weiss. The property was held at \$18,000.

57TH ST.—Lowenfeld & Prager purchased from the Aries Corporation the vacant plot, 25.2

x100, on the north side of 57th st, 475 feet west of Tenth av.

57TH ST.—H. M. Weill Co sold for a client to the Paupack Power & Timber Corporation, 541 West 57th st, a vacant lot 25x100.

FIRST AV.—David S. Harvey sold to Fanny Buchman the 4-sty brick tenement house with store, at 231 First av, on a lot 20x60.

FIRST AV.—Charles M. De Rosa & Co. resold for Frances M. Shelton to the En Peco Realty Co., E. V. Pesca, president, 411 First av, and 345 East 24th st, northwest corner of the two thoroughfares, two 5-sty brick tenement houses with stores, on a lot 24.9x100.

SECOND AV.—Frederick G. Cameron sold to Louis Grossman, 393 Second av, a 4-sty brick tenement house with store, on a lot 20x78.6, adjoining the southwest corner of 23rd st.

SECOND AV.—Robert Rankin and Thomas J. Adams sold for Pauline Meyers to Solomon Liebman, 1051 Second av, a 4-sty brownstone tenement house with stores, on a lot 20x66.

SEVENTH AV.—James L. Van Sant resold to M. Brukenfeld 49 Seventh av, a 5-sty and basement stone apartment house, on a lot 16x100, adjoining the large loft building at the southeast corner of 14th st. The purchaser owns the adjoining corner and makes this purchase for the purpose of enlarging his driveway and court. Duross Co. were the brokers.

North of 59th Street

HAMILTON PL.—Spotts & Starr, Inc., sold for the Vermilyea Avenue Corporation to the Meister Builders, Inc., the northeast corner of Hamilton pl and 140th st, known as 79 to 83 Hamilton pl. The property is improved with two 6-sty walkup apartment houses on plot 110 x100x irregular. It was held at \$250,000.

74TH ST.—Betty S. Greene sold 42 West 74th st, formerly one of the Clark estate houses, a 5-sty dwelling on a lot 25x102.2, held at \$80,000. The buyer will occupy.

75TH ST.—Neason Jones sold for Eleanor B. Glogau the 4-sty and basement stone dwelling, on a lot 20x102.2, at 113 West 75th st. The purchaser will occupy after alterations. Samuel R. Schneider represented the buyer as attorney and Jacob H. Shaffer the seller.

78TH ST.—Schindler & Liebler sold for Thomas McCoy, 248-250 East 78th st, two 3-sty and basement brownstone dwellings, each on a lot 18.9x102.2.

78TH ST.—Max Spinner sold to Samuel Backer the 6-sty brick tenement house with stores, at 400½-406 East 78th st, on a plot 48.7x104.9x irregular.

80TH ST.—I. N. Phelps Stokes purchased from L. Victor Weill the 4-sty and basement stone dwelling, on a lot 22x102.2, at 22 East 80th st, through Douglas L. Elliman & Co. The buyer will make an interesting alteration. The property was held at \$86,000.

80TH ST.—Worthington Whitehouse, Inc., sold for J. Langdon Erving to Prof. J. Enrique Zanetti, of Columbia University, 62 East 80th st, a 5-sty brick American basement dwelling on a lot 18x102.2.

80TH ST.—Brown Wheelock-Harris Vought & Co. sold for Edmund L. Kolb the two 4-sty brick flats, 176 and 178 East 80th st, on a plot 44x 102.2.

80TH ST.—Flora S. Kayser sold to James H. Cruikshank 159 West 80th st, a 5sty brick apartment house, on a plot 35x102.2. There is one 7 and one 8-room apartment on each floor.

84TH ST.—Henry G. Leist sold for Elizabeth M. Curley, 515 East 84th st, a 3-sty stone single flat, on a lot 19.5x102.2, to William Ferris.

85TH ST.—Schindler & Liebler sold for Edmond Content, 321 East 85th st, a 5-sty brick triple flat, on a lot 25x102.2.

89TH ST.—Estate of Caroline A. Buhler sold through Slawson & Hobbs to a buyer, for occupancy, 61 West 89th st, a 3-sty and basement stone dwelling, on a lot 18x100.8½. The buyer will make extensive improvements.

90TH ST.—James P. Walden sold for Clara Guggenheimer, 36 West 90th st, a 4-sty and basement dwelling, 20x52x100.8½, to a client who will occupy. It is the first sale of this property in 29 years.

95TH ST.—Pease & Elliman sold for Catherine Hutchinson the 3-sty and basement stone dwelling, on a lot 18x100.8½, at 51 West 95th st. The buyer will occupy.

102D ST.—Fred Oppenheimer, who purchased 209 East 102d st the latter part of June has resold the property to M. Rosenberg. It is a 5-sty brick tenement house with stores, on a lot 25x100.11. The seller also owned and recently resold the premises to the west at 207 East 102d st.

114TH ST.—Vincenza Crawford sold to Michelena Corbisiero the two 4-sty brick tenement houses, on a plot 40x100.11, at 307-309 East 114th st.

121ST ST.—Stallone Bros. sold the 4-sty stone single flat, on a lot 21.3x100.11, at 67 East 121st st, to Concetta Gazzola, who purchased the property for investment.

123RD ST.—Kalman Goldman sold to Isaac Blumenthal the two 5-sty brick flats, 159-161 East 123rd st, on a plot 51.4x100.11.

129TH ST.—John H. Pierce Realty and Hold-

ing Co. sold to Laura L. Laudrum the 3-sty and basement stone dwelling, 213 West 129th st, on a lot 18.9x99.11.

130TH ST.—John E. Robinson sold to the Richard Allen Co. the 3-sty and basement brick dwelling 48 West 130th st, on a lot 25x99.11.

131ST ST.—John H. Pearce sold for the D. J. & S. Realty and Mortgage Co. 163 West 131st st, a 3-sty and basement stone dwelling, on a lot 16x99.11, held at \$15,000, to Viola E. Jenkins of Atlantic City.

132ND ST.—James H. Cruikshank resold through A. Sweet to Robert Claxton and Joseph Govia, 264 West 132nd st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

136TH ST.—John R. Davidson sold for the Triple Holding Corporation 502 West 136th st, southwest corner of Amsterdam av, a 6-sty brick flat with stores, on a plot 39.11x100, to Bessie Eigen.

136TH ST.—James H. Cruikshank resold to Simon S. Friedberg, 242 West 136th st, a 3-sty and basement brick dwelling, on a lot 17.6x99.11.

149TH ST.—Charles A. DuBois sold for George H. Valentine to Catherine Edwards, 406 West 149th st, a 3-sty and basement stone dwelling, on a lot 19x99.11.

150TH ST.—Christine M. and Therese C. Rasche sold to Henry G. Schneider the 3-sty

and basement brick dwelling 536 West 150th st, on a lot 15x99.11.

152D ST.—Moore, Schutte & Co. sold the 3-sty and basement brick dwelling 533 West 152d st, on a lot 16.8x99.11, for Samuel C. Baum to a client for occupancy.

152D ST.—Moore, Schulte & Co. sold for Samuel C. Baum to a buyer, for occupancy, 533 West 152nd st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

AMSTERDAM AV.—Samuel Kaplan sold for Michael Johnnider to Henry S. Mansfield 362 Amsterdam av, adjoining the northwest corner of 77th st, a 5-sty brick double apartment house with two stores, on a lot 25x100.

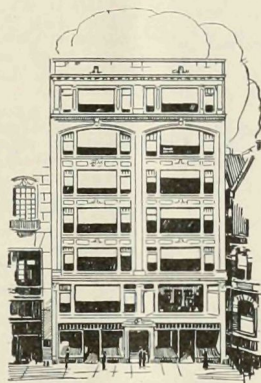
BRADHURST AV.—Williams & Niemeyer sold for Frank C. Merkle to Charles and Mathilda M. Behounek, 25 Bradhurst av, a 5-sty and basement brick flat, on a plot 41x55.1.

BROADWAY.—Irving & Chester Judis purchased from the Donovan Estate, Inc., the vacant plot, 75x150 feet, on Broadway, 100 feet north of 207th st, which will be improved with stores. This is the fifth plot purchased by the Messrs. Judis in the Dyckman section recently. Frank Volz was the broker.

COLUMBUS AV.—The block fronting on Columbus av, between 204th and 205th sts, with a frontage of 200 feet on the avenue and a depth

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of 100 feet, has been bought by the Sumce Corporation, which will build a 1-sty garage covering the whole plot, 20,000 square feet. G. Montague Mable negotiated the transaction.

EDGEcombe AV.—John H. Pierce sold for Susan S. Hall and others 54 to 56 Edgcombe av, two 4-sty and basement brick and stone dwellings, each on a lot 18x68, and held at \$18,500, to Edward A. Watts of Henderson, Ky.

LExINGTON AV.—The 1738 Lexington Avenue Corporation, Max Cohen, Edward G. Delaney and Hyman Herman, is purchasing the 5-sty stone tenement house with stores, on a lot 24.10 x100, at that address. Moses H. Rothstein, attorney, represents the company.

SECOND AV.—Robert Rankin and Thomas J. Adams sold the 4-sty stone flat with store, on a lot 20x66, at 1051 Second av to Solomon Liebman.

SECOND AV.—Luiga Costa sold to Vincenza d'Angelo 2044 Second av, a 5-sty brick tenement house with stores, on a lot 25x75.

ST. NICHOLAS AV.—The Franconia, a 6-sty elevator apartment house at 19 to 25 St. Nicholas av, southwest corner of 112th st, has been sold to the newly formed 25 St. Nicholas Avenue Corporation, representing clients of J. I. Berman, attorney. The structure stands on a site fronting 118.5 feet on the avenue and 48 feet on the street, with westerly and southerly dimensions of 100.11 and 112 feet, respectively. Title stands in the name of the 400 Madison Avenue Corporation. The directors of the new company are A. & W. Schechter and G. Wash-ton.

TENTH AV.—Ryan & Co., Inc., sold for the New County Realty Corporation, Michael J. Dowd, president, the 5-sty apartment house, northeast corner of Tenth av and 206th st, on plot 47x100, containing 3 stores and 22 families. The property has an annual rental of \$14,500, and is assessed at \$75,000. The purchaser was Harry T. Flynn. The same brokers and F. William Sohns resold the property for Harry T. Flynn to an out of town investor.

THIRD AV.—Louis Kramer purchased through Alfred Somborn and Herbert Jacques Morris the 4-sty store and business building, 2205 Third av, adjoining the northeast corner of 120th st, on a plot 28.8 1/4 x80. It was held at \$72,000 by the seller, The Home Circle Realty Corporation. The transaction was made for all cash above the first mortgage.

WEST END AV.—Clemencia De Socarraz De Acosta bought from Richard Wightman, Jr., and others the 4-sty and basement stone dwelling, 605 West End av, on a lot 20x90, adjoining the northwest corner of 89th st.

BRONX SALES

BECK ST.—Rubin S. Greenburg sold to Maurice B. Singer, 680 Beck st, a 5-sty and basement brick apartment house, on a plot 54.2x125.

FOX ST.—The newly formed Stabilt Realty Corporation, represented by Morrison & Schiff, attorneys, bought the 5-sty apartment house, 868 Fox st, southeast corner of Tiffany st, on plot 50x85.

KNOX PL.—Dickinson estate sold 30 lots on Knox pl, between Mosholu parkway and Gun Hill rd. The purchaser is Hylan E. Bucknall, who will improve the property.

139TH ST.—George Price sold for St. Ann's Church, Catherine F. Johnston and others the vacant plot, 102x100, on the north side of 139th st, 98 feet east of Brook av, to the Gromer Realty Co., who will improve with a 1-sty brick store and market building.

175TH ST.—Robert Foley sold 107 East 175th st, a 2-sty and basement frame dwelling, on a lot 26.2x100, for P. J. Chambers to A. Pileston.

180TH ST.—The C. & C. Construction Co. sold to Anna Miller the detached dwelling, 182 West 180th st, on a plot 35x106.4x irregular.

194TH ST.—Mrs. Regina O'Erin sold to Henry Sahn 348 East 194th st, a 2-sty and basement frame 2-family house, on a lot 18.2x82.3.

ARTHUR AV.—Edward Polak, Inc., sold for Mrs. Sarah Ettenson, 1973 Arthur av, southwest corner 178th st, a 3-sty and basement frame 3-family house, on a lot 24.8x90.

CAULDWELL AV.—William L. Jordan Co., Inc., sold for the C. I. Weinstein Building Construction Co. the 1-sty taxpayer, 100x55x100, on the east side of Cauldwell av, 100 feet north of 158th st. The property was held at \$50,000. The same brokers sold the site to the builders.

CITY ISLAND AV.—Benjamin, Korndorfer & Hastings sold for Mrs. Amelia R. Hunneke the

southwest corner of City Island av and Carroll st, 1 and 2-sty frame dwellings, to M. Otjen.

CLAY AV.—Joseph Nasanowitz sold for Dr. Philip Bach, 1349 Clay av, 2-sty and basement frame 2-family house, on a lot 16.8x80.9. The new owner, Essie Nasanowitz, will make extensive alterations.

CROTONA PARK EAST.—Mathilda B. Straus sold to Louis A. Kleber, for improvement, the corner of Suburban pl and Crotona Park East, 66x108x irregular.

EASTBURN AV.—Edward Polak, Inc., sold for the Philip Krumholz Building Co., Inc., to Samuel Oumano, 1660 Eastburn av, a 2-family house, on a lot 25x95.

HOE AV.—Mary Blum sold to Aaron Gold-apper the 5-sty and basement brick apartment house 1041 Hoe av, on a plot 45x125.

INTERVALE AV.—Cahn & Cahn, operators, bought from Sol Friend 1146 and 1152 Intervale av, two 5-sty apartment houses, 100x100, having 61 suites and 4 stores. D. A. Trotta was the broker.

INTERVALE AV.—Samuel Fishman sold to Sadie B. Weckstein the 3-sty frame 3-family house with store, at 1151 Intervale av, on a lot 25x112.4.

INTERVALE AV.—Joseph Sager purchased from Thomas Riley the 1-sty building with 2 stores at 1290 Intervale av, 33x92, held at \$20,000. Harry T. F. Johnson was the broker.

PROSPECT AV.—Benenson Realty Co. bought from Sybil K. W. Sellar the 6-sty and basement brick elevator apartment house known as Tilbury Court, at 960 Prospect av, on a plot 75.5x219x irregular.

ST. ANNS AV.—Theodore Benck sold to Maurice Cirodikin 761 St. Anns av, a 4-sty brick flat with store, on a lot 25x100, at the northwest corner of 157th st.

TAYLOR AV.—Mary C. Mitchell sold to William B. Killenberg the northwest corner of Taylor and Wood avs, a 2-sty frame dwelling, on a lot 25x85. B. Harrison Robitzek was the broker.

THIRD AV.—George Price sold for August Kuhn 2621 Third av and 274 East 140th st, southwest corner of the two thoroughfares, a 2-sty brick store and a 4-sty and basement brick flat, respectively, both covering a lot 25.1x100.5.

THIRD AV.—Harry Elmer sold to William M. Weir the 1 and 2-sty frame buildings at 3310 Third av, on a lot 16.5x95x irregular, running through to Boston rd.

TRINITY AV.—Robert Rankin and Thomas J. Adams sold for William Rankin the southeast corner of Trinity av and 149th st, a plot 50x81. It was once owned by the late Timothy D. Sullivan.

VALENTINE AV.—The newly finished 6-sty apartment house at the northwest corner of Valentine av and 198th st has been sold by the National Estates, Inc., to the Ambassador Holding Corporation formed at Albany by William Weiss, attorney, with L. Schenker, S. and W. Weiss as directors. The structure stands on a site 109x123.5x irregular, and accommodates 53 families. The house contains 8 stores and returns an annual rental of approximately \$55,000. The Metropolitan Life Insurance Co. recently made a building loan of \$135,000 on the property.

WEBSTER AV.—The Glick Construction Co. sold to Aaron S. Strizower the new taxpayer, containing 20 stores and occupying the block front on the east side of Webster av, between 183rd and 184th sts, 137.7x85x irregular.

WEBSTER AV.—The property at 2721 Webster av is to be taken over by the Webster Avenue Corporation, of which E. Preston Coursen, W. Dickson Cunningham and Horace S. Manges are directors. It is a 1-sty frame store, on a lot 25x100.

BROOKLYN SALES

GARFIELD PL.—Lucy A. Markey sold to a buyer for occupancy 287 Garfield pl, a 3-sty and basement dwelling.

