

Real Estate Record and Builders Guide

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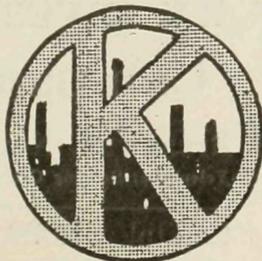
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EDITORIAL

Big Jump in Tentative Assessments

Comparison of the tentative assessments on real and personal property should only be made with the tentative figures of other years. The amounts on the rolls just made public by the Department of Taxes and Assessments will be materially altered before the books are closed, as they have been at each similar period. The tentative realty assessments for 1923 are \$10,466,121,527, as against \$9,947,323,092 for 1922, an increase of \$518,798,435.

If this increase had been made wholly on property included in last year's rolls it would merit serious criticism. But when the lists of hundreds of the principal buildings in the city, prepared by the Tax Department and printed in this issue of THE RECORD AND GUIDE, are examined it is apparent that comparatively few changes from the tentative figures of last year have been made. The large increase in the total tentative realty assessments must, therefore, represent in large measure new construction and additions and improvements to old buildings. If this view is borne out by a more extensive examination than has yet been possible, it will indicate a remarkable growth in the taxable wealth of this city as represented in real property, which continues to be the city's greatest asset. There is, however, another phase of the matter which should receive consideration. The increase in taxables of something like half a billion is in line with the increases in tentative assessments in the last five years. Between 1918, when the tentative figures were \$7,930,351,113, and 1922 there has been an increase of \$2,016,971,979, or an average yearly increase for the five-year period of \$403,394,396 in the tentative assessments. During the five years from 1913 to 1918 the average increase per year was only \$56,775,873.

War and its aftermath undoubtedly may be charged with a considerable portion of this huge annual increase during the last five years of the assessments levied on the realty. The natural growth of the city also is partly responsible. But it is doubtful if New York's expansion was at so rapid a rate during the war and reconstruction period as in the five years just preceding. The census figures are proof that it was not. Prices of no other commodity stimulated by war and post-war conditions have had any such relative advance as is indicated by the comparison of the average realty assessments from 1913 to 1918, and those from 1918 to 1923, after making due allowance for natural growth and the inflation due to war.

How to Get More Subways Promptly

It may be a bit too early to assume that the Dove of Peace feels justified in roosting with one foot on the shoulder of Mayor Hylan and the other on the shoulder of Chairman McAneny of the Transit Commission. It is true, of course, that these two leaders in the great metropolitan subway fight are now leavening their asperities with an occasional retort courteous, and that Mayor Hylan, after asking Chairman McAneny to look squarely into his blue eyes, has shown an inclination toward thawing around the edges

the frozen face which His Honor hitherto has presented to Chairman McAneny and the Transit Commission.

This is an encouraging sign—in fact, a very encouraging sign. So long as the Hylan Administration and the Transit Commission remain deadlocked, there can be little hope for the construction of new subways in this great city. It is just as vital to the Hylan Administration as it is to the Transit Commission that the people of the metropolis should be provided with increased transportation facilities at the earliest possible moment. The Transit Commission is vested by law with the handling of certain phases of the problem, and the Hylan Administration has its other responsibilities in regard to subways. New York's requirements will not be met until friction between these two agencies is removed. There must be co-operation on both sides.

Developments at the recent hearings on Mayor Hylan's subway plan show that the people in different sections of the city find good and bad points in the Hylan program as well as in the Transit Commission program. There is public approval of various features of both plans. In some important respects, it also has been shown, there seems little choice between the two plans.

Under all these circumstances, therefore, the breaking of the transit ice between Mayor Hylan and Chairman McAneny may prove a happy augury. What is needed is intelligent and hearty co-operation between all officials sharing authority and responsibility in transit matters. There has been altogether too much playing of politics heretofore, with resultant confusion and inexcusable delay.

The way to build subways is to build them, and this can be done if the members of the Board of Estimate and Apportionment on the one hand and the Transit Commission on the other will devote themselves earnestly and patiently to their appointed task.

Seasonal Decline in Construction

It is axiomatic in the building industry that with the approach of winter there is almost invariably a seasonal decline in construction activity. As a general rule the major portion of the residential construction, which annually amounts to a large percentage of the total volume of active work, is substantially completed by October 1, or shortly thereafter, and from this point the industry settles down to its program of commercial and industrial operations and the considerable number of important alteration jobs which frequently are held in abeyance during the earlier part of the season.

Although 1922 will be granted first place in national construction annals as a record year for the number and value of the new building and engineering operations originated and completed, its final quarter will prove no exception to the rule that the intensity of building activity materially slows down as the autumn matures.

Construction statistics for September, 1922, as tabulated by the F. W. Dodge Company and portraying the active building and engineering operations in the twenty-seven

Northeastern States—a territory including approximately seventy-five per cent. of all the construction projects in the country—show that despite the great progress of the industry throughout the current year a seasonal decline already has commenced which will undoubtedly grow more apparent as the year draws to its close.

The total of building contract commitments for September amounted to \$271,493,000. Although this figure is nearly 11 per cent. greater than that for the corresponding month of the previous year, and is by far the highest September total on record, the seasonal decline is quite noticeable, as the figure for the month is approximately 16 per cent. under the August total. This apparent seasonal decline, however, carries with it no menace to the building industry. Architects, engineers, contractors, material dealers and manufacturers are practically all engaged to the full capacity of their facilities. The tremendous building movement of the past nine months has piled up contracts and orders which will require many months still to fulfill. The

Moving Day Jam Starts Movement to Extend Rental Period Over Three Months

ALL records for October 1 moving were broken this year, it being estimated that never before had so many families planned to change their living quarters on that date. The usual expense and annoyance of moving was greatly increased this year owing to the fact that October 1 fell on Sunday and by the further fact that Monday was a Jewish holiday. Some of the families who were moving arranged for the change during the closing days of last week, but the great majority were compelled by circumstances to get from their old homes into their new ones on Sunday and Monday. The result was unprecedented confusion.

Some tenants could not move into their new quarters because they had waited until the last minute before engaging a moving van and, consequently, they had to move their furniture to the hallways of the houses they were leaving in order to enable the newly-arriving tenants to occupy under leases which began on the first of the month. Then, too, numerous tenants looking for new living quarters expected a reduction in rents and waited until close to October 1 before making new leases. When these tenants did decide to move they found van men swamped with demands.

As a result of the congestion and the trouble it has caused to landlord, warehouseman and tenant, a movement is on foot among the warehousemen and the real estate brokers and managers to co-operate in the fixing of a rental period extending over three months, the lighting and telephone companies, painters, decorators and plumbers being expected also to join the movement. Such a plan, if carried out, would solve for warehouseman and broker alike many problems that are complex and annoying. It would prevent the heavy congestion of moving at one time. It would relieve brokers from many harassing details pertaining to the repairing, decorating and general overhauling of apartments. It would simplify the leasing business, expedite it and cause a better understanding between landlord and tenant. And it would enable painters, decorators and general repairers, and the telephone and gas companies, to do what they have to do in newly-occupied apartments and dwellings more easily and satisfactorily.

Numerous apartment-house managers and brokers are receptive to the proposition. They agree that what is of advantage to the van owners and movers of household furniture generally is of advantage to managers and brokers. The latter are dependent on the former for the quick despatch of departing tenants' furniture and that of the incoming tenants. There has long been complaint among the trades overhauling apartments and dwellings for incoming tenants that they are

newly-projected construction, while lighter than during the earlier months of this year, still bulks into a total considerably in excess of the volume of contemplated construction at this period in previous years and, as a result, the building industry of the nation looks forward to an autumn and winter building season of unusual activity and promise.

During the past week or so there has been a decided improvement in the railroad freight situation. Essential building commodities, which for some weeks past have been seriously delayed by congested freight conditions, are now arriving at distribution points in better shipping time and as a result the supply stringency is considerably relieved. In addition the past week or so has witnessed a marked softening in material prices from the high levels which were brought about by the transportation delays and consequent shortages, and both of these changes are important factors in stabilizing the national building situation and making possible predictions of maximum business for all concerned in the industry.

rushed beyond reason to get living spaces ready for occupancy in time. If the various classes of apartments were vacated and newly tenanted at different months of the year, it is felt, the work would be more widely distributed and more satisfactorily done.

The van and warehouse men state that with the moving period centering around October 1 the congestion is so great they are compelled to hire careless and inexperienced hands to help them expedite business, with resultant damage to household effects. Besides the one rental period enables itinerant moving men, who lack proper vehicles for moving furniture, to do a big business. Tenants become desperate to be moved at given dates and if they cannot hire the right kind of van to be moved with they will take anything they can get from an express wagon to an ordinary open truck. Added to all this it cramps the warehouses beyond capacity. The storage warehouses on October 1 were swamped with demands for space, according to statements made by the warehouse and moving van managers.