LINCOLN PL.—C. Smith sold 807 Lincoln pl, a 2-sty brick and stone 2-family house, on a lot 20x100.

MONTGOMERY PL.—E. T. Newman sold the 4-sty and basement dwelling 14 Montgomery pl, between Eighth av and Prospect Park West, on plot 22.4x100, for C. K. Kilbourn to a client for occupancy.

PROSPECT PL.—Rose Forst sold 464 Prospect pl, a 4-sty brick single flat.

ST. JOHNS PL.—Schwab estate sold to a

buyer, for occupancy, 683 St. Johns pl, a 2-sty brownstone dwelling.

HICKS ST.—William D. A. Kolb sold for the Parker-Johnston Co. of Manhattan the 4-sty dwelling on the northwest corner of Hicks and Orange sts. The purchaser will alter the building into apartments.

PEARL ST.—William Liss, Inc., and C. P. Waterman sold for the Summit Realty & Development Co., Inc., to the A. D. G. Realty Co., 332 and 334 Pearl st, two 5-sty double tenement houses, 50x100, containing 20 tenements, and held at \$45,000.

UNION ST.—Helen Grill sold to a buyer, for occupancy, 1539 Union st, a 2-sty brownstone dwelling.

WILLOW ST.—White-Goodman sold for William Van Allan to Harry Schwab the 4-sty bachelor apartment house 146 Willow st.

EAST 9TH ST.—William Liss, Inc., exchanged for the May Construction Co. to a client two new detached dwellings, each on a plot 60x100, on the west side of East 9th st, about 300 feet north of Av I. The buyers gave in part payment 6 lots, 120x100, on the east side of Coney Island av, 148 feet north of Av P, and cash. The May Construction Co. will improve this plot with six dwellings.

EAST 9TH ST.—J. Lacov sold for B. Diamond to E. & F. Building Corporation a plot on the west side of East 9th st, 300 feet south of Av J. The buyer will build a detached dwelling with double garage.

EAST 12TH ST.—M. Klein sold for Catherine Hallinan to Emma Small two stucco dwellings and five garages, on plot 60x115, on the east side of East 12th st, between Kings Highway and Av R.

EAST 19TH ST.—J. Lacov sold for the Ocean Avenue Building Corporation to Art Building Co., Inc., a plot on the east side of East 19th st, 150 feet north of Av J, 50x125.9. The builders will erect a 9-room brick veneer house with double garage.

EAST 37TH ST.—Melville Realty Co. sold the detached dwelling with garage at 874 East 37th st for A. W. Schmidt, Jr., to Charles Hotaling. The property was held at \$11,500.

EAST 43D ST.—Bulkeley & Horton Co. sold the vacant plot, 40x100 on the west side of East 43d st, 117 feet south of Glenwood rd, for George E. Egbert to a client, who will erect a residence.

46TH ST.—Edward C. Cerny sold for Karl Nilsen, to a client for occupancy, the 2-sty brick 2-family house 635 46th st, on a lot 20x100.2.

76TH ST.—Frank A. Seaver & Co. sold plot, 40x100, on the north side of 76th st, 263 feet east of Fort Hamilton av, for S. Meslick to a client for improvement.

84TH ST.—Frank A. Seaver & Co. sold the plot, 60x100, on the north side of 84th st, 240 feet west of Eleventh av, Dyker Heights, for the Fallotti estate to a client for improvement.

BEDFORD AV.—Ward & Gilmore sold 2621-2631 Bedford av, six 1-sty business buildings, each 16.6x100.

KINGSTON AV.—Bulkeley & Horton Co., with the Chauncey Real Estate Co., sold 35 Kingston av, a 3-sty brick dwelling, for Robert W. Starr to a client for occupancy.

MORGAN AV.—The Standard Assets Corporation sold to the Epor Realty Co. for investment a vacant plot together with several factory buildings in the Eastern District. The plot fronts about 130 feet on Morgan av south of Maujer st, and extends back about 400 feet.

OCEAN PARKWAY.—Fred Oppenheimer bought from L. Donzelli 265 Ocean parkway, a 2 1/2-sty detached dwelling, on a plot 40x100. B. Colliua was the broker.

ROGERS AV.—James McHugh sold the southwest corner of Rogers av and Prospect pl, a 3-sty apartment house with stores, on a lot 20x100.

SEVENTH AV.—Mary Wilson sold 134 Seventh av, a 4-sty apartment house with 2 stores.

SIXTH AV.—Mrs. Mary E. Dorlan sold 86 Sixth av, a 3-sty and basement dwelling, on a lot 20x105.

SIXTH AV.—Arthur S. MacGregor sold to Mrs. Hilda Bloom, for occupancy, 246 Sixth av, a 3-sty and basement dwelling, on a lot 20x100.

SIXTH AV.—Court Realty Bond and Mortgage Co., Inc., sold 5302 Sixth av, southwest corner of 53d st, a 4-sty brick double apartment house, to Anna Spinilli. The broker was James Astarita.

SHORE RD.—Bulkeley & Horton Co. sold for Charles H. Hoag to a buyer, for improvement with a fine dwelling, the northeast corner of Shore rd and 77th st, Bay Ridge, a vacant plot, 120x60.

SUTTER AV.—Louis Gold & Co., Inc., sold the vacant plot at the southeast corner of Sutter av and East 98th st, to the H. & H. Construction Co. The property was recently purchased by the sellers from the Cochran Construction Co. The purchaser will improve the property with a 1-sty taxpayer containing 8 stores.

Henry S. Niewenhaus, formerly vice-president of Niewenhaus Co., Inc., has resigned from the company and has opened an office at 406 East 149th st, to carry on a general real estate and insurance business.

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OF

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The property will be conveyed by the City of New York free and clear of all taxes and assessments which have become a lien thereon on or prior to the date of sale.

The sale of these properties will be held as follows:

**MANHATTAN, BRONX
AND QUEENS**

at 69th Regt. Armory, Lexington Ave. and 26th St., Manhattan, August 9, 10, 11 and 28, 1922.

BROOKLYN

at 23rd Regt. Armory, Bedford and Atlantic Aves., Brooklyn, August 14, 15, 16 and 29, 1922.

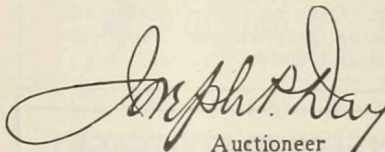
RICHMOND

at County Court House, St. George, Staten Island, August 17, 1922.

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HENRY BRADY,
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THOMAS A. HOVENDEN,
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67 Liberty Street, New York

SAMUEL MARX,
115 West 23rd Street
New York

THEODORE ARCHER,
40 New York Ave., Jamaica

Be sure to see Sunday newspapers for further notice of sale and description of properties.

QUEENS SALES

EDGEMERE.—As a site for a summer hotel Harry Futterman, of Manhattan, purchased a plot, 100x100, at the corner of Spray View av and Beach 33d st, Edgemere. Several months ago Mr. Futterman purchased the adjoining parcel, 200x100, making a total area fronting 200 feet on the ocean, 200 feet on Surf av and 200 feet on Beach 33d st. The property was sold by Edward F. Albee. The new hotel will be ready next spring.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Samuel G. Hess a plot of lots corner of Reads lane and New Broadway, Far Rockaway, to S. Schnuracher, who will improve with three brick dwellings.

FAR ROCKAWAY.—The Lewis H. May Co. resold for A. Tannenbaum three plots of lots at Watjean Hill, Wave Crest, Far Rockaway, to the B. & E. Co., who will develop with all-year dwellings.

FLUSHING.—J. Albert Johntra sold for Christian A. Landwer of Woodside a plot 50x100, on the southwest corner of 22d st and Cypress av, Flushing, to August Tambrino. The buyer will erect a 2-sty brick building containing 2 stores and 3 apartments.

QUEENS.—Bulkeley & Horton Co. and W. H. Seldin sold for the Cohasset Realty Corporation 25 lots at Queens rd and 95th av, Queens Village, for immediate improvement.

WOODHAVEN.—B. F. Knowles Co. sold the northwest corner of 85th st and Eighty-ninth av, Woodhaven, a 2-sty, 4-family house on a lot 25x100, to a Mr. Catterson, for occupancy.

Robert W. Jackson has resigned as head of the country department of Ladd & Nichols at Great Neck, L. I., to go into business for himself. Sydney E. Brewster will have charge of the Long Island business. The Great Neck office of the firm will be in charge of V. E. Henderson.

RECENT LEASES.

Lease Broadway Corner

Ames & Co., Inc., leased for Robert Goelet the 6-sty fireproof building, 1920 to 1932 Broadway, northeast corner of 65th st, containing over 150,000 square feet, for a term of years, at a total gross rental of over \$1,250,000 to MacFadden Publications, Inc., publishers of "Physical Culture," "True Story," "Movie Weekly," "National Pictorial" and other publications. Extensive improvements will be made to the building, adapting a large amount of space for the editorial and executive offices of the tenant, and the balance of the building will be sublet. The brokers have been appointed rental agents for the building.

Some Broadway Leases

Charles F. Noyes Co. has leased the following space in 411 Broadway for Josephine del Drago: the 2d and 3d floors to Andrew Aversano as a billiard room, for a period of 6 years; and the store and basement to Joseph Levine, as a lunch room, for about 6 years.

The Brown Wheelock-Harris Vought Co., Inc., leased for a client the corner store in the Imperial Hotel, at Broadway and 32d st, to the Kaufman Hat Stores for a long term of years. The space will be altered into several stores, after plans by A. M. Gray.

Broadway & 37th Street Corporation leased, from the plans, the entire 13th floor, containing 14,000 square feet of space, in the building now being erected at 1364-70 Broadway, southeast corner of 37th st, to Joseph Sedwitz, Inc., for a long term of years, at an aggregate rental of \$100,000. H. J. Friedman Co. were the brokers.

Republic Theatre in New Hands

J. B. English leased for Al Woods to Oliver D. Bailey the Republic Theatre, 207-211 West 42d st, on plot 60x100.5. Mr. Bailey's lease on the Fulton Theatre, West 46th st, expires and he will take immediate possession of The Republic. It is a short term lease.

Dennison Co. Adds to Space

Dennison Manufacturing Co. leased, for a term of years, the ground floor and basement and a part of the 2d floor of the Croisic Building, northwest corner of Fifth av and 26th st. A part of this space has been occupied by the New York store of the company for the last decade. The new lease provides for a continuation of the occupancy of this store and also includes the store on 26th st, formerly the banking room of the State Bank. The space on the 2d floor will be occupied by the New York offices of the company. Douglas L. Elliman & Co. negotiated the lease for the Dennison Manufacturing Co.

Long Lease of Lexington Ave. Corner

Leon S. Altmayer and Chris Volzing & Son, Inc., leased, for a term of 21 years, the entire office and store building northeast corner of 86th st and Lexington av, known as 145-149 East 86th st and 1281-1287 Lexington av. The building has a frontage of 100.8 1/2 feet on Lexington av and a frontage of 62.2 1/2 feet on East 86th st. It contains in its basement an express and local station of the subway. The building was formerly the site of the Scotch Presbyterian Church which was demolished about 7 years ago, and the Subway Express Building was erected on its site.

The new tenant is the E. A. L. Apartment Management Co., Edgar A. Levy, president. The present owner of the property is Wilson Marshall, to whom this property was sold by the same broker in 1915. The new lease calls for a rental and taxes, etc., aggregating about \$1,000,000.

Buy a Long Lease Downtown

I. N. Maaskoff sold the unexpired lease of the restaurant at the southwest corner of Liberty and Nassau sts to the Cafe de la Bourse. The total amount involved is slightly under \$100,000. The lease of the property, which is known as 54 Liberty st, has 12 years and 10 months to run.

Pacific Bank in Park Ave. Corner

The Anderson Galleries leased to the Pacific Bank for a term of 16 years the corner of the first floor and basement of their building at Park av and 59th st. The branch of the Pacific Bank at the corner of Madison av and 57th st will move in when alterations are completed, about October 1. At the same time The Anderson Galleries will build an additional floor, giving them several thousand square feet of gallery space, which will give them the largest number of galleries of any auction house in the world.

D. H. Knott Renews Lease

A new lease has been taken by Sheriff David H. Knott and associates of the Holley Hotel and adjoining buildings, at the southwest corner of Washington Square West and Washington pl, at a net annual rental of from \$21,000 to \$24,000, from the owner, F. D. Fricke. The lease dates from July 1 and runs for 21 years.

Hotel in Harlem for Women

The Hotel Sinclair, southwest corner of 125th st and Park av, opposite the Harlem station of the New York Central Railroad, will be reopened on August 15 as a hotel exclusively for women. Joseph Wald, mortgage loan broker, of 424 Seventh av, has leased the building from Mrs. Esther Booth.

New Lease on Columbus Circle

Huberth & Huberth leased the easterly half of the store in the American Circle Building, at the point facing Columbus Circle and Central Park West, to the Benz Motor Car Co., for a long term of years.

Leases of Entire Buildings

Minnie G. Moeller leased to Philip J. Dunn the 4 sty building, 309 Amsterdam av, for a term of 21 years from October 1.

Amanda B. Manee leased to Joseph Batkin the two 4-sty buildings 103 and 105 West 24th st for a term of 15 years at an annual net rental of from \$3,000 to \$4,500.

Ames & Co. leased for Charles A. Robinson to Lucille Wells, for a term of years, the 4-sty and basement stone dwelling, on a lot 20.10x 100.5, at 111 West 49th st, between Sixth and Seventh avs, for business purposes.

George R. Read & Co. leased for George W. Bond, Jr., the 6-sty building, 172-172 1/2 Cherry st, to Paul Weidman, for a term of 15 years.

Norman S. Riesenfeld, operator, leased for a term of 42 years the Everett Building at 21 and 23 Ann st, corner of Theatre alley, on a plot 35.7x75, at an aggregate rental of \$600,000. The property adjoins 109 Nassau st, owned by Mr. Riesenfeld. The combined parcels cover

Classified Advertisements

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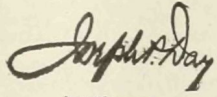
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about 5,000 square feet, facing three streets, and surround the corner of Nassau and Ann sts, recently taken under long lease by A. G. Spaulding & Bros. as their main store and office headquarters. The Charles F. Noyes Co. was the broker.

Brown, Wheelock-Harris, Vought Co., Inc., leased for the estate of George D. Smith the 5-sty business building, 25x100, at 8 East 45th st to Cruger's, Inc., Frederick Cruger, president, which will establish a men's furnishing store in the property. The lease is for a term of 37 years.

Leopold K. Simon leased the 3-sty brick building 45 Canal st for a term of 10 years for Harold A. Rouse to the E. and G. Model Shop at a net rental of \$32,000, the tenant paying all taxes and carrying charges.

Leases On and Near Fifth Avenue

The 4-sty building, 22.25x92, at 33 West 16th st has been leased by Sarah E. M. Parker to Herman Freedman for 21 years at an annual rental of from \$2,250 to \$2,400.

Berley & Co., Inc., sub-leased for Fred Kronish a floor in 25-29 West 31st st to the Biltwell Dress Co. for the unexpired term of his lease; for Guzy Waist, Inc., space in 32 West 20th st to N. Hayett; for Adolph Ruff space in 29-33 West 30th st to M. Golub; for Weitzel & Ross space in 18 West 27th st to Nadel & Block; for Herzig & Rappoport space in 30-34 West 26th st to Sandler & Greene; for David Spiro space in 19 West 21st st; and for H. Bernstein space in 126 West 22d st.

Butler & Baldwin leased for Maurice A. Platt the store in 49 West 48th st to Emmelin & Winter, for a term of years.

The Scoville School leased its former building, 75x100, at the northwest corner of Fifth av and 126th st, to the Finnish Co-operative House Inc. Pease & Elliman were the brokers.

Ashforth & Co., Inc., leased for a term of 21 years with two renewals the 4-sty dwelling, 12 East 37th st, for Alice Van Rensselaer and Mary V. R. Johnson. The property will be renovated for business and apartments.

George R. Read & Co. leased for Mrs. Alice Hoffman to the Scoville School for Girls, for a term of years, the 5-sty stone American basement dwelling, 25x100.7, at 1006 Fifth av, ad-

joining the north corner of 81st st. The school is now at 2042 Fifth av.

George R. Read & Co. leased the 5-sty stone building 17 East 54th st for a term of 21 years to Emil Fraad, president of the Aberdeen Contracting Co., who will make extensive alterations to the structure for business purposes. The same brokers have sub-leased the store in the building for Mr. Fraad, for a term of years, to Lily & Suzanne, Inc., millinery.