The plan is to subdivide the moving period into three dates, namely: September 1, October 1 and November 1. Tenants occupying houses or apartments renting up to \$2,000 a year would move on the first date; those paying between \$2,000 and \$5,000 a year would move on the second date, and those paying from \$5,000 upwards would move on the third date. This plan also would do away with excessive moving charges caused by the overwhelming demand for vans. Telephone and gas companies could rearrange their service more easily, and there would be little, if any, friction between managers and tenants. The great growth of New York is reflected in the mixed situation on October 1.

Neither van owners, warehousemen nor brokers and managers expect to cause this transition next year nor the year after, for the reason that it is an adjustment which must take place gradually in the nature of the situation. Tenants, it is pointed out, would certainly welcome the change. In Chicago there are eight moving seasons, four in the spring and four in the fall. It is felt that New York can get along with three if the situation is handled properly, even though New York is larger than Chicago.

The proposals that have been made to the various lines of business interested will be threshed out during the next few weeks. Aside from the comfort to thousands of tenants and property-owners it means doing business in the right way for two hundred or more warehouse and van owners having more than one thousand vans and employing 5,000 men, and it means correct handling of the leasing and management of properties to hundreds of brokers throughout all the boroughs of the city.

REAL ESTATE SECTION

Tentative Assessments for 1923 Aggregate \$11,262,171,927

Total on Realty Is \$10,466,121,520, an Increase of \$518,798,435 Over Last Year, with 2,244 New Taxpayers, President Goldfogle Announces

THE Department of Taxes and assessments made public last Monday, Oct. 3, the tentative real and personal assessments for 1923. The realty assessments including real estate corporations for the five boroughs aggregate \$10,466,121,520, which figure compares with \$9,947,323,092 for last year, and with \$7,930,351,113 for 1918 and \$7,646,471,746 for 1913. The increase in the realty assessments for 1923 over 1922 is \$518,798,435. Tentative assessments of personal property of all classes in the five boroughs aggregate \$796,050,-

Tax only \$14,818,588.39. What the City will receive for the last six months of this year is problematical but basing our estimates on previous experience it will be very small. Thus the receipts this year from State Income and Corporation Tax will be millions of dollars less than what the City received last year from that source.

"In Manhattan the largest district is District 8, known as the Grand Central Zone, bounded by Fortieth Street on the south to Seventy-ninth Street on the north, Fifth Avenue to

TENTATIVE REAL ESTATE ASSESSMENTS BY BOROUGHES.

	New Building	1922 Assessment Roll	Increase for Improvement	Decrease	Net Increase	Annual Record for 1923 October, 1922
Borough of Manhattan.						
Real Estate.....	361	\$5,647,547,855	\$91,174,550	\$5,197,200	\$165,234,750	\$5,812,782,605
Real Estate Corporations.....	.....	136,302,100			1,737,600	138,039,700
	361	\$5,783,849,955	\$91,174,550	\$5,197,200	\$166,972,350	\$5,950,822,305
Borough of The Bronx.						
Real Estate.....	2,897	\$777,105,831	\$76,029,850	\$4,286,210	\$119,622,200	\$896,728,031
Real Estate Corporations.....	.....	54,910,850			1,175,750	56,086,600
	2,897	\$832,016,681	\$76,029,850	\$4,286,210	\$120,797,950	\$952,814,631
Borough of Brooklyn.						
Real Estate.....	9,073	\$2,319,163,539	\$122,655,260	\$5,469,903	\$198,351,022	\$2,517,514,561
Real Estate Corporations.....	.....	45,347,900			395,750	45,743,650
	9,073	\$2,364,511,439	\$122,655,260	\$5,469,903	\$198,746,772	\$2,563,258,211
Borough of Queens.						
Real Estate.....	14,644	\$674,950,035	\$61,767,505	\$2,420,055	\$124,775,975	\$790,726,010
Real Estate Corporations.....	.....	41,081,400			1,358,750	42,440,150
	14,644	\$716,031,435	\$61,767,505	\$2,420,055	\$126,134,725	\$842,166,160
Borough of Richmond.						
Real Estate.....	2,384	\$122,238,560	\$9,199,850	\$389,275	\$29,703,760	\$151,942,320
Real Estate Corporations.....	.....	4,846,650			271,250	5,117,900
	2,384	\$127,085,210	\$9,199,850	\$389,275	\$29,975,010	\$157,060,220
TOTAL—ALL BOROUGHES.						
Real Estate.....	29,359	\$9,541,005,820	\$360,827,015	\$17,762,643	\$637,687,707	\$10,178,693,527
Real Estate Corporations.....	.....	282,488,900			4,939,100	287,428,000
TOTALS	29,359	\$9,823,494,720	\$360,827,015	\$17,762,643	\$642,626,807	\$10,466,121,527

400, compared with \$667,480,950 last year, an increase of \$128,569,450. The number of names on the tax rates increased 2,244, from 72,903 last year to 75,147 this year.

Henry M. Goldfogle, president of the Department of Taxes and Assessments, in announcing the tentative assessments, said: "The total assessment of real estate exclusive of Special Franchises of Corporations for the year, 1923, for the five boroughs is \$10,466,121,527. The assessments for Special Franchises will not be made up until early next year. The total personal estate assessed within the five boroughs is \$796,050,400, making a total of real and personal estate, exclusive of Special Franchises, of \$11,262,171,927.

"Insofar as personal property is concerned the City has been deprived through legislation at Albany of authority to tax much of the personality which receives protection through the varied agencies of Municipal government. The City, however, receives a proportionate share of the State Income and Corporation tax which last year netted the City \$20,520,367.17. For the first six months of this year ended July 1st, the City received as its share of such Income and Corporation

the East River. The increase in that section over last year is \$28,537,450. The smallest district in Manhattan is District 2 on the East Side, bounded by James Street, the Bowery to Grand Street, to Essex Street, north to Fourteenth Street to the East River. The increase in that district over last year is only \$2,014,500.

"In the Bronx the largest district is District 3, bounded by One Hundred and Forty-ninth and One Hundred and Sixty-ninth Streets, 3rd Avenue to East River. The increase in that district is \$9,556,000. The smallest district in the Bronx is District 11, bounded by Westchester Creek and Avenue, Morris Park Avenue, Huntington Creek to the City Line. The increase in that district over last year is \$4,865,620.

"In Brooklyn the largest district is Section 1, bounded by the East River, Flatbush and Atlantic Avenues. The increase in that district over last year is \$11,806,150. The smallest district in Brooklyn is Section 15, bounded by Utica Avenue, East Fifty-first Street, Avenue P, New Lots Road, Queens Borough Line and Jamaica Bay. The increase in that dis-

(Continued on page 457)

Tentative Assessments on Principal Buildings

OFFICE BUILDINGS

Name.	1922.	1923.
New York Produce Exch.	\$4,850,000	\$4,900,000
Cunard Building	11,000,000	11,000,000
Bowling Green	4,500,000	4,500,000
Washington Building	P3,600,000	3,650,000
Whitehall Building	8,100,000	8,100,000
U. S. Shipping Bd. Bldg.	1,850,000	1,850,000
Adams Express	8,000,000	8,000,000
American Express	4,375,000	4,375,000
Empire Building	4,800,000	4,800,000
26 Broadway	P4,525,000	P7,250,000
32 Broadway	1,350,000	1,350,000
42 Broadway	4,375,000	4,375,000
Exchange Court	3,500,000	3,500,000
1 Wall Street	1,050,000	1,050,000
Stock Exchange	P10,800,000	13,800,000
Commercial Cable	3,000,000	3,000,000
24 Broad Street	2,500,000	2,500,000
50 Broad Street	2,450,000	2,450,000
Valentine Building	1,050,000	1,050,000
Seaboard National Bank	2,000,000	2,000,000
Post & Flagg	525,000	525,000
Broad Exchange Building	6,000,000	6,000,000
Mills Building	5,000,000	5,000,000
J. P. Morgan	5,800,000	5,800,000
National City Bank	6,300,000	6,300,000
N. Y. Cotton Exchange	1,250,000	1,175,000
Kerr Realty Co.	1,200,000	1,200,000
60 Wall Street	2,500,000	2,500,000
80 Maiden Lane	4,210,000	4,200,000
Mechanics & Metals Bank	3,400,000	3,500,000
Mutual Life Ins. Co.	10,400,000	10,400,000
American Surety Co.	5,750,000	7,500,000
Hanover National Bank	4,775,000	4,775,000
Bankers Trust Co.	7,000,000	7,000,000
Equitable Building	30,000,000	30,000,000
Guarantee Trust Co.	3,675,000	3,675,000
Natl. Bank of Commerce	5,700,000	5,700,000
111 Broadway	7,000,000	7,000,000
115 Broadway	6,000,000	6,000,000
2 Rector Street	3,700,000	3,700,000
30 Church Street	8,250,000	8,250,000
50 Church Street	5,100,000	5,100,000
165 Broadway	8,650,000	8,650,000
Singer Building	8,200,000	8,200,000
Liberty Tower	2,050,000	2,050,000
American Tel. and Tel.	P12,500,000	17,800,000
National Park Bank	P3,500,000	3,600,000
Tribune Building	2,150,000	2,150,000
World Building	2,975,000	2,975,000
Woolworth Building	12,500,000	12,500,000
280 Broadway	3,200,000	3,200,000
Emigrant Bank	3,525,000	3,525,000
Central Telephone Exch.	4,500,000	5,325,000
Holland House	1,650,000	1,650,000
Marbridge Building	4,825,000	4,825,000
Consolidated Gas	2,800,000	2,800,000
Germania Life Co.	1,500,000	1,500,000
Eagle Building	1,475,000	1,475,000
Flatiron Building	2,025,000	2,025,000
Metropol. Life Ins. Co.	13,250,000	13,250,000
Metropol. Life (Annex)	2,350,000	2,350,000
Textile Building	5,250,000	5,250,000
Banks Building	1,000,000	1,000,000
66-70 West 40th Street	308,000	585,000
Heidelberg Building	1,550,000	1,550,000
Brokaw Brothers	2,300,000	2,300,000
Long Acre	3,100,000	3,200,000
Fitzgerald	2,700,000	2,700,000
Putnam Building	3,300,000	3,400,000
Exhibition Building	2,150,000	2,180,000
Candler Building	2,250,000	2,275,000
U. S. Rubber Co.	2,050,000	2,050,000
Mecca Building	1,625,000	1,675,000
Wurlitzer Building	2,200,000	2,200,000
Gotham Building	1,650,000	1,800,000
Ideal Investing Co.	2,150,000	2,150,000
Knickerbocker	4,800,000	4,900,000
Robertson & Cole	725,000	725,000
Fiske	5,200,000	5,200,000
Aeolian Hall	2,450,000	2,600,000
516 Fifth Avenue	1,050,000	1,050,000
542 Fifth Avenue	1,500,000	1,500,000
Century Building	975,000	975,000
Fifth Avenue Bank	1,800,000	1,800,000
550 Fifth Avenue	1,035,000	1,035,000
Hecksler Bldg., 42 & Mad.	2,700,000	2,700,000
Carbon & Carbide Bldg.	4,300,000	4,300,000
Lincoln Safe Deposit	3,000,000	3,000,000
Vanderbilt Building	1,875,000	1,875,000
Vanderbilt Concourse	1,300,000	1,300,000
Strauss Building	4,350,000	4,350,000
Borden Building	2,300,000	2,500,000
Canadian Pacific	6,600,000	6,600,000
Heckler Building 57th St.	5,725,000	5,725,000
Cammyer Building	850,000	850,000
Giddings	1,150,000	1,150,000
40 West 44th St. Corp.	500,000	1,400,000
Penn Terminal Building	2,540,000	2,540,000

Garment Centre	4,500,000	4,500,000
500 Seventh Avenue	3,775,000	3,775,000

HOTELS

Name.	1922.	1923.
McAlpin	\$9,825,000	\$9,850,000
McAlpin Annex	1,140,000	1,140,000
Breslin	1,625,000	1,625,000
Walcott	735,000	735,000
Imperial	1,935,000	1,935,000
Imperial	1,165,000	1,165,000
Imperial	515,000	515,000
Martinique (Annex)	1,920,000	1,920,000
Waldorf	4,525,000	4,525,000
Waldorf	7,700,000	7,700,000
Continental	1,475,000	1,500,000
Claridge	2,800,000	2,900,000
Wallack	1,750,000	1,750,000
Wallack (Annex)	440,000	440,000
Gerard	750,000	760,000
Somerset	550,000	560,000
Long Acre	525,000	540,000
American	785,000	800,000
Flanders	430,000	440,000
Bristol	1,025,000	1,025,000
De France	480,000	480,000
Wellington	750,000	750,000
Great Northern	1,250,000	1,260,000
Hermitage	715,000	715,000
Astor	7,000,000	7,130,000
Cumberland	925,000	925,000
Albermarle	525,000	525,000
Woodward	800,000	800,000
Woodstock	1,300,000	1,325,000
Marie Antonette	1,300,000	1,300,000
Marie Antonette	735,000	735,000
St. Paul	360,000	360,000
Wallace	700,000	700,000
Hargrave	640,000	640,000
Berkely	850,000	850,000
Majestic	2,225,000	2,225,000
Manhattan Square	750,000	750,000
Sherman Square	835,000	835,000
Sherman Square (Annex)	600,000	600,000
Robert Fulton	750,000	750,000
St. Andrew	1,275,000	1,300,000
Ansonia	4,500,000	4,500,000
Willard	280,000	280,000
Belleclaire	1,075,000	1,075,000
Collingwood	580,000	600,000
Pennsylvania	11,600,000	11,000,000
Royalton	800,000	800,000
Schuyler	400,000	400,000
Algonquin	600,000	600,000
Biltmore	9,500,000	9,500,000
Ritz Carlton	P-5,850,000	5,850,000
Iroquois	450,000	450,000
Gotham	2,900,000	3,000,000
Plaza	P-8,250,000	11,500,000
Belmont	5,000,000	5,000,000
Chatham	1,350,000	1,375,000
St. Regis	2,850,000	2,850,000
Ambassador	4,200,000	4,200,000
Commodore	9,500,000	9,500,000
Pennsylvania	11,000,000	11,000,000
Colonial	650,000	650,000
Beresford	800,000	800,000
Peter Stuyvesant	1,050,000	1,050,000
Posely Court	925,000	925,000
St. Urban	1,100,000	1,100,000
Turin	1,000,000	1,140,000
Endicot	650,000	650,000
Bretton Hall	1,600,000	1,600,000

THEATRES

Name.	1922.	1923.
Comedy	350,000	350,000
Miller	510,000	520,000
Cohan	2,700,000	2,700,000
Hudson	580,000	590,000
Belasco	560,000	570,000
Lyceum	550,000	560,000
Palace	1,300,000	1,300,000
Cort	420,000	420,000
Columbia	1,250,000	1,250,000
Vanderbilt	340,000	340,000
Belmont	210,000	210,000
48th Street	410,000	420,000
Playhouse	470,000	480,000
Punch and Judy	150,000	150,000
Carnegie Hall	1,750,000	1,750,000
Cohen & Harris	335,000	335,000
Eltinge	560,000	570,000
Harris	420,000	430,000
Liberty	525,000	535,000
American	880,000	880,000
New Amsterdam	1,100,000	1,120,000
Lytic	720,000	720,000
Republic	565,000	565,000
Rialto	2,050,000	2,070,000

Selwyns	370,000	370,000
The Little Theatre	250,000	250,000
44th Street	900,000	920,000
Booth & Shubert	1,000,000	1,020,000
Broadhurst	425,000	435,000
Astor	1,200,000	1,225,000
Gaiety	1,550,000	1,570,000
Fulton	440,000	450,000
Globe	900,000	925,000
Winter Garden	1,475,000	1,500,000
Capitol	2,500,000	2,550,000
Long Acre	400,000	410,000
Central	365,000	375,000
Rivoli	1,350,000	1,370,000
Strand	2,900,000	2,950,000
Marosco	450,000	460,000
Bijou	300,000	310,000
Park	675,000	710,000
Plymouth	370,000	380,000
Century	2,000,000	2,000,000
Klaw	380,000	385,000
Ritz	450,000	460,000
Ambassador	560,000	575,000
Al. Jolson's	1,350,000	1,400,000
Loews	4,100,000	4,200,000
National	500,000	510,000
Music Box	600,000	610,000
Lincoln Square	1,100,000	1,100,000
Times Apollo	1,450,000	1,450,000
Earl Carrolls		825,000
49th Street		270,000
Metropolitan Opera House	3,800,000	3,800,000
Maxine Elliot	450,000	450,000

DEPARTMENT STORES

Name.	1922.	1923.
Gimbel Brothers	7,470,000	7,470,000
Saks & Co.	3,810,000	3,810,000
R. H. Macy & Co.	7,625,000	7,950,000
Franklin Simon & Co.	2,120,000	2,160,000
Lord & Taylor	7,550,000	7,550,000
Arnold, Constable & Co.	3,250,000	3,250,000
Stern Brothers	6,300,000	6,700,000
Wanamaker (2 stores)	6,925,000	7,100,000
Altman's	13,800,000	13,800,000
Bloomingdale Bros.	2,435,000	2,514,000