London Decorators Lease

Maurice Wertheim leased for the Capen Realty Co. (C. Alfred Capen, Pres.), the 4-sty and basement dwelling, 649 Lexington av, on lot 18.6x80, for a term of 21 years.

The lessee, the London Interior Decorating Co., Leonard H. Hardy, proprietor, will extensively remodel into street level and parlor stores with studio apartments on the 3 upper floors. All of the stores have been leased from the plans, indicating the great business activity in the Lexington av district below 59th st.

Lease in a New Arcade

Banner-Mittler Co., Inc., leased to A. Portfolio & Co., Inc., through S. M. Hirsch & Co., loft containing 15,000 square feet in the new arcade which they are erecting at 132-138 West 36th st extending through to 139-145 West 35th st. The lease is for a long term of years at an approximate rental of \$100,000.

Large Corner Space Leased

Albert B. Ashforth, Inc., leased for the Broadway & 37th Street Corporation, the 6th and 7th floors of the southeast corner of Broadway and 37th st to Louis Weinstein & Bro., for a term of years.

Mortgage Company Leases Space

The New York Mortgage Co., a corporation recently organized with a capital of \$5,000,000, has taken a lease of offices in the Equitable Building, 120 Broadway. James F. Pershing, a brother of Gen. John J. Pershing, is president of the company and one of its vice presidents is Charles H. Focht, president of the Jefferson Trust Company of Hoboken, N. J. John J. Fleming was the broker.

Tea Room in Beaver Street

Charles B. Van Valen, Inc., leased for Morris Stern, for a term of years, the 2d floor at 322

Beaver st to Jean Van Rennselaer Cramer. Miss Cramer will open the "Golden Thought Tea Room." This building was altered a few years ago by the late James Auditors, the "Millionaire Stevedore," for occupancy. It was taken back by Mr. Stern in May.

Sites for New Buildings Leased

The Lewis L. Rosenthal Co. leased to the Solmin Realty Corporation for 20 years the building 140 West 46th st, at an aggregate rental of \$100,000 from George Cohan. The lessees will erect a new building on the site and negotiations are pending for leasing the store and first floor and apartments. S. Osgood Pell & Co. were associate brokers.

The 2-sty stable at 436 to 442 East 92d st, 100x100, has been leased by the New York Life Insurance and Trust Co., as trustee, to the Riverside Ice Co. for a term of 21 years, the lessee to erect a new building to cost not less than \$60,000. The annual net rental is from \$1,800 to \$2,200. The lease contains a 21-year renewal clause, the rental to be on a 5 per cent. basis of the value of the property.

Lewis L. Rosenthal Co. leased to the Solmin Realty Corporation, for a term of 20 years, the building 140 West 46th st, at an aggregate rental of \$100,000, for George Cohan. The lessees contemplate erecting a new building on the present site and negotiations are pending at present for leasing the store and first floor and apartments. S. Osgood Pell & Co. were associated as brokers.

Numerous Garage Leases

Silverman's Exchange leased the Marble Hill Garage, 401 West 215th st, for a period of 10 years, at an aggregate rental of \$65,000, from M. Kosman to a client of Isaac Ziff; also leased the Superior Garage, 1044 Whitlock av, Bronx, for a period of 15 years, at an aggregate rental of \$180,000, from Lichtenstein & Friedman to Printz Bros.; and the Capitol Garage, 935 Whitlock av, Bronx, for a period of 10 years, at an aggregate rental of \$120,000, from Nadel Bros. to Pines & Katz.

The Interboro Realty Co., Louis H. Kaplan, president, leased to one of their clients for Charles Cook the Carlton Building, on the southeast corner of Third av and 64th st. It contains 50,000 square feet, and was until recently occupied by the Black and White Taxi Co. It is modern and fireproof throughout, and has a

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capacity for more than 300 cars, besides the stores on Third av. The rental which will be obtained by Mr. Cook for a term of 15 years amounts to about \$600,000.

The Interboro Realty Co. (Louis H. Kaplan) leased for Boutin & Robinson, Inc., the buildings known as the Urban Motor Car Co., 112 to 118 East 75th st, to Campbell & Dannatt. The property is one of the largest garage and service station buildings on the East Side and is 100 feet east of Park av, and has a capacity for 300 cars. About \$100,000 was paid for the transfer of the lease. The aggregate gross rental amounted to an additional \$100,000. Frank B. Goodlife represented the lessees.

Klinger Bros. closed a lease on the Gobel Garage on Jerome av, between Belmont st and Gobel pl, 300x140, with a capacity of 400 cars on the main floor. The lessee is a Mr. Pilsun, and the aggregate rental is about \$600,000 for a term of 21 years.

Leases on and Near Fourth Ave.

The Brett & Goode Co. leased for clients the 2nd floor, containing about 13,000 square feet, in the northeast corner of Fourth av and 12th st, to Halliwell & Co., manufacturers of electric vibrators, violet rays and radio apparatus, for a term of years; also, leased the building, 127 West 28th st, to Archibald C. Henshaw, florist, for a term of years; and store in 8-12 East 16th st, to Cherry-Bassett-Winner Co., of Philadelphia; also, store and basement in 150 Lexington av, to Edward Gottschalk, prints and engravings, in conjunction with John S. Hylan.

Tankoos, Smith & Co. leased for the 303 Fourth Avenue Corporation to the Times Square Auto Supply Co., Jesse Froehlich, president, for a long term of years, at a rental aggregating approximately \$50,000, the large ground floor store in the recently completed building at the northeast corner of Fourth av and 23d st. Upon completion of alterations the tenant will open a branch establishment.

Uptown Leases of Interest

E. K. Van Winkle leased for a client the store at 2126 Broadway, for a term of years, at an aggregate rental of \$40,000, to Angelus & Colovos, who, after extensive alterations, will open a restaurant.

Lugene, Inc., dealer in optical goods, leased the store at 600 Madison av for a long term of years and will occupy the premises after extensive alterations have been made. Ernest Lugene, president, has been associated with the optical firm of E. B. Meyrowitz, Inc., for 25 years. Douglas L. Elliman & Co., Inc., was the brokers.

J. Arthur Fischer leased for David Berger a store in 567 Seventh av to John Regis and

Frank Regis for a term of years, to be used as a cigar store.

Henry Shapiro & Co. leased for the Arlin Construction Co. store on 50th st in the building at the southwest corner of Seventh av and 50th st to Rudolf Lefkowitz and John Schreiber; and for the Fifth Avenue & 32d Street Corporation store in 316 Fifth av to William R. McLoughlin.

White-Goodman leased for a client to the Colonial Cycle Rubber Co. the store, basement and subbasement of 35 Murray st; and to Block & Co. the 1st loft in the same building. Both for a term of years.

James Kyle & Sons leased for M. H. Harris the rear store in 746 Lexington av, for a term of 5 years, and it will be occupied as a barber shop.

J. Arthur Fischer leased for Charles M. Bernstein to Nathan Gromer the store in 205 West 35th st, for a term of years.

Some Downtown Leases

Daniel Birdsall & Co., Inc., leased for clients the 3d and 4th lofts in 310-312 Church st to Irving Ragg; the 3d floor of 28 Walker st to Samuel H. Schoenberg; and the 4th loft of 359 Canal st to Morris Lipschitz and Morris Keshner.

Daniel Birdsall & Co., Inc., leased the 2d loft in 315-317 Church st, to Joseph Levine, Samuel Wasserman and Nathan Berman; loft in 114-116 Spring st, to A. & A. Bath Robe & Novelty Co., and space in 98 Park pl, to Victor A. Rotholz.

West Side Loft Leases

M. J. Belmont leased for clients the 9th loft in 119 West 25th st to Louis Katz; to William Rolfe the 5th floor in 134 West 32d st to Samnat Knitting Mills; space in 1123 Broadway to Sol Gross; the 7th floor in 234 West 39th st to Schulman & Jacobs; 4th loft in 127-29 West 24th st to Irene Dress Co.; 11th floor in 229 West 36th st to Harry Levine; 3d floor in 12 West 27th st to L. Kaufman; 18th floor in 12 West 27th st to Universal Dress Co.; 7th floor in 4 West 22d st to Stiller Dress Co.; 6th loft in 220 West 19th st to H. Levine; loft in 138 West 25th st to Levin & Siegel; loft in 2-4 West 32d st to M. Silverstein & Sons.

Some Large Long Term Leases

The Broadway and 37th Street Corporation leased from the plans the 13th floor, containing 14,000 square feet of space, in the building now being erected at 1364 Broadway, southeast corner of 37th st, to Joseph Sedwitz, Inc., at an aggregate rental of \$100,000. H. J. Friedman Co. were the brokers.

John G. Dabour, Inc., leased for the Alern Realty Corporation to Dino Bernardini, for a term of years on a net rental basis, the 5-sty building 134 West 46th st. The lessee will occupy the premises as an Italian table d'hotel restaurant.

The Interboro Realty Co. (Louis H. Kaplan) leased for W. M. W. Realty Corporation, S. Merkin, president, to the Robian Corporation, the new automobile service building, 100x100, on the southwest corner of Tenth av and 56th st, for a term of 21 years. The gross rental involves approximately \$500,000. The corner store was recently leased to the Radio Restaurant Co.

Lease Large Space

Cross & Brown Co. leased for a client to the Laffay Motor Coach Co. the 9th floor together with some ground floor space in the 12-sty garage building 109-123 West 64th st, for a term of years.

Levison & Co., bankers, leased for 10 years the first floor in 70 West 40th st. Occupancy will be taken about October 1, after improvements have been made. Streecon Co. was the broker.

Realty Board's Diary for 1923

In 1897, one year after a small group of men actively engaged in the real estate business had organized for the good of that business, there appeared a limited edition of the "Real Estate Diary and Manual." A few copies were printed. The publication consisted of 32 pages with a modest amount of information about the real estate business, real estate commissions and public offices in the city.

Since 1897 this book has been continuously published by the Real Estate Board of New York. The issue of 1922 contained 212 pages, exclusive of the diary pages, and comprised 15,000 copies. The contents covered a wide range of subjects of interest not only to men in the real estate business, but to real estate owners, lawyers, architects, executors of estates and others. It contained also a large amount of information about New York City and its government.

It is proposed by the Real Estate Board of New York, through its Diary Committee, to expand the publication still further. The committee has practically completed the work of laying out the table of contents for the 1923 edition and has decided on a minimum output of 20,000 copies. New subjects, felt to be desirable in the light of new conditions and experience are being added, and matter which is felt to be indispensable is being carefully revised and brought up to date.

Leon S. Altmayer, chairman of the Diary Committee, says in relation to the twenty-seventh annual edition: "The Diary and Manual of the Real Estate Board of New York long

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since passed beyond the experimental stage. In view of this the committee believes that it rightly interprets the sentiment of the Board to be that the Diary and Manual should, regardless of cost, be made as complete as possible, and that it should not only deal with facts relating to real estate, but should contain as well a substantial amount of useful information relating to the city, and of value to the general public. It is the object of the committee, in preparing the twenty-seventh annual edition of the Diary and Manual to make it as complete as such a standard publication ought to be."

The book will be ready about the middle of November, or well in time for distribution throughout December. Besides Mr. Altmayer, the Diary Committee consists of Messrs. Hermann deSelding, Fenimore C. Goode, George S. Horton, William D. Kilpatrick, Lewis H. May, E. C. H. Vogler and Adam Wiener.

J. B. English leased for clients store in 747 Seventh av to Jacob Orgel; store in 749 Seventh av to Leo R. Tangredi; entire 2d floor of 169 West 49th st to Bernard Schultz; store in 751 Seventh av to Rose & Co., and 3 upper floors of 751 Seventh av to Thomas J. Hillis.

REAL ESTATE NOTES.

GEORGE H. RICE, formerly with Harris, Vought & Co., is now associated with the new real estate firm of Thoens & Flaunlacher.

FORMER DISTRICT ATTORNEY EDWARD SWANN is the buyer of the dwelling 36 West 11th st, sold recently.

PEASE & ELLIMAN and John D. Miner have opened an office at 154 Brighton av, West End, N. J., to handle properties at West End, Elberon, Deal and Allenhurst.

DESIDER SCHOEN, Robert Altman and Abraham Weiss have removed their real estate office to 400 East 148th st, corner of Willis av, Bronx.

AT A SPECIAL MEETING of the Board of Directors of Butler & Baldwin, Inc., the following officers and board of directors were elected: J. Ormonde Butler, president and treasurer; Nathan Harris, vice-president, and J. H. N. Potter, secretary. Directors: J. Ormonde Butler, J. H. N. Potter, Nathan Harris and Herbert F. Zimmerman.

Jacob J. Tabolt leased for the Clabot Realty Corporation to Jacob Rosenblatt and Samuel Rottman 389 Eighth av, a 4-sty brick building, 28.9x70, for a term of 10 years. The lessees will occupy.

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Telephone: Decatur 4981

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 16 to July 22	1921 July 17 to July 22
Total No.....	174	153	252	213	863	807
Assessed Value.....	\$9,271,500	\$8,438,400	.....	.....	.....	.....
No. with consideration	20	26	61	15	28	44
Consideration	\$729,350	\$1,573,816	\$211,661	\$197,325	\$275,950	\$479,811
Assessed Value.....	\$716,000	\$1,394,500	.....	.....	.....	.....
	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 22	Jan. 1 to July 22
Total No.....	6,908	6,439	7,158	5,548	23,477	21,912
Assessed Value.....	\$482,349,700	\$358,384,199	.....	.....	.....	.....
No. with consideration	675	698	743	353	946	1,202
Consideration	\$36,030,940	\$36,401,555	\$5,796,233	\$3,984,843	\$13,017,950	\$13,656,543
Assessed Value.....	\$33,650,150	\$32,487,800	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 16 to July 22	1921 July 17 to July 22
Total No.....	156	155	262	143	933	676
Amount	\$6,152,931	\$4,786,301	\$1,874,821	\$1,334,449	\$5,455,865	\$2,989,717
To Banks & Ins. Co.	29	27	57	19	184	78
Amount	\$2,535,900	\$2,201,000	\$343,725	\$554,500	\$1,699,450	\$441,800
No. at 6%	131	133	204	132	909	639
Amount	\$2,950,931	\$4,276,517	\$1,650,573	\$1,238,874	\$5,308,265	\$2,814,817
No. at 5 1/2%	8	6	4	3	16	31
Amount	\$174,500	\$60,500	\$14,940	\$35,000	\$126,250	\$160,612
No. at 5% .....	.....	.....	1	1	3	2
Amount .....	.....	.....	\$1,150	\$1,500	\$9,300	\$5,700
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%	1	1	.....	.....	.....	.....
Amount	\$7,500	\$3,500	.....	.....	.....	.....
Unusual Rates.....	3	.....	1	.....	2	4
Amount	\$2,751,000	.....	\$5,000	.....	\$4,050	\$8,588
Interest not given..	13	15	52	7	3	.....
Amount	\$269,000	\$445,784	\$207,658	\$59,075	\$8,000	.....
	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 22	Jan 1 to July 22
Total No.....	5,759	4,906	5,906	3,527	25,107	18,020
Amount	\$208,548,457	\$151,834,387	\$64,436,735	\$26,957,710	\$141,125,045	\$96,179,782
To Banks & Ins. Co.	876	799	542	253	5,087	2,545
Amount	\$72,501,948	\$63,359,977	\$10,255,705	\$4,647,769	\$41,672,705	\$23,409,869

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26
Total No.....	49	44	18	16
Amount	\$2,091,000	\$1,982,000	\$310,137	\$414,075
To Banks & Ins. Companies...	37	28	8	10
Amount	\$1,730,300	\$1,698,000	\$193,000	\$327,500
	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 25	Jan. 1 to July 26
Total No.....	1,662	1,354	544	443
Amount	\$111,611,223	\$103,207,131	\$15,626,687	\$10,170,546
To Banks & Ins. Companies...	1,109	847	308	235
Amount	\$87,541,906	\$87,484,129	\$9,708,200	\$6,215,475

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26	1922 July 19 to July 25	1921 July 20 to July 26
New Buildings...	10	7	41	51	252	57	368	362	.....	100
Cost	\$2,011,100	\$790,300	\$368,950	\$710,750	\$2,769,715	\$485,300	\$1,814,775	\$1,947,650	.....	\$456,200
Alterations	\$449,945	\$541,075	\$20,700	\$94,000	\$1,487,350	\$53,700	\$376,238	\$163,250	.....	\$45,560
	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 25	Jan 1 to July 26	Jan 1 to July 25	Jan 1 to July 26	Jan. 1 to July 25	Jan. 1 to July 26	Jan 1 to July 25	Jan 1 to July 26
New Buildings...	543	437	2,472	1,331	6,921	4,709	11,896	6,465	1,221	1,291
Cost	\$81,196,536	\$70,351,618	\$63,609,038	\$30,584,040	\$73,534,180	\$51,971,955	\$73,638,249	\$36,286,621	\$3,835,918	\$3,994,570
Alterations	\$17,730,592	\$16,180,902	\$2,085,615	\$1,234,119	\$5,514,865	\$4,904,185	\$2,236,010	\$2,139,747	\$152,485	\$253,422

BUILDING SECTION

Local Building Labor Situation Shows Much Improvement

Scarcity of Workers in Important Trades Less Acute—Differences Among Unions of Laborers Adjusted at Recent Conference

BUILDING labor conditions have improved slightly during the past two or three weeks. Although there is more actual construction now in progress in the Metropolitan district the work is more diversified and not so much complaint is heard of the scarcity of mechanics in certain of the trades.