APARTMENTS

Name.	1922.	1923.
Belnord	4,500,000	4,500,000
Astor Court	2,585,000	2,700,000
De Soto	1,175,000	1,175,000
Roxborough	1,000,000	1,000,000
Bonta Narragansett	450,000	475,000
Lido Apartments	325,000	325,000
Della Robbio	830,000	830,000
Wallaston	440,000	440,000
Gramont	1,000,000	1,000,000
Dallieu	775,000	775,000
Rockfall	1,050,000	1,050,000
Peter Stuyvesant	675,000	675,000
Victoria	450,000	450,000
Bonta Vesta	750,000	750,000
Manhasset	600,000	600,000
Hendrick Hudson	1,150,000	1,150,000
St. Valier	560,000	585,000
Peter Minit	350,000	350,000
Paterno	850,000	850,000
Stadium View	310,000	310,000
Shore View	330,000	330,000
300 Park Avenue	4,925,000	4,975,000
570 Park Avenue	1,250,000	1,280,000
820 Fifth Avenue	1,800,000	1,800,000
721 Madison Avenue	925,000	925,000
630 Park Avenue	950,000	980,000
640 Park Avenue	950,000	980,000
907 Fifth Avenue	2,100,000	2,100,000
927 Fifth Avenue	1,150,000	1,150,000
830 Park Avenue	1,200,000	1,225,000
850 Park Avenue	1,200,000	1,300,000
876 Park Avenue	760,000	760,000
555 Park Avenue	950,000	980,000
633 Park Avenue	650,000	675,000
772 Madison Avenue	550,000	550,000
845 Fifth Avenue	1,600,000	1,600,000
910 Fifth Avenue	2,400,000	2,400,000

CLUBS

Name.	1922.	1923.
Metropolitan Club	2,200,000	2,200,000
Knickerbocker	1,000,000	1,000,000
Colony	875,000	900,000
Union	1,800,000	1,800,000
Racquet & Tennis	1,700,000	1,750,000
Yale	1,400,000	1,400,000
Bar Association	775,000	775,000
N. Y. Yacht Club	480,000	480,000
Harvard	1,300,000	1,300,000
University Club	3,500,000	3,500,000
Democratic Club	550,000	560,000

Tentative Assessments for 1923 Aggregate \$11,262,171,927

(Continued from page 455)

tract over last year is \$3,715,255.

"In Queens the largest district is District 1, known as the Long Island City section. The increase in that district over last year is \$2,922,835. The smallest district in Queens is District 17, known as the South Jamaica section. The increase in that district over last year is \$2,265,545.

"In Richmond the largest district is District 1, running along New York Bay. The assessment in that district over last year is \$10,551,840. The smallest district in Richmond is District 5, running along Staten Island and Raritan Bays. The increase in that district over last year is \$5,117,500.

"The Corporation Council has decided that under the law providing for partial exemption of new dwelling houses the State tax must be paid by the individual taxpayers on amounts allowed for such exemptions. The law prescribes the exemption only from taxes leviable for local purposes. Both the title and body of the law carry explicitly this construction. The State tax rate for 1923 has not yet been fixed. Assuming however that it will be as it was for 1922, approximately one and three-eighths mills, each \$5,000 exemption would be chargeable with \$6.87 of the direct State tax. For instance a \$10,000 exemption on a two-family house would be chargeable with \$13.75 of the State tax. The State tax on a multi-family house exemption would, of course, be proportionately greater. Last year the largest exemption for a multi-family house in Manhattan was \$719,000, so that allowance would be chargeable with a State tax of \$990.78.

"The total exemptions to be allowed for new buildings for 1923 under the tax exemption ordinances are not ascertainable but it is estimated roughly that the total will reach

\$183,000,000. In other words it is anticipated that in addition to \$83,000,000 exempted for 1922 there will be another \$100,000,000 for additional new dwellings. Upon this estimate there would be collectable approximately \$252,174 on the exempted buildings to cover State tax which otherwise would have to be borne by the City and paid by us into the State Treasury. The State tax, at the rates annually fixed, will be payable each year while the exemption continues under the law."

Personal assessments of all classes in the five boroughs, with the increases over last year, are shown in the following table:

Borough	1923	1922	Increase
Manhattan	\$543,640,100	\$433,200,000	\$110,440,100
Bronx	60,151,800	50,115,500	10,036,300
Brooklyn	158,718,050	152,886,900	5,831,150
Queens	27,666,450	26,111,950	1,554,500
Richmond	5,874,000	5,166,600	707,400
Total	\$796,050,400	\$667,480,950	\$128,569,450
Last Year	667,480,950		
Increase	\$128,569,450		

There has been an increase of 2,244 taxpayers during the last year, given by the Tax Department as follows:

Borough	1923	1922	Increase
Manhattan	35,111	35,494	383*
Bronx	10,411	9,767	644
Brooklyn	23,521	21,714	1,807
Queens	4,992	4,842	150
Richmond	1,112	1,086	26
Total	75,147	72,903	2,244
Last Year	72,903		
Increase	2,244		

* Decrease.

Corporation Counsel Construes Tax Exemption Ordinance

PRESIDENT GOLDFOGLE, of the Department of Taxes and Assessments, in making public the tentative assessments for 1923 has announced a new policy with respect to the inclusion of State taxes in exemptions granted by the Department on new buildings for housing purposes. Last year no line was drawn between taxes for State purposes and those for local expenditures on buildings coming within the provisions of the ordinance passed by the Board of Aldermen. Exemptions can only cover local taxes as is clearly established in the following communication to President Goldfogle from George P. Nicholson, Acting Corporation Counsel, in reply to a request for a ruling on the matter:

This department is in receipt of a communication from you dated August 16, 1922, requesting advice as to the construction to be given to the ordinance of The City of New York granting exemption from local taxation to new buildings planned for dwelling purposes and to the provisions of Section 4-B of the Tax Law added by Chapter 949 of the laws of 1920 as amended by Chapter 281 of the Laws of 1922, pursuant to which the ordinance was adopted, and as to the appropriate entries to be made on the assessment or tax roll in instances where the exemption applies. Your communication, so far as material, reads as follows:

"The Commissioners of the Department of Taxes and Assessments submit for your consideration and advice the following inquiries:

"FIRST—Is the amount allowed for tax on buildings coming within the provisions of the Aldermanic ordinances above referred to having reference to the exemption from local taxation of new buildings planned for dwelling purposes in the City of New York and entitled under the aforesaid laws and ordinances to exemption, chargeable nevertheless with tax for State purposes, commonly called State tax?

"SECOND—If so chargeable, may the amount of such State tax be placed as a separate figure on the books to be delivered to the Receiver of Taxes and two separate items of tax charged on such books, namely: one for tax on land and improvements calculated on the assessed valuation, less the amount of the exemption allowed, and one for the State tax, calculated on the amount allowed for such exemption."

* * *

That portion of Section 4-B of the Tax Law material to the questions under consideration reads as follows:

"Sec. 4-b. Exemption of new buildings from local taxation. The legislative body of a county or the legislative body of a city with the approval of the board of estimate and apportionment * * * may determine that * * * new buildings therein, planned for dwelling purposes exclusively, except hotels, shall be exempt from taxation for local purposes other than for

assessments for local improvements. * * *

And the material portion of the ordinance adopted pursuant to section 4-b of the Tax Law reads as follows:

"Section 1. Pursuant to and in accordance with the provisions of Section 4-B of the Tax Law * * * it is hereby determined that * * * new buildings in the City of New York planned for dwelling purposes exclusively, except hotels, shall be exempt from taxation as herein provided, for local purposes other than for assessments for local improvements. * * *

Thus, the statute and ordinance explicitly state that the buildings affected shall, in the manner therein provided, be exempt from taxation "for local purposes." The limitation so placed upon the exemption necessarily excludes exemption from taxation imposed for state purposes.

Moreover, there are several instances of exemption in the Tax Law wherein it is expressly stated whether the exemption relates to taxes for state or local purposes or both. Section 4-A immediately preceding the section in question provides that intangible personal property shall be exempt from taxation locally for "state or local purposes"; section 205 exempts from taxation for "state purposes" the personal property of corporations taxable under Article 9, and by Section 24-C the tax of one per cent. against bank shares is declared to be in lieu of all other taxes whatsoever, for "state, county or local purposes." Accordingly, it must be assumed that in using the words "local purposes" when enacting section 4-B of the Tax Law and the ordinance adopted pursuant thereto, it was intended that the buildings affected, to the full value thereof, should be subject to taxation for state purposes.

It is the well settled law of this state that statutes exempting property from taxation must be strictly construed, and that an exemption will not be presumed in the absence of language plainly conferring the exemption. As the statute and ordinance in question are expressly limited to exemption from taxation for local purposes, I advise you that the buildings affected are not exempt from taxes imposed for state purposes.

As thus construed, the effect will be to subject to taxation for state and local purposes the value of the land exclusive of the building and the value of the building in excess of the amount of exemption stated in the ordinance, and to subject to taxation for state purposes only, so much of the building value as is stated in the ordinance to be exempt from taxation for local purposes.

President Goldfogle says that the total amount involved in the 1923 taxes, provided the State tax rate is the same as last year, will be approximately \$252,174, collectable under the new ruling, which otherwise would have to be paid by the City to the State. The estimated amount of State taxes exempted last year is about \$150,000. No decision has been reached as to what action will be taken respecting the exemptions of State taxes erroneously allowed last year.

Another Apartment House Planned at Bronxville, N. Y.

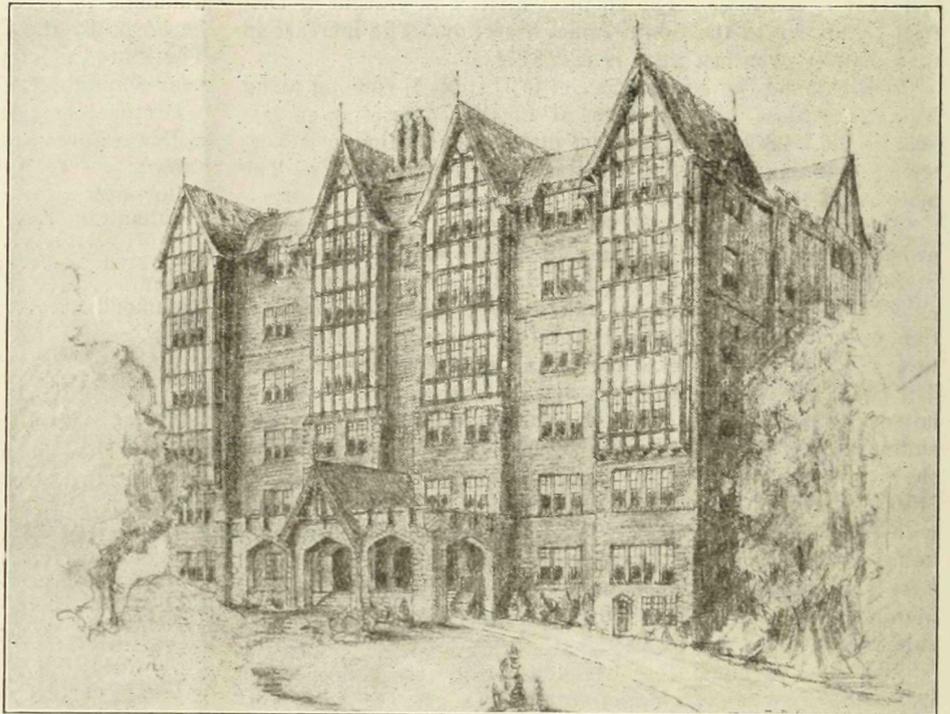
Sagamore Realty Co., George Howe, President, Will Erect Modern Structure from Designs by George Fred Pelham, Inc.

NOTABLE progress has been made in the development of high class suburban apartment houses during the past few years and there are strong indications that this type of habitation will continue to grow in popularity as architects improve in their design and plans.

A new suburban multi-family house project is now being planned by George Fred Pelham, Inc., 200 West Seventy-second Street, for the Sagamore Realty Co., George Howe, president, 527 Fifth Avenue. The building will be located on the crest of Sagamore Hill, Bronxville, N. Y., overlooking Lawrence Park and the Gramatan Hotel. The site was formerly the estate of Henry W. Smith who recently sold it to the new owners for improvement with one of the finest apartment houses that has yet been planned for New York's suburbs.

The site has a large frontage on Sagamore Road and as the plot is approximately 300 feet deep the building will be set well back from the road. The proposed structure has been designed in the style of Elizabethan period of English architecture and its facades will be of Tudor brick, rubble stone and over-hanging half-timbered bays. The roof will be of Tudor slate. The building will contain forty-eight living units in suites of four to seven rooms exclusive of baths. The larger units will contain maids' rooms. In all of the living rooms there will be log-burning open fire places. The kitchens will be equipped with white steel fixtures and will be entered from a service hall.

This building, which will be six stories in height, will have



Geo. Fred Pelham, Inc., Architects

NEW APARTMENT AT BRONXVILLE, N. Y.

both passenger and service elevators and among the special features for the comfort and convenience of the tenants will be garbage incinerators, laundries, large storage rooms in the basement and a special room for the storage of baby carriages.

The architects estimate this project will cost approximately \$500,000. Construction will be started immediately and the building will be completed and ready for occupancy by May 1.

Not So Far Apart on Subway Plans, Say Hylan and McAneny

AT the Board of Estimate and Appointment hearings on last Monday and Tuesday the proposed Brooklyn crosstown subway and the lines in Queens were taken up. George McAneny, Chairman of the Transit Commission, explained the necessity of the proposed plan which extends from the Queensboro Bridge Plaza in Long Island City to the Brighton Beach line near Franklin Street, Brooklyn, connecting with existing lines at each end. Mayor Hylan asked if the line would be operated by a private company or by the City. Mr. McAneny replied that it was unnecessary to go into that phase of the matter now. The hearing, he said, was in compliance with the law to determine the route only.

Mayor Hylan insisted that the city will have to pay the bills, if there is a loss, and therefore if there is a profit, should get it. Mr. McAneny said if it had not been for the war the subways would have been able to pay interest on the City's investments in them.

"You might tell that to some people and get away with it," the Mayor rejoined. "You can't tell it to me. We know that the directors of the Interborough cleaned up all along the line, and so do you. You remember the 187 per cent. profit they made in the fat years? Why didn't they lay something aside for a rainy day? If they had, there would have been a different situation."

"I am sorry to be obliged to correct the Mayor," Mr. McAneny replied. "If your statement implies that the dual subway contracts had anything to do with the payment of the

dividends you refer to, it hasn't a word of truth in it. The dividends were paid before the dual contracts took effect on January 1, 1919. The Interborough has not paid one dollar in dividends since that time."

"I want to wipe out the past, Mr. McAneny," the Mayor said.

"You've simply got to, whether you want to or not," replied Mr. McAneny.

"Look me in the eye while I am talking to you," the Mayor continued. "Let us work together so that the city will get the benefit of this new plan."

"As that is the intention of the Transit Commission, we are not so very far apart," Mr. McAneny replied.

"I don't think we are so very far apart," said the Mayor. "All we have to do to agree is to turn this stream of nickels into the pockets of the taxpayers."

"We prefer giving it to the fare payers," said Mr. McAneny.

Mr. McAneny declared that the Transit Commission's engineers estimated the cost of Mayor Hylan's proposed subways at \$860,000,000, instead of \$600,000,000 as estimated by the city's engineers. The crosstown plan will be taken up again at an adjourned hearing on October 16 next.

When the Queens lines were taken up Borough President Maurice E. Connolly and other speakers insisted that the routes proposed by Mayor Hylan should be built in the first five-year period instead of the third. Mr. Connolly objected to the proposed tri-borough bridge and the proposed bridge from Clason Point, the Bronx, to College Point Queens.

Review of Real Estate Market for the Current Week

Numerous Small Investors Added Volume to a Market That Lacked Big Transactions, Dealing Being Well Distributed

THE real estate business was wider in scope and slightly heavier in volume than it was last week, but it lacked numerous large transactions such as characterized the previous week. There was a remarkable number of sales of medium sized buildings, mostly old ones, in downtown thoroughfares, both on the East and West sides. They were well divided between business buildings and ancient tenement houses. The biggest transaction among them was a 6-story warehouse on Greenwich street. The large sales were at Fifth Avenue corner, the Evanston apartment house, a Riverside Drive corner building and some Heights apartment houses.

Here and there, throughout the city, old buildings were bought for the purpose of reimproving their sites. Among them was a building on West Broadway. Corner tenement houses with stores in the ground floors were numerous among the sales in East side avenues. Some of them were acquired by tenants of the stores, while operators were the buyers of others from old estates. The operators have awakened the investing public to the possibilities of the East side within recent months.

Numerous medium sized apartment houses as well as 4-story single flats throughout Harlem and Yorkville changed hands.

Some of them will be remodeled and made better revenue producers. The first apartment house erected in the tract of land that was sold by the estate of James Gordon Bennett at auction, on Fort Washington avenue, Washington Heights, was sold this week. A group of old buildings on an Amsterdam avenue corner on the Heights was sold and the buyer will supplant them with modern apartment houses. The plot is 100x100.

Dwellings came in for a good share of attention also. The dealing embraced all kinds, from 2½ story old brick dwellings in Greenwich Village to the varied types that are sprinkled through the upper reaches of town. A few costly residences were bought in the Fifth avenue region. Numerous small investors was the feature of the week.

Eugene Higgins leased for 99 years twelve old dwellings at the northeast corner of Seventh avenue and 130th street. The character of the district has been changed by the negro invasion of it. Houses there, that some years ago were suitable for private use, are now available for apartment houses containing small suites. The buildings will be remodeled. Several large commercial leases were negotiated in the upper and lower parts of the city.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 79, as against 77 last week and 77 a year ago. The number of sales south of 59th st was 25, as compared with 35 last week and 14 a year ago.