Last spring, at the height of the apartment house building rush, the shortage of bricklayers, carpenters and other skilled mechanics resulted in "snowball" strikes which greatly retarded building activity and caused a decided jump in construction costs. The workers forced the employers to pay bonuses which in several instances amounted to a premium of more than fifty per cent. over the recognized union scale. Although employers are still paying a substantial bonus to mechanics in some trades the local building labor situation is far more satisfactory today than it was several weeks ago, with men plentiful in the majority of trades and wages fairly stabilized although at a level considerably above the minimum union rates.

The improvement now so noticeable has resulted largely from the decline in the number of new apartment house projects being started. Last spring, when hundreds of speculative builders desired to commence their operations at practically the same time the demand for labor, skilled and unskilled, was stimulated to a degree heretofore unheard of. Builders were forced to compete with each other in order to get the mechanics necessary to complete their jobs according to schedule. As a consequence wages started upward and for several months remained at levels not even reached during the prices of war times. While the majority of the trades were effected by the bonus wages, bricklayers and carpenters were particularly avaricious in their demands and arbitrary in their attitude toward their employers.

Now that the bulk of the speculative work in greater New York, particularly apartment houses, is well along toward the finishing stages, thousands of bricklayers, carpenters and other mechanics have been released to man the commercial projects now gaining headway. The contractors who specialize in this type of building are having far less difficulty at present in securing skilled men than they did some months ago and at wages which are holding construction costs at a fairly reasonable level, all things considered.

Reports from the Bronx, Brooklyn and Queens, during the past week or so are all indicative of a decided improvement in the building labor situation. The change is entirely due to the fact that speculative builders, which represent the major portion of the active construction projects in those boroughs, are getting their operations well along toward completion. If there is any scarcity of building mechanics it is in the so-called finishing trades.

There is a strong demand for plasterers, painters, electricians, tile setters, parquet floor layers, etc., and considerable competition still exists among employers in these trades to get men and hold them on the job after they have started work.

Builders who have studied all aspects of the labor situation are fairly optimistic about the future. They generally feel that conditions are favorable and that workers will be available for all work in hand.

The differences among common laborers in the building trades because of dual unions, which have to a considerable

extent been blamed for retarding building operations in New York, have been adjusted, F. Paul Vaccarelli, President of the New York Labor District Council, announced this week. He said he had been appointed head of an executive board "with supreme authority to adjust all difficulties."

Mr. Vaccarelli said that the new organization now under control of the American Federation of Labor, represented more than 20,000 workers. The Atlantic City conferences were attended by officials of the building trade unions affiliated in the federation and the independent building laborers' union.

"As a result of the recent Atlantic City conference," said Mr. Vaccarelli, "there has been organized an Executive Board of the Hod Carriers' Building and Common Laborers' Unions of Greater New York and vicinity. This Executive Board derives its authority by virtue of its affiliation with the Hod Carriers, Building and Common Laborers' International Union of America affiliated with the A. F. of L., as well as the Building Trades Department of the A. F. of L. The newly formed Executive Board has been granted the final authority in disputes within the laborers' field.

"Two factions in the laborers' jurisdiction have been a source of trouble which, as the Lockwood committee testimony revealed held back seriously home building operation.

"At the meeting of the New York Labor District Council, held at its headquarters, 229 East Forty-seventh Street on July 17, the factions realizing that President Donlin was determined to make an end of disputes, laid aside their differences and effected an organization by electing F. Paul A. Vaccarelli president, and empowered him to appoint six members to an executive board, with supreme authority to adjust all difficulties in the laborers' field. President Vaccarelli will announce his appointments during the coming week."

Word has come from Boston that the long standing disagreement between the employers and workers in the building trades has been ended and that an agreement has been signed which will assure harmony between the two factions for a year at least. Working contracts in five of the crafts of the building trades and a board agreement for conciliation and co-operation covering 27,000 skilled and unskilled workmen in Boston were signed in City Hall on July 14. This ends the open shop conditions in the building trades effective in Boston since January, 1921, when the employers broke off relations with the unions after a protracted strike. Negotiations have been in progress since Mayor Curley brought both parties together a few weeks ago.

The agreement runs to April 1, 1923, and if neither side gives notice to the other on or before January 1 that it desires a change it will continue in effect for another year. The standard craft wage is to be \$1 an hour, but agreements may be made between craftsmen and employers in some lines to pay as high as \$1.12½.

The question of compensation for overtime and whether the work shall be one of forty or forty-four hours are left to the individual crafts to settle with their employers. The understanding is that the employers are inclined to agree to the forty hour week where it is wished, but that most of the crafts are agreeable to working forty-four hours. The basic compensation for overtime is time and a half, but where there is no agreement on this employers will take the question up for adjudication with crafts' representatives.

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- Cincinnati - - 615 Com. Trib. Building
- Detroit - - - 860 Penobscot Building
- Chicago - - - 131 No. Franklin Street
- St. Louis - 600 Title Guaranty Building
- Minneapolis - 407 South Fourth Street

Commercial Building Gaining in Metropolitan District

Weekly Report of F. W. Dodge Company Shows Substantial Increase in Business and Industrial Construction Projects in Local Territory

THE weekly statistical report of building activity in the New York territory shows a steady and consistent gain in work actually in progress and an increase in proposed construction that indicates extremely busy months to come. Figures tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, show that during the week of July 14 to 19, inclusive, plans for 593 building and engineering operations were reported in progress at an estimated total cost of \$19,776,800. During the same week there were 488 contracts awarded for new projects which will involve an outlay of approximately \$26,727,800.

Building activity in Greater New York shows little change as far as the award of new contracts is concerned and the reports from the offices of architects and engineers shows no falling off in proposed construction. During the week announcement was made of 246 projects for which plans were in progress and these will involve a total cost of \$11,743,500. The contracts awarded in New York City during the week num-

bered 163 and represent an expenditure of about \$12,450,500.

The list of 246 operations for which plans were reported during the week includes 37 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,943,000; 10 educational buildings of various types, \$920,300; 4 hospitals and institutions, \$192,000; 10 factory and industrial plants, \$329,500; 1 public building, \$3,600; 6 public works and public utilities, \$1,248,400; 4 religious and memorial projects, \$315,000; 171 residential buildings including apartments, flats and tenements and one- and two-family dwellings, \$6,773,700 and 3 social and recreational projects, \$18,000.

Among the 163 projects for which contracts were placed in Greater New York during the week of July 14 to 19, inclusive, were 29 business buildings of various types, \$818,000; 5 educational buildings, \$1,873,400; 3 hospitals and institutions, \$1,017,500; 4 factories and industrial plants, \$660,000; 15 public works and public utilities, \$852,300; 2 religious and memorial buildings, \$160,000; 102 residential projects such as multi-family dwellings and one- and two-family houses, \$6,976,300 and 3 social and recreational projects, \$93,000.

PERSONAL AND TRADE NOTES.

B. Hustace Simonson, architect, is now located at 120 West 32d street.

William Higginson, architect, has moved his offices from 18 East 41st street to 15 Park Row.

E. H. James, architect, formerly located at 105 West 40th street, is now at 70 East 45th street.

Henry S. Lion, architect, announces the removal of his office to 342 Madison avenue.

John Enstice, a prominent building contractor of Newark, is now the president of the Building Trades Employers' Association, of Essex County, N. J.

Huntley Electric Company, Arthur C. Huntley, president, has moved from 73 DeKalb avenue to 357 Third street, Brooklyn.

F. J. Schlink, formerly of the development branch of the engineering department of the Western Electric Company, has been appointed assistant secretary of the American Engineering Standards Committee.

John Leonard Vogel, formerly designing bridge engineer of the New Jersey Board of Public Utility Commissioners, has been appointed bridge engineer of the New Jersey State Highway Department. During the past ten years Mr. Vogel has been assistant bridge engineer for the Central Railroad of New Jersey, principal assistant engineer of the New Jersey Board of Utility Commissioners and designing engineer with Henry Steers, Inc., contracting engineers.

Building Permit Change

ACCORDING to the requirements of an amendment to the Workmen's Compensation Law which went into effect July 1, 1922, building permits will no longer be issued to architects, as has been the custom in the past.

Heretofore, when an architect filed plans for the construction of a new building or the alteration of an old one, a permit was issued to him upon the approval of the plans filed. Now he files the plans as before, but is notified of the approval only, then the contractor or person duly authorized to do the work files a certificate showing he has insurance under the Workmen's Compensation Law. Upon the filing of this certificate a permit to begin work is issued.

Should there be a number of contractors on the work, each and every one is re-

quired to file a certificate separately, unless the general contractor holds insurance to cover all sub-contractors.

This change of procedure in building operations is brought about by an amendment to Chapter 615, Section 57, of the Laws of New York State, and which reads as follows:

"Restriction on issue of permits unless compensation is secured. The head of a State or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit to the employer unless such employer shall produce satisfactory proof that compensation has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such State or municipal department, board, commission or office to pay any compensation to any such employee if so employed."

In order to comply with this law it will be necessary to increase the clerical force as well as the inspection force of the Bureau of Buildings.

Superintendent Charles Brady is having new forms printed, which will have to be filed with all applications. He also issued a general order to the employees of the Bureau of Buildings, which reads as follows:

"Attention is called to the change in the procedure in the issuance of all permits, effective July 1, 1922.

"Upon the approval of plans, no permits are issued until satisfactory proof has been furnished this bureau that workmen's compensation has been secured as provided for under the provisions of the Workmen's Compensation Law.

"Notices of approval of plans are issued to the applicants, but these notices of approval are stamped, in each case, with a note that reads:

"This is not a permit. No work is to be commenced under this approval until a permit has been obtained from the Superintendent of Buildings."

"Inspectors are cautioned not to permit any work to proceed under any approval until a permit has been issued. A stop order will be immediately filed.

"After a notice of an approval has been sent out, the applicant calls at the plan desk to submit his notice of approval and satisfactory proof that he has secured workmen's compensation. A permit will then be issued by the clerk in charge."

TRADE AND TECHNICAL SOCIETY EVENTS.

American Electrochemical Society announces the removal of its national headquarters to Columbia University.

National Association of Window Glass Manufacturers will hold its annual meeting at Cedar Point, Ohio, August 8 and 9 inclusive.

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.

American Society for Municipal Improvements will hold its annual meeting at Cleveland, October 2 to 6, inclusive. Headquarters will be located at the Hollenden Hotel. An interesting exhibit will be held in connection with this meeting.

American Ceramic Society plans a week of plant inspection and general outing in Canada and New York State. Among the cities to be visited during the summer meeting of this organization, which will be held from August 13 to 19 inclusive, will be Rochester, Montreal, Ottawa, Kingston, Toronto, Hamilton, Niagara Falls and Buffalo.

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.

CURRENT BUILDING OPERATIONS

LITTLE has occurred during the past week to change the local building situation. Considerable new construction is coming out and reports from the offices of architects and engineers indicate an exceptionally busy autumn and winter building season. Residential work is slowing down to some extent, but this form of building still continues as the most active type of project in the Metropolitan district.

The railroad and coal strikes are effecting local building progress by curtailing the production of essential materials and also in delaying deliveries from production points. Up to the present, however, there has been practically no work hampered by the failure of materials to arrive on time, but in some lines stocks are getting to a dangerously low point and it is feared that a continuation of the adverse traffic conditions will be likely to work some hardship upon the building industry.

Despite the growing shortage in some material lines prices have not as yet been affected. Although the market generally is firm, no important advances have been announced, and it is hoped that the difficulties of production and transportation may be untangled without upsetting prevailing price levels.

Common Brick—Although the actual transactions in the North River wholesale brick market were relatively light this week as compared with the previous two or three weeks, the demand for this commodity continues heavy and the boats are being spoken for immediately upon arrival. Prices are holding very firm at \$20 a thousand to dealers in cargo lots and there is apparently no likelihood of a drop from this level for some time to come. The bulk of the brick demand still comes from Brooklyn, but as apartment house construction is now slackening off to some extent the buying is not quite as heavy as it was several weeks ago. The increased sales in Manhattan is largely attributed to the improvement in commercial and industrial building fields. Reports from the manufacturers indicate no change in the producing centers. Fuel is very scarce and brick makers are conserving their hard coal in every way possible. From all accounts, however, production is still unhampered and brick supplies will be available for all reasonable requirements.

Summary—Transactions in the North River brick market for the week ending Thursday, July 27, 1922. Condition of market: Demand keen; prices firm and

unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 39; sales, 39. Distribution: Manhattan, 14; Bronx, 3; Brooklyn, 17; New Jersey points, 3; Astoria, 2.

Structural Steel—Business in the local market for fabricated steel has been fairly active during the past week and several important projects are soon to be placed under contract which will materially improve the tone of the market. According to figures compiled by leading fabricators it is shown that the bookings

for fabricated material, in the Metropolitan district, amounted to a total of approximately 179,000 tons for the first six months of this year. Compared with a normal business in this territory of about 120,000 tons, the gain for 1922 is almost 49 per cent. Tabulation of the reports made to the Department of Commerce show that the bookings of fabricated steel during the month of June amounted to 66 per cent. of the entire capacity of the bridge and structural shops of the country, as against 81 per cent. in May. These figures represent the

BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades..\$20.00 to —
Raritan — to —
Second-hand brick, per load of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries .. 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

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

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

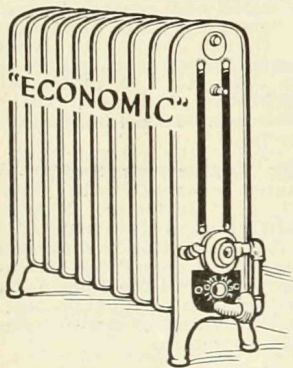
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

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

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

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MATERIALS AND SUPPLIES

business of seventy-five per cent. of the fabricating capacity of the United States. On the basis of the percentage of sales to capacity, the total sales throughout the United States would amount to 119,000 tons in June, as against 146,200 tons in May and 155,340 tons in April. Reports from ninety-six firms, with an aggregate capacity of 135,050 tons, showed the following actual sales for the past three months: April, 118,911 tons; May, 109,263 tons; June, 89,974 tons. The percentage of the actual tonnage booked by firms reporting, compared to their capacity for

three months, was as follows: April, 88 per cent.; May, 80.9 per cent., and June, 66.6 per cent. The six months' business of 1922 totals upward of 710,000 tons, or nearly two-thirds of the fabricating capacity. The first half year contracting was greater in 1916 and 1920, but the rate as applied to a whole year was exceeded only in 1915 and 1916. June, 1922, showed the largest total for any June for which there are records, with the exception of June, 1915, in which there was a volume of 138,000 tons. The June average for the preceding decade is 95,650 tons.

Electrical Supplies—During the past week considerable improvement has been noted in this market. Sales are increasing and prices are very firm with a decided tendency toward advancements. The large amount of active construction in the Metropolitan district is now being reflected in the demand for wiring materials and other supplies required in buildings and the improvement in the volume of alteration and repair work is shown in the calls for materials used on these jobs.

Cast Iron Pipe—Business is extremely brisk and the majority of the pipe foundries supplying the New York trade are booked ahead for three or four months. Private buying continues as the dominating factor in the market, but there are indications of increased municipal purchases in the near future, although at present demand from this source is light. Prices are very firm and subject to further advances. Current New York quotations, per net ton, are as follows: 6 in. and larger, \$53.50; 4 in. and 5 in., \$58.00, and 3 in., \$68.30, with \$4 extra for Class A and gas pipe.