The number of sales north of 59th st was 54, as compared with 42 last week and 63 a year ago.

From the Bronx 35 sales at private contract were reported, as against 37 last week and 26 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 468.

City to Sell Tax Liens

All the properties in Manhattan against which there are unpaid taxes, water rents and assessments will be sold by the city in the Municipal Building on November 9. Many property owners' associations have examined the list of properties to be sold and have warned those of their members whose land or buildings are included therein.

A Real Estate Course

That real estate is a subject worthy of scientific investigation has been recognized by New York University, which has established a course for the training of young men in real estate procedure and practice. The course is primarily for college graduates, but is intended also to meet needs of men and women in real estate or insurance fields. It will be given in 90 Trinity pl.

The West Side Y. M. C. A. has for some

years maintained a lecture course on real estate subjects during the winter months. It has been well attended.

Exercises Option to Buy

Oceanic Investing Co. purchased from Mrs. Ophelia A. Byrnes the 6-sty brick store and office building at the southeast corner of Fifth av and 46th st, on a lot 25.5x100. The buyers, among whom is A. G. Milbank, are the present lessees of the property.

The corner was recently involved in a deal whereby John F. Galvin, Inc., Boston florists, sold their lease contract, thereby obtaining \$100,000 in cash and a store on the 46th st side of the property at a nominal rental for 10 years. This amount was given by the buyers, Lieberman Bros., who wanted the site for the business of John Forsythe & Co.

The Byrnes corner originally passed from the control of the family in December, 1911, when Klein & Jackson leased it and then built a 6-sty store and office building. Their contract was for 21 years with renewals and option to purchase. Upon completing the building they leased it to the Galvin interests. In 1916 the Oceanic Investing Co. secured the property from Klein & Jackson, and has now exercised the purchase option.

Adjourn Morgenthau Sale to October 10

The big fall auction sale of the M. Morgenthau, Jr., Co., at which George Fryhofer will make his initial bow in the Vesey st. auction rooms, has been adjourned to Tuesday, Oct. 10. This adjournment will give the prospective purchasers a further opportunity to inspect the numerous offerings included in the sale.

These range from home sites and business lots in the Jamaica section of Queens, in building plots in Manhattan and Bronx, and the city of Mt. Vernon. In the Jamaica section all

of the remaining business lots on Merrick rd in the Country Club District which adjoins the St. Albans Golf and Country Club, will be sold. Most of these lots have been disposed of during the last few months but several choice corners still remain and will be disposed of at this auction sale.

Apartments on Bennett Tract Sold

Nehring Bros. sold for M. Solomon & Son to the Murray & Hill Co., 540-550 Fort Washington av, two 5-sty and basement brick walk-up apartment houses, each on a plot 75x105. The buildings were recently completed and they contain a total of 62 apartments of from 3 to 5 rooms each. They were held at \$360,000. It was a cash sale.

The houses from their rear command an unobstructed view of Washington Heights and the Bronx. The sellers who built the houses bought the lots at the James Gordon Bennett estate sale and were the first builders to build apartment houses on Bennett estate lots. The purchasers will hold the properties as a permanent investment.

Evanston in New Hands

Jerome C. and Mortimer G. Mayer sold through Mark Rafalsky & Co., to Edward Ellinger the southeast corner of West End av and 90th st, a 12-sty and basement elevator apartment house, known as the Evanston, on a plot 100.8½x162.6. The suites vary from 8 to 10 rooms in size and 4 suites to a floor. The building is fully tenanted. About 2 years ago Mr. Ellinger purchased the plot adjoining on the south, 100x100, from Messrs. Mayer. His recent purchase gives him control of the entire easterly block front on West End av, between 89th and 90th sts.

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THE guide contains a list of business properties to let and for sale, including office space, desk room, show rooms, lofts, stores, factory property, studios, basements, garages and buildings. Properties are grouped under their proper headings and classified according to location, and frequently their rental, for the convenient reference of buyers and renters. The guide is published *every Sunday, Tuesday and Thursday* in the Real Estate Pages.

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A New Co-operative Deal

The Mont Cenis Apartments, Inc., a corporation consisting of 24 tenants, has purchased 54 Morningside drive, southwest corner of 116th st, a 6-sty elevator apartment, on a plot 100.11x90. The house has 4 apartments on a floor, from 5 to 8 rooms each, and the 24 tenants bought stock according to the size and location of their apartments. The house has an uninterrupted view of Morningside and Central parks.

The officers of the new corporation are: Alexander J. Field, of the law firm of Davies, Auerbach & Cornell, president; Maynard W. Hamblin, renting agent of the Western Union Telegraph Co., vice-president; Prof. Clinton Walker Keyes of Columbia University, secretary and treasurer. Spotts & Starr, Inc., were the brokers.

Buy Co-operative Apartments

Edward H. Hart, vice-president of the United States Rubber Co., purchased a large apartment from plans in the new 100 per cent joint ownership apartment building to be erected by the Joint Ownership Construction Co., Inc., Frederic Culver, president, at the northeast corner of 69th st and Lexington av.

Douglas L. Elliman & Company sold an apartment in the new building 485 Park av, northeast corner of 58th st, on the 100 per cent tenant-owned plan, to Charles B. Barkley.

Amsterdam Avenue Corner Sold

Thoens & Flaunlacher, Inc., sold for Louis Ohl 1948-1954 Amsterdam av, southwest corner of 157th st, 1948-50 being old frame buildings, 1952 a 2-sty brick store building, and 1954—the immediate corner—a 5-sty brick flat with store. They all occupy a plot 99.11x100.

The parcels were held at \$175,000. When the present leases expire the new owners will make substantial improvements.

Sell West Broadway Holdings

The Rowantree-Schley Co. sold for Henry W. Faulkner 321 West Broadway, and for his brother, William D. Faulkner, 323 West Broadway, two 4-sty brick buildings, to Henry Link. The combined plot is 39.2x100 and will be reimproved for business purposes. The property at one time belonged to the Eno family, who, it is said, did not collect easement money from the elevated railroad, which failed to file a quit claim.

Subsequently, when a cousin of the present sellers bought the property and put in a

claim for damages to the railroad company, it paid him an agreed sum. Later it was found that the claim had been paid twice and the road sued in the three highest courts to recover, but it was held that the error was the company's and the money could not be recovered.

Sells Riverside Drive Corner

Joseph Shenk resold the south corner of Riverside dr and 139th st, a 7-sty elevator apartment house, known as the Linlithgow, on a plot 100.8x157.6x99.11x145. The longest measurement is on the street. The building contains 60 apartments. It was held at \$450,000.

Movie Producer Buys Island

J. P. & L. A. Kissling sold for Robert Spindler Hardenbergh Island, consisting of 10 acres in Roundout Creek, near Kingston, N. Y. The purchaser is a moving picture producer, who will use it in connection with the moving picture industry.

Small Suites in Brooklyn Overdone

George S. Horton, of Bulkeley & Horton Company, calls attention to the revival of interest in the basement house, of which there were 40,000 in Brooklyn prior to 1905, but which became unpopular owing to servant difficulties. Prices of private houses, even of American basement design, slid down until the stopping of building during the war gave them a new lease of life.

"Many owners welcomed this recovery," said Mr. Horton, "because, from 1910 up to the Armistice in 1918, they were absolutely a drug on the market and their value pressed down and down with the changing of former good class neighborhoods.

"Owing to the housing shortage these houses were eagerly sought, and the reaction reached its peak in 1920, at which time basement houses were worth 40 per cent more than in 1914. During the last five years upward of five thousand of these houses have been rebuilt into apartment houses, with two-room and bath suites, at a cost of \$6,000 to \$12,000, and have been renting at from \$20 to \$30 per room. But there was an overdoing of this, and today rents are breaking in this style of housing, as the supply exceeds the demand. The two-room and bath apartment has surely been overdone in this borough.

"The demand for the old style dwelling is growing less each year as a unit dwelling, and many are renting as furnished-room houses or are salvaged for conversion into two and three-family houses, making especial appeal to the foreign-born who are not averse to mixing their families."

Nassau County Sales

L'Ecuse, Washburn & Co. sold for Charles A. Bishop a plot 140x280, on Brookside dr, Plandome, to Paul B. Williams. Mr. Williams, who is field secretary of the United States Tennis Association, is building a colonial home for spring occupancy.

R. O. Haythe, of the Haythe Mercantile Agency, purchased at Plandome the Isabel Warden property, consisting of large grounds and fireproof house and garage. L'Ecuse, Washburn & Co. were the brokers.

L'Ecuse, Washburn & Co. sold for Francis Grace, of Warrenton, Va., his property at Pladome, Nassau county, with a frontage of 172 feet on Manhasset Bay, to adjoining owners for improvement.