Reinforcing Bars—Demand is not particularly active, but there are good prospects for early improvement in this line, particularly as there is a large amount of new industrial construction being planned for release in the near future. Mill shipments are lagging to some extent and some difficulty is being experienced in obtaining prompt shipment. Prices are steady and firm with early deliveries bringing 2.25c. base, Pittsburgh, and on mill shipments, with delivery in from four to six weeks, the price ranges from 1.70c. to 1.80c. Several important tonnage orders are pending which, when released, will tone up the market considerably.

Linseed Oil—The local market is quiet and no great improvement is anticipated until autumn. Buyers are only purchasing for immediate requirements and as a result business is scattered. Stocks, while adequate, are not large, and prices are firm with a tendency to advance.

Roofing Papers—Market conditions in this line are practically unchanged. The demand continues keen and from all accounts buying will be active throughout the remainder of the summer and the early autumn. Stocks are plentiful and prices very firm. Quotations range from 79c. for 35-lb. roll to \$1.70 for 58-lb. roll.

Window Glass—Business in this line is excellent, but with the bulk of the demand for the cheaper grades of window glass for use in speculative buildings. Stocks are fair and prices are firm, and not likely to change to any extent.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.	.....\$0.34 each
32x36x¼ in.	..... 0.20 each
32x36x½ in.	..... 0.22 each
32x36x¾ in.	..... 0.28 each

Sand—

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

White Sand—

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

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft....\$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.	...\$0.93 to —
Less than 5 bbls. 0.96 to —

Turpentine—

Turpentine\$1.03 to —
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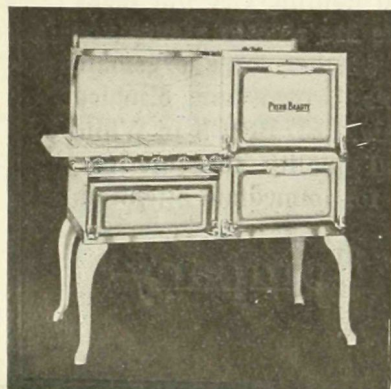
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

87TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-sty brick, steel and limestone apartment house, 100x133 ft, at the southwest corner of 87th st and Park av for Julius Tischman & Sons, 280 Madison av, owner and builder. Cost, \$1,500,000. Owner will take bids about August 5.

DWELLINGS.

SUTTON PL.—McKim, Mead & White, 101 Park av, have been retained to prepare plans for alterations to the 4-sty and basement brick and limestone dwelling, 20x60 ft, at 9 Sutton pl for Jos. E. Willard, 3 East 69th st, owner.

STERLING AV.—De Rose & Cavaliere, 370 East 149th st, have completed plans for a group of 1 and 2-sty brick dwellings, of various dimensions, with garages, at the southwest corner of Sterling av and Olmstead av for Tampa Construction Co., Max Toonkel, president, 370 East 149th st, owner and builder. Total cost, \$29,300.

62D ST.—F. L. Pell, 151 East 53d st, has completed plans for alterations to a 3-sty brick dwelling, 18x100 ft, at 209 East 62d st for Gertrude P. Bishop, Mt. Kisco, owner. Cost, \$15,000. Architect will take bids on general contract about August 1.

HOTELS.

81ST ST.—Sugarman & Hess, 15 East 43d st, have completed plans for a 15-sty brick and limestone apartment hotel, 115x100 ft, at 41-9 West 81st st for 41-49 West 81st Street Corp., Joseph G. Siegel, president, 345 Madison av, owner and builder. Cost, \$800,000. Plumbing and heating, Jarcho Bros., 258 West 31st st.

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, Most Rev. Patrick J. Hayes, president, 29 Mott st, owner. Architect will take bids on general contract about August 1.

STABLES AND GARAGES.

125TH ST.—Margon & Glaser, 2806 3d av, have completed preliminary plans for a 2-sty brick and stone garage, 97x150 ft, with stores, at 528-538 West 125th st for Five County Realty Co., A. Sachs, president, 141 Broadway, owner. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

7TH AV.—John H. Knubel, 305 West 43d st, has plans in progress for a 16-sty brick and steel loft building, 38x46x121x98 ft, at 352-354 7th av and 204-206 West 30th st for Clemons Realty Co., Oscar Oestreicher, president, 1400 Broadway, owner. Cost, \$500,000. Architect will take bids on general contract early in 1923.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

BELMONT AV.—Chas. Schaefer, 394 East 150th st, has preliminary plans in progress for two 6-sty brick, limestone and terra cotta apartment houses, 106x100 ft each, on the west side of Belmont av, 100 ft south of Tremont av, east side Crotona av, 100 ft south of Tremont av, for Samuel Rubin, 1060 Findlay av, owner. Total cost, \$400,000. Owner will take bids on separate contracts about September 15.

JEROME AV.—Erhard Djourup, 1345 Chisholm st, has plans in progress for a 6-sty brick elevator apartment house, 125x120 ft, on the east side of Jerome av, 35 ft north of 215th st, for J. H. McNally, 1937 Harrison av, owner. Cost, \$275,000. Owner will take bids on separate contracts about August 20th.

CHURCHES.

INTERVALE AV.—A. J. Simberg, 733 Broadway, has completed plans for a 3-sty brick and stone synagogue, 60x87 ft, on Intervale av, 34 ft north of 165th st. Cost, \$100,000.

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Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BAY 23D ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for two 2-sty brick flats, 20x75 ft, in the east side of Bay 23d st, 90 ft south of 86th st, for Saumvio Realty Corp., Samuel Mittlich, 314 Osborne st, owner. Total cost, \$30,000.

CHURCH AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for two 4-sty brick apartments, 50x100 ft, at the northwest corner of Church av and East 34th st for Sivin Bldg. Co., Max Feldman, president, 761 Saratoga av, owner. Cost, \$100,000 each.

CHURCHES.

ARLINGTON AV.—Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, have plans in progress for a 3-sty and basement Sunday school building at the southeast corner of Arlington av and Elton st for Arlington Avenue Presbyterian Church, A. R. Davis, chairman building committee, 209 Barbey st, owner. Cost, \$60,000.

FOUNTAIN AV.—Wm. C. Winters, 106 Van Sicken av, has completed plans for a 2-sty brick synagogue, 90x50 ft, with school, on the east side of Fountain av, south of Atlantic av, for owner, care of architect. Cost, \$40,000. Architect will take bids.

OCEAN AV.—Helmle & Corbett, 132 West 42d st, Manhattan, have been retained to prepare plans for a contemplated addition to the church at Ocean av and Cortelyou rd for Baptist Church of the Redeemer, H. Francis Perry, pastor, 2304 Newkirk av, owner. Cost, \$40,000.

DWELLINGS.

BAY 35TH ST.—Wm. Healy, 1214 Av V, has plans in progress for thirty-five 2-sty brick dwellings, 20x62 ft, in the east side of Bay 35th st, south side Benson av and west side of Bay 36th st, for Helene Construction Co., Samuel Klasky, president, 2354 81st st, owner and builder. Cost, \$13,000 each. Owner will take bids on separate contracts in August.

HALLS AND CLUBS.

EASTERN PARKWAY.—Jack Z. Cohen, 447 Rockaway av, has plans in progress for a 3-sty and basement brick and limestone club house, 59x60 ft, irregular, on the south side of Eastern parkway, east of Prospect pl, for Huron Club of Greater New York, Inc., Jack Friedman, 48 Thatford st, owner and builder. Cost, \$50,000.

4TH AV.—J. Sarsfield Kennedy & John F. Riggs, 157 Remsen st, have completed plans for a 3-sty brick club house, 25x100 ft, on the west side of 4th av, 75 ft west of 52d st, for Columbus Lyceum, Inc.—Michael F. Derby, president—3908 4th av, owner. Cost, \$35,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—Plans are being prepared privately for two 5ty brick & limestone apartments, 75x85 ft, on the west side of 5th av, 350 ft south of Grand av, L. I. City, for King Bee Holding Co.—Morris Manacher, president—548 Grand av, L. I. City, owner and builder. Total cost, \$200,000.

CHURCHES.

QUEENS, L. I.—A. W. B. Wood, Garden City has completed plans for a 1-sty frame parish house, 45x80 ft, at Queens, for Diocesan Mission of Long Island—Ray T. Duffield, arch deacon—Garden City, owner. Cost, \$10,000.

DWELLINGS.

GARDEN CITY, L. I.—A. W. B. Wood, Garden City, has plans in progress for a 2½-sty frame dwelling, 75x24 ft, at Garden City, for Lawrence Mortimer, Garden City, owner. Cost, \$20,000.

ELMHURST, L. I.—A. F. Brems, Corona av, Corona, has completed plans for a 2½-sty hollow tile and stucco dwelling, 20x48 ft. in the west side of 17th st, 9 ft south of Polk av, Elmhurst, for Anthony Dioguardi, 114 East 4th st, Manhattan, owner and builder. Cost, \$10,000.

FAR ROCKAWAY, L. I.—H. Rohauser, Beach 116th st, Rockaway Park, has plans in progress for a 2-sty brick veneer dwelling, 32x31 ft, on Greenwood court, near Broadway, Far Rockaway, for M. Sachs, Greenwood court, Far Rockaway, owner. Cost, \$22,000.

ARVERNE, L. I.—Alexander Destery, 110 West 34th st, Manhattan, has plans in progress for a 2½-sty brick and stucco dwelling, 37x42 ft, in Beach 57th st, Arverne, for Mrs. Bernzweig, Beach 75th st, Arverne, owner. Cost, \$25,000.

QUEENS, L. I.—Geo. E. Crane, 8711 114th st, Richmond Hill, has completed plans for twenty-four 2-sty frame dwellings, 16x32 ft, in the east side of 213th st, 100 ft north of 93d av, Queens, for Michael Zummo, 9204 88th av, Woodhaven, owner and builder. Cost, \$102,000. Heating and plumbing, Ralph Covert, Woodhaven. Electric wiring, C. Frederick, Woodhaven.

LONG ISLAND CITY, L. I.—Seelig & Finkelstein & Wolfinger, 44 Court st, Brooklyn, have completed plans for twenty-four 2-sty brick dwellings, 20x52 ft, on the east side of 6th av, 675 ft north of Ditmars av, L. I. City, for Astoria Gardens Corp., 44 Court st, Brooklyn, owner. Total cost, \$240,000. Owner will take bids.

WHITESTONE, L. I.—A. E. Richardson, 154 Amity st, Flushing, has completed plans for a 2-sty frame and shingle dwelling, 24x34 ft, on the south side of 8th av, 340 ft west of 8th av, Whitestone, for Miss A. L. & S. A. Coughlin, 225 West 14th st, Manhattan, owner and builder. Cost, \$10,000.

HOTELS.

LONG BEACH, L. I.—Joseph P. Powers, Hammels, has plans in progress for a 5-sty brick and limestone hotel, 100x150 ft, with stores, at Boardwalk and Laurelton av, Long Beach, for Jacob Lifschetz, Ocean Crest Hotel, Alexandria av, Arverne, owner and builder. Cost, \$300,000.

SCHOOLS AND COLLEGES.

PORT WASHINGTON, L. I.—Wesley Bessell, 58 West 49th st, Manhattan, has plans in progress for a brick school on Middleneck rd, Port Washington, for Board of Education of Port Washington—J. Henry Decker, chairman—Port Washington, owner. Cost, \$350,000.

ROCKVILLE CENTRE, L. I.—Huse Templeton Blanchard, 137 East 46th st, Manhattan, has plans nearing completion for a 3-sty brick high school, 290x248 ft, at Rockville Centre, for Village of Rockville Centre Board of Education—Alfred E. Ives, Jr., president—Rockville Centre, owner. Cost, \$500,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty brick store and office building 100x27 ft, at the northeast corner of Union av and Fulton st, Jamaica, for F. W. Woolworth Co., 233 Broadway, Manhattan, owners. Cost, \$60,000. Owner will take bids from a selected list of general contractors.

Westchester

DWELLINGS.

LARCHMONT, N. Y.—Wm. Cherry, 70 East 45th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, with garage attached, at Larchmont, for C. W. Moody, 1457 Broadway, Manhattan, owner. Cost, \$15,000. Owner will take bids shortly.

PELHAM, N. Y.—Salvatore S. Califatti, 502 Main st, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 60x52 ft, on Wolfs Lane, Pelham, for Mrs. S. Smith, Wolfs Lane, Pelham, owner and builder. Cost, \$25,000.

YONKERS, N. Y.—Wm. Heapy, 306 S. Broadway, Yonkers, has plans in progress for a 1-sty and basement brick club house and home, 150x101 ft, at Ashburton av and Mulberry st, Yonkers, for Russian National Home, owner, care of architect. Cost, \$50,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 65x27 ft, on Broadview av, New Rochelle, for P. S. Peterson, 42 Woodbury st, New Rochelle, owner and builder. Cost, \$24,000.

WHITE PLAINS, N. Y.—John C. Moore, Realty Bldg., White Plains, has plans in progress for a 2½-sty frame and stucco dwelling, 30x35 ft, on Chester av, White Plains, for Miss C. J. Morrison, 11 Chester av, White Plains, owner. Cost, \$15,000.

WHITE PLAINS, N. Y.—John C. Moore, Realty Bldg., White Plains, has plans in progress for a 2½-sty frame and stucco dwelling, on Park av, White Plains, for W. I. Kent, 25 Park av, White Plains, owner. Cost, \$16,000. Architect will take bids on general contract.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 24x40 ft, at Washington and Chatterton avs, White Plains, for Fred Olsen, 5 Cottage pl, White Plains, owner and builder. Cost, \$9,000.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2-sty frame and stucco dwelling, 25x50 ft, at 41-42 Yonkers av, Yonkers, for Wm. Beckley, 297 New Main st,

Yonkers, owner. Cost, \$8,000. Owner will take bids on general contract.

PELHAM MANOR, N. Y.—F. Albert Hunt & Klein, 1 West 34th st, Manhattan, have plans in progress for a 2½-sty stucco dwelling, 29x44 ft, with garage, on Highbrook av, Pelham Manor, for J. S. Mason, Westboro, Mass, owner. Cost, \$16,000.

HARTSDALE, N. Y.—Irving R. Brown, 17 Melvina st, Nutley, has plans in progress for a 2½-sty frame and creol dipt shingle dwelling, 28x30 ft, with garage, at Hartsdale, for Wm. H. Draper, Elm rd, Hartsdale, owner. Cost, \$10,000.

YONKERS, N. Y.—Chas. Sheres, 56 West 45th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 27x100 ft, at 10 Bryn Mawr pl, Yonkers, for Frank Tringalo, 185 Gavius st, Yonkers, owner and builder. Cost, \$9,500.

NEW ROCHELLE, N. Y.—W. Fletcher, 95 Kings Highway, New Rochelle, has completed plans for a 2½-sty frame dwelling, 22x27 ft, on Pershing av, New Rochelle, for J. Kohl, 106 Pershing av, New Rochelle, owner and builder. Cost, \$8,000.

NEW ROCHELLE, N. Y.—L. Wise, 46 5th av, New Rochelle, has completed plans for a 2½-sty frame and brick veneer dwelling, 40x27 ft, on Pine Brook rd, New Rochelle, for Rellstaid Bros., 31 North av, New Rochelle, owner and builder. Cost, \$15,000.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty frame and clapboard dwelling, 35x39 ft, at 21-22 Burhans pl, Yonkers, for D. Alefandro, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract soon.

SCHOOLS AND COLLEGES.

NEW ROCHELLE, N. Y.—Townsend, Steinel & Haskell, 8 West 40th st, Manhattan, have plans nearing completion for an addition to the 3-sty and basement brick school in Huguenot st for Board of Education of New Rochelle, Elbert T. King, president, High School Bldg., New Rochelle, owner. Cost, \$135,000.

MISCELLANEOUS.

ELMSFORD, N. Y.—Wuff Engineering Co., Tarrytown, has plans in progress for water works at Elmsford for Village of Elmsford, Board of Trustees, Geo. P. Fox, president, Lawn av, Elmsford, owner. Cost, \$150,000. Bids will be advertised for about August 1.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

WEHAWKEN, N. J.—Nathan Wellitoff, 249 Washington st, Jersey City, has been retained to prepare plans for three 5-sty brick and limestone apartments at 877-85 East Boulevard, Weehawken, for Eric Muelberger, 80 Lloyd rd, Montclair, owner. Cost, \$75,000 each.

BANKS.