New Real Estate Firm

A new partnership under the firm name of Brett & Wyckoff has been formed between Walter C. Wyckoff and Everett A. Brett, the latter former president of the Brett & Goode Co., for the transaction of a general real estate and insurance business. Mr. Brett has specialized in the management of business buildings and Mr. Wyckoff in the management of apartment houses, many of which are conducted on the co-operative plan. The business will be consolidated at the present office of Mr. Wyckoff, 403 Madison av, which has been enlarged to accommodate the force of both of the former firms. The salesmen and management force include Walter C. Lusher, Samuel F. Adams, Jr., Harry H. Albertson, Arthur E. Fuss, George W. Inge, Louis Karnow, John F. McKeon, John J. Mirovich, J. Lawrence Phipps, Jarvis A. Root, M. E. Rosewater, John S. Spraker, William A. Stead, Harold Streibich, John H. Sully and Norman W. Ward.

MORTGAGE LOANS

Ernest T. Bower placed for F. W. Geiler a mortgage loan of \$32,000 on 2348 Eighth av; for Mrs. Annie L. Rendle \$6,000 on 112 West 130th st; and for Mrs. Mary J. Wharton a second mortgage of \$4,000 on 151 West 94th st.

Edwards, Dowdney & Richart placed the following first mortgages: \$120,000 on the northwest corner Bryant av and 174th st for the Vywest Building Corporation; \$62,500 on the northeast corner of Burnside and Harrison

avs for the Force Realty Corporation; \$21,000 on premises west side Valentine av, 231 feet south of 199th st; and \$20,000 on premises east side Tiebout av, 50 feet south of 187th st for the Guidera & Tavolacci Construction Co.

Metropolitan Life Insurance Co., at a meeting on September 28, authorized loans on bond and mortgage amounting to more than \$5,300,000. Of this \$2,612,000 was for single dwellings, apartment houses and business buildings and \$903,000 for farm loans.

New York obtained housing loans for 103 dwellings to accommodate 205 families. In sections outside of New York 497 dwellings accommodating 546 families and 18 apartment houses to accommodate 208 families received loans. Loans were also authorized on 7 business buildings for about \$1,350,000. The housing loans outside of New York were in Massachusetts, Virginia, North Carolina, Georgia, Alabama, Tennessee, Kentucky, Ohio, Indiana, Michigan, Illinois, Minnesota, Nebraska, Iowa, Utah and New Jersey.

Farm loans were scattered in Tennessee, Georgia, South Carolina, Idaho, Utah, Alabama, Iowa, Mississippi, Kentucky, Missouri, Oklahoma, Illinois, Kansas, South Dakota, Indiana, Nebraska, Minnesota and North Carolina.

The rate of interest in New York was 6 per cent, and elsewhere at the rate prevailing in the respective locality.

Joseph P. Day placed for Clara Mann a mortgage loan of \$13,000 on 50 West 84th st, a 3-sty and basement stone dwelling, on a lot 16.8x102.2.

Lawrence, Blake & Jewell placed with the Brevoort Real Estate Co. for the 235 Wadsworth Avenue Corporation a building loan of \$65,000 on the southeast corner of 185th st and Wadsworth av for the erection of a 5-sty apartment house, on a plot 50x79.

S. W. Straus & Co. purchased an issue of \$1,000,000 6½ per cent first mortgage bonds of the Albert Hotel and Building Corporation of Chicago. The bonds are a direct closed mortgage on the land, building and equipment of the Sovereign Hotel annex to be erected at once. The bonds mature serially from February 1, 1925, to August 1, 1937. They are being offered at par and accrued interest.

Charles B. Van Valen, Inc., negotiated a loan of \$450,000 on the 14-sty apartment house 925 Park av. The apartment is co-operative, among the owners being William A. Day, president of the Equitable Life Assurance Society; Francis R. Pierson, of Alexander & Green, and Francis R. Masters, of Lawrence & Co. The building occupies a plot 100x100.

MANHATTAN SALES

South of 59th Street

BLEECKER ST.—A. Q. Orza resold for A. Danubio, 180-182 Bleecker st, two 4-sty brick tenement houses with stores, each on a lot 21.10½x76.

FRONT ST.—Childs & Humphries sold to an investor for the 15 Front Street Corporation the 4-sty brick warehouse 13-17 Front st, on a plot 65x105x irregular.

GREENWICH ST.—Heil & Stern sold for the Independent Warehouses, Inc., to Leo Schlesinger & Co., 537-545 Greenwich st, a 6-sty brick warehouse, on a plot 100x100, adjoining the southeast corner of Charlton st. The buyers will occupy. The sale is recorded.

HENRY ST.—Samuel Hetson sold to Louis Chizik the 6-sty and basement brick tenement house with store at 183 Henry st, on a lot 24x87.6.

JONES ST.—A. Q. Orza, in conjunction with the Cruikshank Co., sold for the estate of Mary L. Hall, 9 Jones st, a 7-sty brick loft building, on a lot 25x100.

VANDAM ST.—Brown - Wheelock - Harris, Vought & Co. sold for a client to Joseph Lapitino 7 Vandam st, a 3-sty and basement brick dwelling, on a lot 17x100.

19TH ST.—Dr. S. D. Strauss sold to Leonard Weill 336 East 19th st, a 3-sty and basement brick dwelling, on a lot 20x92. It has been altered into studios.

37TH ST.—Mrs. Richard D. Sutton sold to F. A. Burdette 156 East 37th st, a 4-sty and basement stone dwelling, on a lot 20x98.9.

53D ST.—William J. Demorest resold the 5-sty stone dwelling converted into an apartment house, 55 West 53d st, on a lot 22x100.5, which he purchased two months ago from the Mandel-Erlich Corporation. It occupies a lot 21.8x100.5 and was held at \$70,000.

57TH ST.—The 33 West 57th Street Co., Inc., sold to an investor 33 West 57th st, a 6-sty brick elevator apartment house with stores, on a lot 25x100.5.

58TH ST.—Samuel Auria purchased from the estate of Stephen Schrader 301 to 303 East 58th st, northeast corner of Second av, a 4-sty brick flat with stores, on a lot 20x57.3 and two 3-sty and basement brick dwellings each

on a lot 20x57.3. Extensive alterations are planned to cost about \$50,000. The buildings were held at \$85,000.

59TH ST.—Walter C. Wyckoff sold for Abraham Birnbaum 328 East 59th st, a 5-sty brick tenement house with stores, on a lot 25x100.5.

North of 59th Street

61ST ST.—Arthur Cutler & Co. sold 303 East 61st st, a 5-sty brick flat, on a lot 25x75, for Elsie Hyde to Meister Builders, Inc., and immediately resold it to Frederick Jockel.

67TH ST.—Brown, Wheelock-Harris, Vought & Co. sold for the Sisters of St. Vincent de Paul the 3-sty brick garage 223 East 67th st, on a plot 27.6x100.10, to a client, who will occupy.

70TH ST.—Otterberg, Steindler & Houston resold for a client through the J. Romaine Brown Co. to Dr. William Whitney, for occupancy, 51 West 70th st, a 4-sty and basement brown-stone dwelling, on a lot 20x100.5.

72D ST.—Brady & Bowman, Inc., sold for Mrs. Kathleen K. Donahue, 130 West 72d st, a 4-sty and basement stone dwelling on a lot 20x102.2. This is one of the few remaining private houses on the south side of the block between Columbus and Amsterdam avs, which have not been altered for business or apartments.

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75TH ST.—Ward Belknap & Son sold to the Desmond Realty Co., Simon Myers, president, the 4-sty brownstone tenement house with stores, on a lot 25x102.2, at 311 East 75th st, for the estate of Louis A. Heinsheimer.

85TH ST.—Slawson & Hobbs sold for Mrs. Marion R. Cunningham the 5-sty brick American basement dwelling, 261 West 85th st, on a lot 16x102.2, to Mrs. Kathryn E. Friel.

95TH ST.—Pierre & Golden Co. sold for a client of Julius Wielar the 6-sty brick tenement house with 3 stores, on a plot 40x100.8½, at 336 and 338 East 95th st.

97TH ST.—Edward O'Donnell sold for Fannie Tobias to Martin Thomas, 32 West 97th st, a 4-sty and basement brick dwelling, on a lot 18x100.11.

116TH ST.—The Two and Four West 116th Street Corporation, with M. Farb, M. Dermer and J. Kessler as directors, has been formed to take over the property at that address, a 5-sty brick double flat with stores, 51x50, at the southwest corner of Fifth av. The Goldsoll Realty, Inc., holds title.

117TH ST.—Mulvihill & Co. sold for Rosa Smallback to John O'Connor 122 East 117th st, a 5-sty brownstone single flat, on a lot 20x100.11.

118TH ST.—Louis Davis sold through John C. Coleman 142-144 West 118th st, two 4-sty brick dwellings, each on a lot 16x100.11.