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

MADISON, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have preliminary plans in progress for a 1-sty brick, sandstone front bank building, 60x60 ft, at corner of Main st and

Hotel Seymour Adopts Edison Service

For the past few years the Hotel Seymour at 44-50 West 45th Street has used Edison Service as a reserve to its own power plant. After a careful survey and study of the plant conditions the management has been convinced that all-year Central Station Service will result in a saving of approximately \$5,000.00 annually. They agreed that a system which could save so much money, one that has been adopted with so much success in other hotels, must have merit. Accordingly they signed the contract, which has resulted in the abandonment of the private plant

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Waverly pl, Madison, for First National Bank, H. Laidlaw Servoss, chairman building committee, owner, on premises. Cost, \$55,000. Owner will take bids on general contract about September 1.

CHURCHES.

CLIFTON, N. J.—F. J. Schwartz, 233 Broadway, Manhattan, has completed plans for a concrete church, 87x100 ft, with school, on Ackerman av, Clifton, for St. Cyril Methodius Slavish R. C. Church, Rev. Father Anselm Murn, pastor, Clifton, owner. Cost, \$50,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—Babor, Commeau & Co., 132 East 40th st, Manhattan, have the general contract for two 3-story and basement brick apartments, with stores, at 49th st and Polk av, Corona, for Bonzena Schneller, Corona, owner, from plans by G. A. Schoenwald, Grand Central Terminal, Manhattan, architect. Cost, \$50,000.

DWELLINGS.

MANHATTAN.—Amsterdam Building Co., 138 East 44th st, has the general contract for alterations to the 3-story brick dwelling, 20x55 ft, at 159 East 64th st for Samuel Hoff, 50 East 42d st, owner, from plans by Wm. Lawrence Bottomley, 112 East 55th st, architect. Cost, \$20,000.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 5-story brick dwelling, 20x50 ft, at 67 East 82d st for Brodich G. Johnson, 149 5th av, owner, from plans by Maynicke & Franke, 25 Madison sq, architects. Cost, \$20,000.

MANHATTAN.—Aberdeen Contracting Co., 118 East 28th st, has the general contract for alterations to the 4-story brick dwelling, 21x50 ft, at 30 West 51st st for Louis and Albert Pinus, 34 West 50th st, owners, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$20,000.

MANHATTAN.—R. H. E. Elliott, 28 East 49th

st, has the general contract for alterations to the 4-story brick dwelling, 20x72 ft, at 110 East 70th st for Georgie B. C. de Reredia, owner, on premises, from plans by S. Edson Gage, 126 East 59th st, architect. Cost, \$20,000.

MANHATTAN.—A. Eisman, 212 East 31st st, has the general contract for alterations to the 4-story brick dwelling, 25x86 ft, at 107 East 73d st for Dorothy G. Clark, 107 East 73d st, owner, from plans by James C. MacKenzie, 4 East 39th st, architect. Cost, \$20,000.

MANHATTAN.—Geo. W. Grange & Co., 527 5th av, have the general contract for ten 4 and 5-story brick and stucco dwellings, 120x102 ft, at 163-173 East 75th st, for a syndicate headed by Joseph B. Thomas, 132 East 19th st, owner, from plans by De Suarez & Hatton, 347 Madison av, architects. Cost, \$500,000.

BROOKLYN.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 2-story frame and stucco dwelling, 22x38 ft, in East 11th st, between Avs T and S, Brooklyn, for R. A. Henderson, owner, care of architect, from plans by Wm. J. Dilthy, 120 Liberty st, Manhattan, architect. Cost, \$19,000.

LONG ISLAND CITY, L. I.—Joseph Balz, 863 2nd av, L. I. City, has the general contract for a 2-story brick and limestone dwelling, 21x50 ft, on the east side of 4th av, 325 ft south of Potter av, L. I. City, for Rudolph F. Wohlioka, 1040 4th av, L. I. City, owner, from plans by F. Chmelik, 796 2nd av, L. I. City, architect. Cost, \$15,000.

FAR ROCKAWAY, L. I.—John Jorgenson, White st, Far Rockaway, has the general contract for a 2-story brick veneer and frame dwelling, 26x42 ft, at the southeast corner of Carnaga av and President st, Far Rockaway, for Dr. Harold Meinick, Nostrand av, Far Rockaway, owner, from plans by J. Cornell, Whitehall Bldg., Far Rockaway, architect. Cost, \$15,000.

SUMMIT, N. J.—Erik Strindberg, 116 West 39th st, Manhattan, has the general contract for a 2½-story brick dwelling, 25x35 ft, at 188 Summit av, Summit, for Goyas Talmage, owner, care of architect, from plans by Wm. E. Haugaard, 185 Madison av, Manhattan, architect. Cost, \$15,000.

MONTCLAIR, N. J.—Frank Tichenor, 23 Elizabeth st, Newark, has the general contract for a 2½-story frame, clapboard and shingle dwelling on Valley rd, Montclair, for Alfred S. Bailey, 14 Brookfield rd, Montclair, owner, from plans by H. F. J. Bartlett, 10 Gould av, Cauldwell, architect. Cost, \$12,000.

MAPLEWOOD, N. J.—Abram Pratt, 352 East 22nd av, Brooklyn, has the general contract for a 2½-story frame and clapboard dwelling, with garage, on Roosevelt rd, Maplewood, for Clarence E. Cooper, owner, care of architect, from plans by Jacob Wind, Jr., 1463 N. Broad st, Hillside, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

ASTORIA, L. I.—Walter J. Bond, 333 Jackson av, L. I. City, has the general contract for alterations and an addition to the 3-story brick factory, 150x100 ft, on the east side of 7th av, 100 ft north of Broadway, Astoria, for John Jackner & Co., owner, on premises, from plans by A. E. Richardson, 154 Amity st, Flushing, architect. Cost, \$25,000.

LONG ISLAND CITY, L. I.—Louis Ettinger, 44 Court st, Brooklyn, has the general contract for a 2-story brick factory, 50x100 ft, at the southeast corner of Wilbur av and Radde st, L. I. City, for R. A. Bachia, 43 West 16th st, Manhattan, owner, from plans by Frank S. Parker, 44 Court st, architect and engineer. Cost, \$40,000.

HALLS AND CLUBS.

MAPLEWOOD, N. J.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a club house with golf course at Baker and Valley sts, Maplewood, for Maplewood Field Club; Fred Jackson, chairman building committee, Baker st, Maplewood, owner, from plans by Kenneth W. Dalzell, Depot pl, Maplewood, architect. Cost, \$100,000-\$200,000.

MISCELLANEOUS.

MANHATTAN.—J. C. Lyons Sons Co., 70 East 45th st, has the general contract for alterations to the 3-story brick dwelling, 83x50 ft, at 217-19-21-23-25 East 45th st, which is to be converted into a nursery and kindergarten school, for Franciscan Missionaries of Mary Mother Provincial Sister Prosper, 223 East 45th st, owner, from plans by Edw. F. Fanning, 522 5th av, architect. Cost, \$100,000.

BROOKLYN.—Peconco Engineering & Contracting Corp., 1170 Broadway, Manhattan, has the general contract for a 2-story brick and limestone telephone building, 100x100 ft, at the northeast corner of Coney Island av and Av B, for N. Y. Telephone Co.; Howard Thurber, president, 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhies & Gmelin, 43rd st and Madison av, Manhattan, architects. Cost, \$150,000.

BROOKLYN.—David Morison, 238 West 30th st, Manhattan, has the general contract for a 4-story brick and terra cotta laboratory building, 60x60 ft, on Ashland pl, near Lafayette av, for Lindsay Laboratories, Hospital Supplies, 344 Livingston st, owner, from plans by Scott & Prescott, 34 East 23rd st, Manhattan, architects. Cost, \$50,000.

BROOKLYN.—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 3-story brick and concrete provision plant and packing house, 160x191 ft, irregular, at the northeast corner of Wyckoff av and Cody st, for Louis Meyer Co., 374 Flushing av, owner, from plans by Henschien & McLaren, 37 W. Van Buren st, Chicago, architects.

MAMARONECK, N. Y.—Kenneth Mackay, 2 Hudson st, Yonkers, has the general contract for a 2-story brick fire house building, 67x32 ft, at Weaver st, Englewood rd and Hill Crest av, in Fire Dist. No. 4, for Town of Mamaroneck, Town Board, Geo. W. Burton in charge, 8 Elm st, Mamaroneck, owner, from plans by Messrs. O. R. Eggers and O. F. Mink, 17 West 46th st, Manhattan, architects. Cost, \$50,000.

HACKENSACK, N. J.—Chas. Money, Inc., 241 West 36th st, Manhattan, has the general contract for an addition to the brick and steel telephone building at 214 Main st, Hackensack, for New York Telephone Co.; H. F. Thurber, president, 104 Broad st, Manhattan, owner, from plans by E. A. Munger, 104 Broad st, Manhattan, architect.

SCHOOLS AND COLLEGES.

ROCKAWAY, N. J.—Pugsley & Stone, Dover, has the general contract for an addition to the 2-story brick and limestone Lincoln Grade School, 50x70 ft, at Rockaway, for Board of Education of Rockaway; Edw. Matthews, president, Rockaway, owner, from plans by J. J. Vreeland, 16 Blackwell st, Dover, architect. Cost, \$80,000.

STABLES AND GARAGES.

MANHATTAN.—J. Dronerhauser, 872 9th av, has the general contract for a 2-story brick garage, 75x100 ft, at the southeast corner of Hudson and Charles st, or 532-536 Hudson st and 110-112 Charles st, for Geo. Bruno, 57 Thompson st, owner, from plans by Philip Bardes, 230 Grand st, architect. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 5-story brick store and office building, 26x193 ft, at 53 Broadway, through to Trinity pl, for The Goody Shops, V. Torima, in charge, 175 8th av, owner, from plans by Harold F. Smith, 14 East 23rd st, architect. Cost, \$20,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

84TH ST, 17-19 E, 9-sty bk apts, 50x102, slag rf; \$300,000; (o) 2069 Bway, Corp., 48 E 49th; (a) Geo. Fred Pelham, 200 W. 72d (396).

FACTORIES AND WAREHOUSES.

50TH ST, 642-50 W, 1-sty metal lumber storage, 30x48, metal rf; \$1,800; (o) Astor Est, 21 W 26th; (a) P. P. (394).

7TH AV, 352-4, 30TH ST, 204-6 W, 16-sty bk factory, 38x46x121x98, tile rf; \$500,000; (o) Clemons Rlty. Co., 1409 Bway; (a) John H. Knubel, 305 W 45d (392).

MISCELLANEOUS.

28TH ST, 507-15 W, 1-sty bk wagon shed, 125x40x30, tar & slag rf; \$2,000; (o) Marie Madelaine Isabella, De Courval, France, care N. Y. Life & Trust Co., 52 Wall; (a) Frank A. Rooke, 15 E 40th (395).

STABLES AND GARAGES.

102D ST, 440-46 E, 1-sty bk garage, 163x125, pilastir slate rf; \$2,000; (o) John Meyer & Barbara Bunke, 268 W 96th; (a) Geo. A. Dugan, 200 5 av (393).

STORES, OFFICES AND LOFTS.

CHRYSTIE ST, 67, 2-sty bk str & show-rooms, 25x84, plastic slate rf; \$18,000; (o) Leslie Mark, 391 Bowery; (a) Louis A. Sheinart, 194 Bowery (406).

85TH ST, 204 E, 2-sty bk str, 22x25, rubberoid rf; \$8,000; (o) John E. Sheehy, 256 Bway; (a) Wm. A. Rogan, 1269 Bway (407).

BROADWAY, 4799, s w c Academy, 13-1-sty bk str, 102x100, plastic slate rf; \$50,000; (o) C. D. Yudas Bldg. Corp., 103 Park av; (a) Gronenberg & Leuchtag, 450 4 av (408).

Bronx

DWELLINGS.

MELVILLE ST, e s, 350 s Van Nest av, 1-sty fr dwg, 21x32, asphalt shingle rf; \$3,500; (o) Wendia Anderson, 1616 Melville; (a) M. W. Del Gaudio, 158 W 45th (1997).

HONE AV, w s, 175 s Van Nest av, 2 1/2-sty fr dwg, 19x26, rubberoid rf; \$4,000; (o) Wm. Long, 2823 Zuliette av; (a) W. Hopkins, 2600 Decatur av (1995).

SWINTON AV, w s, 110 n Lafayette av, 1-sty stn dwg, 17x50.6, asphalt shingle rf; \$3,000; (o) Dennis Murphy, 666 2 av; (a) John J. Dunningan, 394 E 150th (1998).

TREMONT AV, e s, 50 s Barkley av, 2-sty fr dwg, 21x30, tin rf; \$4,000; (o) John H. Jones, 3715 E Tremont av; (a) E. A. Lynde, 3431 E Tremont av (1996).

WEBB AV, n e c Eames pl, 2-sty fr dwg, 30x22, asphalt shingle rf; \$7,000; (o) Thos. Preston, 422 E 155th; (a) W. M. Hally, 2172 Grand Concourse (1994).

STABLES AND GARAGES.

BOONE ST, s w c 173d, 1-sty bk garage, 100x200, slag rf; \$30,000; (o) Janitz Realty Corp., Chas. Janitz, 1428 Bryant av, Pres; (a) Jacob Fisher, 25 Av A (1993).

STORES, OFFICES AND LOFTS.

JEROME AV, n e c 183d, 1-sty bk str, 97.6x50, slag rf; \$30,000; (o) Moody Const. Co., F. R. Moody, 90 West, Pres; (a) Sommerfeld & Steckler, 31 Union sq (1992).

Brooklyn

DWELLINGS.

DEGRAW ST, 422, s w c Hoyt, str front, int alts & plumbing to 3-sty bk str, garages & 2 fam dwg; \$2,500; (o) Saml. Leder, 388 Sackett; (a) Harold G. Dangler, 215 Montague (11865).

DUFFIELD ST, 224, w s, 186.8 s Willoughby, exterior & int alts to 3-sty bk str & 2 fam dwg; \$3,500; (o) John H. Bohling, 156 Lawrence; (a) Gustave Erda, 826 Manhattan av (11782).

ESSEX ST, 11, w s, 84.6 s Jamaica av, ext on 2-sty fr 2 fam dwg; \$3,000; (o) John F. Doyle, 9 Essex; (a) Rose, 72 Highland blvd (11781).

QUINCY ST, 223-5, n s, 275 w Nostrand av, exterior, int alts & plumbing in 2-sty 2 fam dwg; \$5,000; (o) Isador Kosenitz, 254 Kosciusko; (a) Chas. M. Spindler, 26 Court (11678).

PACIFIC ST, 1132, s s, 100 e Franklin av, ext on 3-sty bk hotel; \$15,000; (o) Benj. Martin, 33 Prospect pl; (a) Edw. M. Adelsohn, 1778 Pitkin av (11660).

STOCKHOLM ST, 68-70, s s, 375 e Evergreen av, exterior & int alts to 3-sty fr garage & 1 fam dwg; \$2,500; (o) Antonio Marchese, 159 Suydam; (a) Chas. P. Cannella, 1163 Herkimer (11839).

BAY 44TH ST, 85-89, e s, 180 n Bath av, ext on 2-sty bk str & 2 fam dwg; \$3,000; (o) Michail Spinalle, 225 19th; (o) Jos. J. Galizia, 1 Webers walk (11659).

50TH ST, 1420, s s, 140 e 14 av, ext on 2 1/2-sty fr school; \$7,000; (o) Hebrew Academy of Boro Park, prem; (a) M. A. Cantor, 373 Fulton (11840).

CHURCH AV, 2839, n s, 100 w Nostrand av, ext, str fronts & int alts to 3-sty bk str & 5 fam dwg; \$2,000; (o) Sophie Snyder, 898 Rogers av; (a) E. M. Adelsohn, 1778 Pitkin av (11792).

CHURCH AV, 2837, n s, 120 w Nostrand av, ext, str fronts & int alts to 3-sty bk str & 5 fam dwg; \$2,000; (o) Chiara Nascialino, 794 Rogers av; (a) same as above (11793).

CONY ISLAND AV, 354-60, w s, 219.9 s Caton pl, ext on 5-sty bk warehouse; \$80,000; (o) Chas. D. Strang, prem; (a) Adolph Goldberg, 164 Montague (11716).

EASTERN PKWAY, 869, n w c Albany av, int alts to 4-sty bk str & 4 fam dwg; \$10,000; (o) Herman Friebitz, 1316 President; (a) Bly & Hamann, 551 Nostrand av (11641).

MANHATTAN AV, 626, s e c Nassau av, str front & int alts to 3-sty fr str & offices; \$2,500; (o) Betty Weisberger, 887 Manhattan av; (a) Albert C. Kunzi, 779 Manhattan av (11827).

MONTROSE AV, 228, s w c Bushwick av, ext on 3-sty fr str & 2 fam dwg; \$1,500; (o) Giovanni De Angelo, prem; (a) Angelo B. Granbaloo, 19 Belvedere (11811).

NASSAU AV, 118, s s, 25 e Eckford, int alts to 3-sty bk str & 3 fam dwg; \$2,000; (o) Max Richlug, 141 Nassau av; (a) Hy M. Enelich, 413 S 5th (11642).

ORIENTAL BLVD, 702-1024, s e c Ocean av, ext on 1-sty bk cafeteria; \$3,000; (o) Manhattan Beach Park, Inc., 67 Liberty, Manhattan; (a) Chas. A. P. Jehle, 67 Liberty, Manhattan (11846).

PROSPECT AV, 467-73, e s, 151.2 n Prospect Park W, ext & enclose 1-sty bk garage; \$3,000; (o) Fredk. L. Roth & John H. Seaman, prem; (a) Harry R. Harvie, Rockville Centre (11739).

PROSPECT AV, 452, s s, 300 e 8 av, foundation & wall 2-sty fr 1 fam dwg; \$2,000; (o) Frank Creighton, 266 Prospect Park W; (a) Jas. A. Boyle, 367 Fulton st (6369).

ROCKAWAY AV, 504, w s, 170, 2 1/4 n Sutter av, ext int and st fits, 3-sty bk st and 2-fam dwg; \$3,000; (o) Henry Miller, 506 Rockaway av; (a) S. Millman & Son, 1780 Pitkin av (4551).

ST MARKS AV, 787, 803 n s, 260 e New York av, int 3-sty bk bachelor apts; \$5,000; (o) Rellin Realty Co., 127 Havemeyer st; (a) Halter & Kleinbenz, 1012 Gates av (4665).

SARATOGA AV, 212, s w c Hull, in alts in 3-sty bk str & 2 fam dwg; \$3,500; (o) Harry Hameroff, 436 Hopkinson av; (a) Jos. J. Millman, 26 Court (6291).

SARATOGA AV, 214, n w c Fulton, int alts in 3-sty bk str & 2 fam dwg; \$3,500; (o & a) same as above (6292).

SHEEPSHEAD BAY RD, 1701-3, s e c Voorhies av, ext walls, raise bldg, 3-sty fr stores & 2 fam; \$10,000; (o) Ida Katz, 110 E 31st st, N. Y.; (a) Sidney F. Oppenheim, 110 E 31st st, N. Y. (6349).

SUMNER AV, 349-67, n e c Jefferson av, int 13th Regt. Armory; \$4,000; (o) City of N. Y.; (a) Chas. Werner, 316 Flatbush av (6386).

SUMNER AV, 7, s s, 157.3 s Bway, str fronts, int alts & plumbing in 3-sty fr str & 3 fam dwg; \$2,000; (o) Francis Kalish, prem; (a) Glucroft & Clucroft, 729 Flushing av (11791).

SUTTER AV, 783, n e c Van Sicken av, exterior & int alts to 2-sty fr str, offices & 1 fam dwg; \$6,000; (o) Sarah Cohen, 789 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (11684).

SUTTER AV, 387-97, n w c Sackman st, ext str frts & int 4-sty bk stores & 9 fam dwg; \$5,000; (o) Felisa Realty & Mortgage Co., Inc., 479 Sutter av; (a) E. Madelsohn, 1778 Pitkin av (6608).

WILLOUGHBY AV, 1058, s w s, 175 n w Central av, ext, rf, int alts & plumbing on 3-sty fr

2 fam dwg; \$2,500; (o) Giuseppe Palmintri, prem; (a) Anthony Amendola, 1299 DeKalb av (11611).

1ST AV, 5201-11, s e c 52d, int alts in 1-sty bk Pump room; \$4,000; (o) Brooklyn City R. R. Co., 85 Clinton; (a) C. L. Crabbes (11624).

Queens

JAMAICA.—Hillside av, s s, 93 w Clinton av, 1-sty fr ext, 18x6, side & rear, shingle rf, to change from 1-family to 2-family, int alts to dwg; 2 houses; \$5,000; (o) Miss Kammerer, 394 Hillside av, Jamaica (1539).

L. I. CITY.—Laurel Hill Blvd, w s, 140 s Skillman av, 2-sty brk ext, 20x14, rear dwg, tin rf; \$2,500; (o) Felice Laerna, on prem (846).

L. I. CITY.—Hunters av, s e c Henry st, 1-sty conc blk, ext, 24x53, gravel rf; \$2,200; (o) F. E. Wright, 100 Hunters av, L. I. City (546).

L. I. CITY.—16th av, e s, 450 n Central, 2-sty bk ext, 6x36, front & side dwg; \$1,500; (o & a) Frank Zimmerman, 48 East End av, Manhattan (1411).

L. I. CITY.—Grand st, s s, 360 e Clermont av, plumbing, dwg, \$300; (o) S. Scholles, prem (1490-1-2).

L. I. CITY.—Pearsall st, s e c Gale, plumbing in dwg; \$50; (o) Rose Steinbrush, prem (1504).

L. I. CITY.—8th av, 227 1-sty fr ext, 5x12, rear, on dwg; \$250; (o) Gustav Boehm, prem (1498).

L. I. CITY.—16th av, 478, e s, plumbing in dwg; \$150; (o) R. Grend, prem (1510).

L. I. CITY.—Vernon av, 205, plumbing in factory; \$50; (o) American Oval Match Co., prem (1546).

PLANS FILED FOR ALTERATIONS

Manhattan

CANAL ST, 273, remove wall, new front on 5-sty bk loft bldg; \$3,000; (o) Arco Rlty. Co., 273 Canal; (a) Louis A. Sheinart, 194 Bowery (1879).

IRVING PL, 30, new partitions in 12-sty bk str & factory; \$2,000; (o) 34 Irving Pl. Corp., 211 3 av; (a) Emery Roth, 119 W 40th (1885).

NASSAU ST, 35, change steps & vestibule, new steps, floor, partitions, doors in 15-sty bk str & offices; \$2,000 (o) Natl. Bank of Commerce, 31 Nassau; (a) Ross & McNeil, 46 W 24th (1888).

SUTTON PL, 9, new entrances, stairs, balconies, windows, terrace in 4-sty bk apts; \$65,000; (o) Belle L. W. Willard, 816 5 av; (a) McKim, Mead & White, 101 Park av (1874).

VAN DAM ST, 13, new ext on 3-sty bk dwg; \$2,500; (o) H. C. Parsons, 13 Van Dam; (a) I. H. Glaser, 620 Madison av (1891).

10TH ST, 315 E, new bk ext, rubberoid rf on 4-sty bk club house; \$10,000; (o) Russian Society "Nauko," 315 E 10th; (a) Fred Morton & Co., 17 W 42d (1894).

26TH ST, 214-22 W, new freight elevator, toilets, driveway, sprinkler system, alter stairs in 5-sty bk storage & factory; \$20,000; (o) New York Auction Co., 550 W 36th; (a) Wm. I. Hohausler, 116 W 39th (1903).

27TH ST, 114 E, remove wall & exts, new enclosed stairs, skylights, partitions, vault lights, plumbing fixtures, metal ceiling in 3-sty bk str & offices; \$5,000; (o) Paul Colidge, 126 Penn. Bklyn; (a) Jacques L. de. Mesquita, 34 W 28th (1878).

49TH ST, 36 E, alter partitions, new partitions, bathrooms in 4-sty bk apt; \$5,000; (o) Mandel Ehrlich Corp., 9 E 46th; (o) Adolph E. Nash, 56 W 45th (1875).

51ST ST, 414 W, new ext, entrance, remove stoop on 4-sty bk club & apt; \$16,000; (o) Liberty Council Catholic Club; (a) Chas. Foustler, 151 W 231st (1873).

52D ST, 306-10 W, new vestibule & new platform in 2-sty ballroom; \$2,000; (o) Z. A. Fines, 601 W 180th; (a) W. H. Erler, 331 Madison av (1889).

56TH ST, 543-45 W, new tank & supports on 4-sty bk storage; \$1,600 (o) O. J. Gude Co., 543 W 56th; (a) R. J. Mansfield, 53 Park pl (1884).

61ST ST, 58-60 E, new partitions, kal, sash & frames, skylights in 9-sty bk private school; \$2,500; (o) Brearley School, 58-60 E 60th; (a) McKim, Mead & White, 101 Park av (1904).

62D ST, 352 E, new fuel oil burning equip in 5-sty bk laundry; \$10,000; (o) Beekman Estates, 7 E 42d; (eng) C. F. Reuter, 142 Pearl (1901).

64TH ST, 35-37 W, new bathrooms, kitchen, partitions in 9-sty bk hotel; \$20,000; (o) Hotel Monticello, Inc., 35 W 64th; (a) Geo. F. Pelham, 200 W 72d (1876).

84TH ST, 268 W, remove doors & stairs, new chimney, partitions, jambs, fire-escape, doors, wall on 6-sty bk dwg; \$15,000; (o) Elmarle Corp., 149 Bway; (a) Adolph Mertin, 34 W 28th (1877).

86TH ST, 162 W, remove stairs & sash, new fire-escapes, new beams, new flues, casement, sash, partitions, bathrooms & toilets, skylights, dumbwater, ventilator, cellar shaft, area steps, walls, footings in 5-sty bk apt; \$5,500; (o) Israel O. Palefsk, 156 W 86th; (a) Chas. Sheres, 56 W 45th (1892).

103D ST, 131-33 E, new rear ext on 3-sty bk str & apt; \$2,000; (o) F. Messner, 133 E 103d; (a) Louis A. Sheinart, 194 Bowery (1899).

106TH ST, 246 E, new ext on 4-sty bk str & apt; \$2,000; (o) Louis Schwartz, 300 W 125th; (a) Louis A. Sheinart, 194 Bowery (1880).

124TH ST, 154 W, remove elevator shaft, 2 new elevators, change toilets in 4-sty bk garage; \$3,000; (o) Louis Dugane, 154 W 124th; (a) Cannava & Virani, 145 W 41st (1881).

179TH ST, 561 W, remove stoop, new steps, partitions, str & fronts, vault lights, vent duct on 5-sty bk tnt; \$2,500; (o) Martin Ungrich, 477 W 144th; (a) Moore & Landsiedel, 148th & 3 av (1883).

BROADWAY, 384-86, new tanks and structure in 6-sty bk str & office bldg; \$3,370; (o) D. A. Schulte, Inc., 384 Bway; (a) Rusling Co., 26 Cortlandt (1905).

LEXINGTON AV, 1103, remove partitions, new beams & show windows in 3-sty bk dwg; \$12,000; (o) Leonard Stahl, 1102 Lexington av; (a) Fred Morton Co., 17 W 42d (1895).

ST. NICHOLAS AV, 1388, reconstr entrance, new str, toilets, str front, area, vault lights on 5-sty bk tnt; \$1,500; (o) Martin Ungrich, 477 W 144th; (a) Moore & Landsiedel, 148th & 3 av (1882).

1ST AV, 809, remove partitions, stairs, plumbing, piping, str fronts, lower cellar floors, raise rf, new elevator shaft, stairs, toilets in 5-sty bk str & apt bldg; \$20,000; (o) A. B. Schreckinger, 809 1 av; (a) Allen A. Blaustein, 432 15th, Bklyn (1898).

5TH AV, 501, remove entrance door, new granite doorway, bronze jambs, transom in 21-sty bk str & office bldg; \$5,000; (o) Oceanic Investing Co., 49 Wall; (a) Montague Flagg, 42 E 57th (1897).

5TH AV, 2, new ext, rf, partitions, plumbing fixtures, framing in 2-sty bk dwg; \$15,000; (o) Rhinelander R. E. Co., 31 Nassau; (a) Maynicke & Franke, 28 Madison av (1886).

5TH AV, 636, shift sidewalk lift, new partitions, new staircase, new doors (iron), new vault lights, new mezzanine, new beams in 12-sty bk str & apt; \$7,500; (o) Chrichton Co., Ltd., 636 5 av; (a) Paul F. Hansen, 700 Leonard, Bklyn (1887).

Brooklyn

KELLY ST, n e c Leggett av, new windows, new stucco, new doors, to 1-sty fr church; \$3,000; (o) St. Margaret's Episcopal Church, 940 E 156th; (a) W. S. Philip, 137 E 43d (1889).

181ST ST, n s, 15 e Ryer av, move 2½-sty fr dwg; \$3,000; (o) Anthony D'Angelo, 749 E 216th; (a) John P. Boyland, 120 E Fordham rd (391).

202ND ST, 271, 2-sty fr extension, 21½x13, new plumbing, new partitions, to 2-sty fr apt; \$2,500; (o) Frank Bisceglia, on prem; (a) Crumley & Skrivan, 355 E 149 st (335).

BOSTON RD, 1864, new roof, new partitions, to 1-sty fr dwg; \$2,000; (o) Robt. Everest, on prem; (a) A. H. Guilbert, 105 W 40th (395).

BOSTON RD, 2049, 1-sty bk extension, 27.4x 24, and str front, to 2½-sty fr str and dwg; \$2,500; (o) Dominick De Salva, on prem; (a) Chas. S. Clark, 441 Tremont av (333).

BURNSIDE AV, 107 e, new store front, new partitions, new beams to 3-sty bk stores, offices and dwg; \$1,000; (o) Martin Kilpatrick, 1245 University av; (a) Thos. C. Peterson, 1628 McCombs rd (396).

DECATUR AV, 3044, 3-sty fr extension, 28x 13, new plumbing and new partitions, to 3-sty fr tnt; \$4,000; (o & a) Gaetano Ceretta, 1970 Bathgate av (393).

INTERVALE AV, 1000, move and 1-sty bk extension, 316x43, and new str fronts, to 2-sty fr str and dwg; \$2,500; (o) Abraham Isaacson & Nadias, 992 Simpson st; (a) John T. Dunn, 572 1st av (340).

PALISADE AV, n w c 254th st, 3-sty fr ext, 6x15, and new partitions, to 3-sty fr dwg; \$4,000; (o) Annie Dickinson, 43 W 48th; (a) Arthur Weiser, 9 W 48th (390).

PROSPECT AV, n w c 150th st, new partitions to 1-sty bk theatre; \$1,500; (o) Prospective Engagement Co., Inc.; (a) Margon & Glaser, 2804 3rd av (334).

PROSPECT AV, 637, 2-sty bk extension, 22.4x7.10, and new str front to 2-sty fr str and dwg; \$2,200; (o) Jos. Sacher, on prem; (a) Jos. P. McFarlan, 213 St. Anns av (337).

RIDER AV, 206, 1-sty bk extension, 51x50.5, to 1-sty bk laundry; \$8,000; (o) J. L. Mott Est; (a) Carl Hartzilius, 1737 Bway (394).

SOUTH BOULEVARD, 949 to 959, new plumbing, new stairs, T. C. partitions and new fire proofing to 4-sty bk stores and offices; \$10,000; (o) Sidun Bldg. Co., 1457 Bway; (a) Samuel Lakow, 20 Beaver st (387).

TREMONT AV, 742, new plumbing, new partitions, to 1-sty bk stores and offices; \$10,000; (o) Noslief Const. Co., 1133 Bway; (a) J. M. Felson, 1133 Bway (388).

Brooklyn

ASHFORD ST, 635, n e c Livonia av, str front & int alts to 3-sty bk str & 2 fam dwg; \$3,500; (o) Tan Ett Bldg. Co., 455 Crown; (a) Abraham Farber, 1746 Pitkin av (12538).

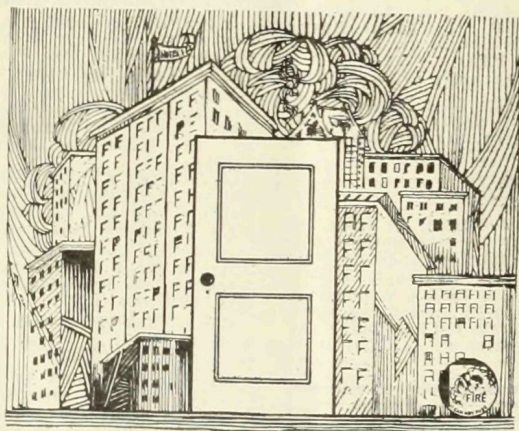
DAHLGREN PL, 108-12, w s, 100 s 90th, raise ext 2-sty fr 2 fam dwg; \$2,500; (o) Frank Carletto & John Ventingiglio, prem; (a) Chas. Braun, 459 41st (12409).

FULTON ST, 518-20, s e c Hanover pl, str fronts, int alts & plumbing in 5-sty bk str & storage; \$40,000; (o) Jos. Wichert, 62 Schenectady av; (a) Magnuson & Kleinert, 52 Vanderbilt av (12551).

FULTON ST, 418-20, s s, 72 e Gallatin pl, int alts to 6-sty bk str; \$3,000; (o) H. M. Baum, prem; (a) Walter Pfandler, 186 80th (12464).

GRAND ST, 198-200, s s, 161.7 w Driggs av, str front & int alts & fire-escape on 3-sty bk str & storage; \$5,000; (o) Pius Marcy, prem; (a) Levy & Berger, 395 S 2d (12564).

JUNIUS ST, 84-8, w s, 65 s Liberty av, ext on 2-sty shop; \$11,000; (o) Moses Annenberg, prem; (a) S. Millman & Son, 1780 Pitkin av (12540).



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ST. JOHNS PL, 1106-14, s s, 80 e Kingston av, str fronts & int alts to 3-sty k str & 6 fam dwg; \$8,000; (o) California Bldg. Co., Inc., 3 W 29th, Manhattan; (a) Hy. J. Nurick, 44 Court (12451).

78TH ST, 223, n s, 150 s Ridge blvd, porch ext 2 1/2-sty fr 2-fam dwg; \$2,500; (o) Thos. D. McNamara, 223 78th; (a) Olaf B. Alwgren, 8801 3 av (12372).

80TH ST, 1068-84, s w c 11 av, ext 2-sty fr Sunday school; \$15,000; (o) St. Phillips P. E. Ch., 1109 84th; (a) John C. Wandell Co., 425 86th (12380).

ATLANTIC AV, 2966-8, s s, 30.4 e Elton, str fronts & int alts to 2-sty fr str & 4 fam dwg; \$2,500; (o) Armen D. Anderson, 1736 Pitkin av; (a) E. M. Adelsohn, 1778 Pitkin av (12433).

FLATBUSH AV, 1562, n w c Germania p., str fronts on 3-sty bk str & 2 fam dwg; 000; (o) Est Geo. Allers, 673 Macon; (a) John P. Walther, 103 E 125th, Manhattan (12405).

FORT HAMILTON AV, 3116-24, s s, 67 e Gravesend av, rebuild 3-1-sty iron & glass greenhouses; \$2,000; (o & a) Frank Manker, 205 Gravesend av (12548).

FRANKLIN AV, 750, w s, 117.6 Sterling pl, str fronts & int alts on 3-sty bk str & 4 fam dwg; \$6,000; (o) Saml. Jaffe, 1200 East New York av; (a) Bly & Hamann, 551 Nostrand av (12452).

FRANKLIN AV, 793, e s, 63.6 n Lincoln pl, str front, walls & int alts on 3-sty bk str & 6 fam dwg; \$2,500; (o) Jos. Kellner, Inc., 614 Lincoln pl; (a) Jos. McKillop, 527 1st (12424).

GRAVESEND AV, 475, e s, 65.10 s Beverly rd, str fronts, int alts, etc, in 3-sty bk str & 2 fam dwg; \$2,000; (o) Max Posner, prem; (a) Walter J. Ramming, 7827 91st, Woodhaven (12571).

NARROWS AV, 7610-12, w s, 100 n 77th, ext & rf on 2-2-sty fr 1 fam dwg; \$6,000; (o) Halifax Realty Co., 154 Nassau, Manhattan; (a) Jas. A. Boyle, 367 Fulton (12539).

PITKIN AV, 1785, n s, 20 w Stone av, exterior & int alts in 1-sty bk bank; \$2,000; (o) 350 Stone Av. Corp., 1783 Pitkin av; (a) Cohn Bros., 361 Stone av (12425).

ROCHESTER AV, 238, w s, 80 n St. Johns pl, ext, str fronts & int alts on 2-sty bk str & 1 fam dwg; \$12,000; (o) Saml. Lipschultz, 599 Saratoga av; (a) S. Millman & Son, 1780 Pitkin av (12456).

WASHINGTON AV, 816-28, s w c St. Johns pl, ext on 4-4-sty bk str & 8 fam dwg; \$20,000 (o) Nathan Schulman, 1611 Bowery, Manhattan; (a) Schaeffer & Ungarleider, 718 Jamaica av (12587).

Queens

ASTORIA.—5th av, w s, 75 s Washington av, 2-sty bk ext, 18x18, front & rear, int alts & repairs to dwg & str; \$5,000; (o) Mrs. Dale-sandro, 113 5 av, Astoria (2167).

ASTORIA.—Winthrop av, 660 e Centre Line & Barclay, 1-sty bk ext, 64x42, slate rf, side, int & exterior alts to dining room; \$15,000; (o) The Astoria Light, Heat & Power Co., 130 E 15th, Manhattan (2146).

BAYSIDE.—Jackson av, s e c Vernon av, int alts & repairs to provide for additional family; \$2,500; (o) Fred Miller, Bway, Bayside (2193).

CORONA.—Sackett st, 350 e 42d, 2-sty fr ext, 20x13, rear, shingle rf, to dwg; \$1,500; (o) John MacKeinzie, 15 Jackson av, Corona (2131).

CORONA.—42d st, w s, 120 n Hayes av, int alts to dwg; \$2,000 (o) B. Presika, 15 West Jackson av, Corona (2130).

ELMHURST.—Chicago st, n e c Gerry av, int & exterior alts to High School (Newtown); \$1,200; (o) Board of Education, Park av, Manhattan (2158).

ELMHURST.—Gay st, w s, 100 s Parcell, raise rf 1-sty fr dwg, int alts & repairs to dwg; \$2,500; (o) Jos. Kelly, 20 Gay, Elmhurst (2137).

FLUSHING.—Amity st, s s, 187 w Main, erect new trench wall foundation to gr str & dwg; \$1,000; (o) John Parcelli, 85 Amity, Flushing (2132).

FLUSHING.—Main st, e s, 225 s Amity, int alts to bank; \$1,500; (o) The Corn Exchange Bank, 13 William, Manhattan (2169).

GLENDALE.—Myrtle av, 2666, 1-sty bk ext, 20x20, on rear str & dwg, int alt to provide for garage; \$3,000; (o) Henry Shears, premises; (a) J. C. Eurmester, 7429 85th st, Woodhaven (2395).

KEW GARDENS.—Talbot pl, n s, Lefferts av to Kingsley pl, install 18 elevators in apartments; \$96,000; (o & a) Kew Hall Co., premises (2413-14-15).

LONG ISLAND CITY.—11th av, e s, 400 s Winthrop av, 1-sty fr ext, 16x24, rear dwg, tin rf, int alt; \$2,000; (o) Henry Schoenfeld, 892 11th av, L. I. City; (a) Chas. Muller, 16 Dela-field, Winfield (2423).

RICHMOND HILL.—Jamaica av, n s, 60 e 112th, 1-sty con blk ext, 40-26, rear str, slag rf, int alt; \$6,500; (o) M. Kawaler, Ozone Park; (a) W. H. Spalding, 375 Fulton, Jamaica (2411).

WOODHAVEN.—90th st, n e c Rockaway blvd, 2-sty fr ext, 18x28, side, str & dwg, int alt to provide for additional family; \$2,400; (o) G. Ammorita, premises; (a) Jos. Monda, 3923 Jerome av, Woodhaven (2416).

**MECHANICS' AND SATISFIED LIENS
RECORDED IN MANHATTAN AND BRONX**

MECHANICS' LIENS

Manhattan.

JULY 20.

123D ST, 435 W; Emanuel Kalisch—Chambers Realty Corp & Joseph F Benaim (62)..... 403.50
137TH ST, 238 W; Barnett Yelsky—Anna L Harris (63)..... 293.00
119TH ST, 410 E; Mersola Bros, Inc—Jennie Maresco (64)..... 478.00
AMSTERDAM AV, 318; Henry M Weitzner—Aliza D Walton et al & Sherman Square Motors Corp (65)..... 3,225.00

JULY 21.

10TH AV, 464; Berger Mfg Co—Vacuum Water Co & Geo A Jeremiah (66)..... 70.00
79TH ST, 218 E; Anderson Brick & Supply Co—Adolph Schoen & Max Brenner (67)..... 480.44
126TH ST, 40 W; State Electric Supply Co—Clare C Rhodes (68)..... 255.00

JULY 22.

AMSTERDAM AV, 318; Berger Mfg Co—William F Walton; Livingston Radiator Co; Henry M Weitzner..... 600.00
BEDFORD ST, 23; Bernard Kufferman—Michael Malito..... 96.67
132D ST, 16 E; Louis Pollinger—Sidney Gubin; Max Zimmerman & Harry Gerstenhaber..... 1,200.00
TOMPKINS ST, 3D ST, LEWIS ST, & 4TH ST E, the block; Anthony P Stolkowski—Charles L Dimon et al; T F T Realty Co..... 2,750.00

JULY 24.

37TH ST, 304-6 W; Empire Fireproof Door Co—Iokem Constantindnes; H & G Ahi & Co (73)..... 23.00
116TH ST, 145 E; Fred Mauriber—Jacob Kurz; Phoenix Woodworking (74)..... 625.00
GRAND ST, 596-606; BROOME ST, 7-13; John A Murray & Sons, Inc—Samuel Watchatinsky et al; Standard Plumbing & Heating Co (75)..... 939.05
BROADWAY, sec 100th, 46.9x180.1; Garant Mosaic & Tile Co—Rosenblum Bros; Drosin Bros & Rosen, Inc (76)..... 506.40

JULY 25.

116TH ST, 145 E; Fred Mauriber—Jacob Kurz; Phoenix Woodworking Co (77)..... 625.00
SAME PROP; Charles Electric Co—Joseph Kurz; Phoenix Woodworking Co (78)..... 300.00
120TH ST, 208-12 E; Theodore Schuthorpe—Estate of Richard Weber; Dainties Products Co or Eskimo Pie Co (79)..... 120.00
16TH ST, 132 E; Aron Mestel—John T Nagle; David J Martin (80)..... 235.00

JULY 26.

BROADWAY, 3793; Henry Paul—Adolph Lewisohn & Sons, Inc, & Phoeix Woodworking Co, Inc (81)..... 809.00
25TH ST, 135 W; Henry Paul et al—Wagmore Realty Co, Inc, & Phoenix Woodworking Co, Inc (82)..... 548.00
WEST HOUSTON ST, 80; Naughton Constn Co, Inc—Auguste F Sapeau, Pauline Supot & Frances De Rose (83)..... 4,696.00
14TH ST, 131 W; Abr Safir—Goldberger Mfg Corp (renewal) (84)..... 2,031.60
72D ST, 272 W; S L Snyder Co—Laura T White & Laura Davis (renewal) (85)..... 362.20
152D ST W, MACOMBS PL, 8TH AV & 151ST ST, block, &c; Jos Lagana—Colonial Ice Corp (renewal) (86)..... 9,685.00

Bronx

JULY 17.

OTIS AV, ss, 100 e Ft Schuyler rd, 50x 117; Moir Plastering Co—Louise E Ringelstein & Philip & Abigail Fortsch & Chas Ringelstein..... 1,148.25
BURNSIDE AV, no, 50 e Anthony av, 50x100; Knickerbocker Masons Supply Co—Wm Edwards & P Trotta..... 117.95
WEBSTER AV, 2095; Adolf Klein—Wm Schadt..... 12.65
VALENTINE AV, nec Bedford Park blvd, 69.2x93.3; Wm Moritz—200th St Const Co..... 200.00

JULY 18.

BATHGATE AV, 2296; Oregon Woodworking Corp—R H & G Const Co..... 2,510.00
HOLLYWOOD AV, es, 321 n Coddington av, —x—; George W Strauss—F Werner, Dora Werner & John Werner; Interstate Const Co..... 126.25

JULY 19.

BURNSIDE AV, nwc Grand Concourse, 116x133.5; H W Bell Co—

Maurice Deutsch Bldg Corpn & Harry Weinstein..... 782.96
SAME PROP; Pelham Operating Co—same & same..... 727.50
KING AV, ws, 100 n Sutherland, 75x 100; Saml Lipitz—Ida C Mullen..... 567.00
LOTS 24-6, blk 2538, parcel 26; Wm Ogden Estate; Title Guar & Trust Co—1447 Undercliff Ave Corpn & R S Ament..... 120.60
RADCLIFFE AV, ws, 200 s Duncan, 25x200; Ajax Trim Corpn—John & Rose Fraioli & Vincent Meliano.... 427.58
HOBART AV, es, 100 s Wilkinson av, 50x100; Krug & Baettie—John Cuneo ANDREWS AV, ws, 400 n 183d, 74.1x 125; Colonial Sand & Stone Co—Wolfred Realty Co, Inc, Thos A Altieri Const Co & Thos A Altieri..... 801.50
211TH ST E, s—, n Gun Hill rd, —x —; Mt Vernon Builders Supply Co—J S McCarthy & L E Thompson.... 93.75
TREMONT AV, ns, 25 w Waterbury av, 25x100; Builders Brick & Supply Co—Lenardo Bavario & Guilo Char-elli..... 1,133.88

JULY 20.

CROTONA PKWAY, sec Elsmere pl, 100x150; Williamsburg - Flushing Scrap Iron Corpn—Edmund Francis Realty Co & Pierce Foundation Corpn..... 760.84
OLINVILLE AV, 3620; Harry Siegel—Elizabeth Schweizer..... 905.00
NEWBOLD AV, 2156; White Plains Hardware Co—Alfonso Pucciarelli & Anthony Medeci..... 127.98
BARKLEY AV, sec Tremont av, —x —; Frank Tavalacci—Max Sonnenfeld..... 31.00
SOUTHERN BLVD, 1216; Solomon Levin—Geo Kahn & Johanna Fischer..... 2,135.25

JULY 21.

INTERVALE AV, ss, bet Southern blvd & Fox st, —x—; John Carboy—D Perlman & Louis Weiner..... 319.58
176TH ST, 737-39 E; John Carboy—Polba Realty Corpn & Louis Weiner..... 295.26
177TH ST, nwc Lafontaine av, 63.5x 110.8; Stertz Mullin & Co—Roywal Holding Corpn..... 800.00
MATTHEWS AV, es, 350 s Lydig av, 50x100; Shield Realty & Constn Co—Matthew & Caroline Gazak & Matthew Gazak..... 3,970.00
LOGAN AV, ws, 275 n Dewey av, 100x 100; Westchester House Wrecking Co—Augustine Russo & Steffen-Braham Co..... 61.00
BRONXDALE AV, 1841-3; Ajax Trim Corpn—Matilda Mironi & S Butera..... 204.00

SATISFIED MECHANICS' LIENS

Manhattan.

JULY 20.

91ST ST, 122 E; Saml Offerman—John H Boessennecker et al; May10'22.. 325.00

JULY 21.

52D ST, 239-41 W; Isidor Flamm—IceLand, Inc, Co et al; June28'22.... 316.75
46TH ST, 108 W; Ralph Astrove—Italian Sporting Union, Inc, et al; June16'22..... 500.00
SAME PROP; same—same; June16'22 175.00

JULY 25.

3D AV, 1703-5; Northern Electric Sign Co—William Horowitz et al; Nov3 '21..... 850.00

JULY 26.

35TH ST, 332-4 E; Isaac Greenbaum—Iago Realty Corpn et al; June27 '22..... 462.80

Bronx

JULY 19.

231ST ST E, ss, 80 e lot 858, 20x114; also 231ST ST E, ss, 40 e lot 858, 10 x114; also 231ST ST E, ss, 50 e lot 858, 30x114; Samuel Aginsky—Annie Nisnevitz et al; Mars'22..... 16,700.00
MOSHOLU PKWAY, 183; D'Alessio & Provenzano—Margaret Oliver et al; May12'22..... 1,189.88
SAME PROP; Lucas Provenzano—same et al; May12'22..... 1,500.00
BARNES AV, 4039; Larkin Lumber Co—Theresa Manko et al; May6'22. 500.58

JULY 20.

3D AV, 4048; Leon Goldstein—Max Ginsberg et al; June29'21..... 85.00

JULY 21.

ALLERTON AV, ss, 25 e Bronxwood av, 25x100; Larkin Lumber Co—Edw Noonan et al; April'22..... 100.00

JULY 24.

RHINELANDER AV, ss, 25 w Lurting av, 25x95; Lorillard Bldg Co—Bertha Webber et al; July10'22..... 5,850.00

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