121ST ST.—Shaw, Rockwell & Sanford sold for Regina Danziger to a buyer, for occupancy, 105 West 121st st, a 3-sty and basement stone dwelling, on a lot 15x100.11.

124TH ST.—The 5-sty brownstone flat with two stores, on a lot 25x100.11, at 226 West 124th st, has been sold by Bernard A. Ottenburg to J. Freeman through Fred G. Belchner.

126TH ST.—The newly formed Whitehouse Realty Co. purchased from the Broad Holding Co. the two 3-sty and basement stone and brick dwellings, on a plot 33.8x99.11, at 179 and 181 West 126th st, northeast corner of Seventh av. Katz & Sommerich, attorneys, represented the buying interests.

128TH ST.—Wilcox & Shelton sold to Jacob Goodman the 3-sty and basement stone dwelling, on a lot 17x99.11, at 233 West 128th st.

130TH ST.—James H. Cruikshank resold to Alexander Downes 4 West 130th st, a 4-sty brick dwelling, on a lot 16.8x99.11. J. A. Steele was the broker.

141ST ST.—Max N. Natanson resold to William Herzberg 300 West 141st st, southwest corner of Eighth av, a 5-sty brick flat with store, on a lot 24.11x100, the smaller measurement being on the avenue. The purchaser paid cash and is to do his own financing. The property is one of the eight free and clear parcels recently taken by Mr. Natanson from Col. Jacob Ruppert in an exchange involving the 16-sty loft building at the northwest corner of 29th st and Fourth av, known as 432 Fourth av.

146TH ST.—William H. Barnes sold to James H. Cruikshank, 474 West 146th st, on a 5-sty and basement brick apartment house, on a lot 25x99.11, adjoining the southeast corner of Amsterdam av. Mr. Cruikshank has resold the property to a client of Sidney V. Hirsch.

173D ST.—I. Cohen sold to Jacob Freeman 567 West 173d st, a 5-sty brick apartment house, on a plot 37.6x100.

BROADWAY.—Biltmore Realty Corporation sold for Florence N. Silverman 3161 Broadway, a 6-sty brick apartment house with stores, on a plot 40x100.

FIFTH AV.—James H. Cruikshank resold through James A. Steele to Louise J. Codrington 2110 Fifth av, a 5-sty brick American basement dwelling, on a lot 16.4x76.8.

FIFTH AV.—James H. Cruikshank resold through James A. Steele to Aurelia Langford the southwest corner of Fifth av and 130th st, a 5-sty brick dwelling, on a lot 18x76.8.

FIRST AV.—Estate of Peter Doelger sold to A. Levin and I. Strauss 593 First av, southwest corner of 34th st, a 4-sty brick tenement house with stores, on a lot 21.3x100.

MADISON AV.—Biltmore Realty Corporation sold for Aaron and Adolph Weiss to the 203 West 113th Street Realty Corporation 2083 Madison av, a 5-sty brick double flat with stores, on a lot 25x98. The property rents for \$3,600 and was held at \$25,000.

MANHATTAN AV.—Sherman & Kirschner, with Jesse Pregosin, sold for Maude F. Snell-eburg the two 3-sty stone dwellings at 387 and 391 Manhattan av, each on a lot 18x50.

PARK AV.—Belle Pauker sold to Louis Vegeny the 3-sty brick flat with stores at 1860 Park av, northwest corner of 127th st, on a lot 21x70.

SECOND AV.—Moses Harris purchased from the Darfell Realty Co. 2162 Second av, northeast corner of 111th st, a 4-sty brick tenement house with store, on a lot 25.11x75. It has been in the same hands since 1904 and was held at \$30,000. Isaac Hyman represented the purchaser.

SEVENTH AV.—Jacob Manowitz sold to the Long Beach Realtors, Inc., represented by Nathan H. Stone, attorney, the 6-sty elevator apartment house at the northeast corner of

Seventh av and Cathedral Parkway, on a plot 70.11x100.

THIRD AV.—Cruikshank Co. sold for the estate of Edwin A. Cruikshank to Sigmund Taub the northeast corner of Third av and 110th st, known as 2005-2009 Third av, three 3-sty brick tenement houses with stores on a plot 75.1x100, together with two old brick tenement houses with stores fronting on the 110th st end of the plot.

WEST END AV.—Charles S. Kohler, Inc., sold for the estate of Samuel Greason 704 West End av, a 5-sty brick single flat, on a lot 20x100.

BRONX SALES

FAILE ST.—Rebecca Luria sold to Harris Isaacson 937 Faile st, a 5-sty and basement brick apartment house, on a plot 47.10x100.

FOX ST.—The Bess Realty Corporation sold to Michael Spector the 2½-sty and basement frame dwelling, 1071 Fox st, on a lot 25x100.

GARDEN ST.—William J. Gabel sold for the Cosmopolitan Bank to Maria Guliani the plot on the north side of Garden st, 165 feet west of Southern boulevard, and having a frontage of 50 feet on Garden st, running through to Old Kingsbridge rd, on which street it has a frontage of 57 feet. The buyer will erect dwellings thereon.

KINGSBRIDGE TERRACE.—Emma Borst sold to Jennie W. Zoller the 2½-sty and basement frame detached dwelling 2736 Kingsbridge terrace, on a plot 37.5x125.

MANIDA ST.—William Cannon sold to Theodor Jaffe the vacant plot, 70x100, on the east side of Manida st, and the abutting vacant plot, 150x100, on the west side of Coster st, 191 feet south of Lafayette av. Mr. Jaffe will erect three 5-sty apartment houses.

SIMPSON ST.—Clara B. Dodin sold to Eliphalet Davis the 5-sty and basement brick apartment house 1012 Simpson st, on a plot 40x100.

135TH ST.—Lillian Margalens sold to William Winkler 439 East 135th st, a 5-sty and basement brick apartment house, on a plot 30x100.

168TH ST.—Kate B. Unangst sold the vacant plot, 104.1x80, on the west side of Brook av, 141 feet south of 168th st. The buyer will improve the plot with a garage.

178TH ST.—James B. Turk sold to Sarah Drucker 214 East 178th st, a 2½-sty and basement frame dwelling, on a lot 25x100.

182D ST.—Benenson Realty Co. resold to an investor the 5-sty and basement brick apartment house arranged for 25 families, on a plot 50x100, at 747 East 182d st, renting for \$10,000 annually and held at \$65,000. The selling company acquired it a month ago.

182D ST.—Minnie Berger sold to Simon Traub the 3-sty and basement frame building 760 East 182d st, southeast corner of Prospect av, on a plot 38.5x94.8x irregular.

204TH ST.—Albert D. Phelps and H. J. Rogers sold for Martin Silverman to the Dec-Wab Realty Co the vacant plot, 75x100, on the west side of East 204th st, 50 feet south of Decatur and Webster avs. The realty company will erect a 1-sty taxpayer with 7 stores.

229TH ST.—G. Tuoti & Co. sold for Clement J. Jesch to Leonard Tattore 846 East 229th st, a 2-sty and basement frame 2-family house, on a lot 30x114.5.

ANTHONY AV.—J. S. Maxwell sold for a client 1911 Anthony av, northwest corner of East Tremont av, a 5-sty brick apartment house with stores, on a plot 45x100, known as the Wilton.

BATHGATE AV.—George J. Daly sold to Pietro Fallella the vacant lot, 25x100, at 2372 Bathgate av.

BEDFORD PARK BLVD.—Herman A. Acker sold for the Wilaura Holding Corporation the 1-sty business building, 64x103, at the southwest corner of Bedford Park Blvd and Decatur av. The property was held at \$90,000 and was bought for all cash above the first mortgage.

BOSTON RD.—Louis Levy Sr. and David Frankenthal sold for Harry Cahn to Richman & Samuels 1125 Boston rd, a 5-sty and basement brick apartment house, on a plot 50x152, opposite Morris High School athletic field.

BOSTON RD.—Arnold Investing Co., Inc., purchased from Dr. Bareano the 6-sty brick apartment house with stores, on a lot 26.5x130, at 1443 Boston rd. Frank E. Silverman represented the purchasers.

BROOK AV.—Harold Carpen purchased the two 3-sty brick flats with stores, on a plot 45.11x40x irregular, at 1064-1066 Brook av, from Mrs. A. L. Bissinger. Harry H. Cohen was the broker.

BRYANT AV.—John J. Wigger sold to Henry Kurth 1146 Bryant av, a 4-sty and basement brick apartment house, on a plot 33.3x100.

BURNSIDE AV.—Herman A. Acker sold for a client to the Virgin Realty Corporation, Nathan Wilson, president, 103 East Burn-

side av, a 3-sty brick business building, on a lot 20.1x87, adjoining the northeast corner of Morris av. The buyer will install a new store front.

BURNSIDE AV.—Herman A. Acker sold for a client to the Virgin Realty Corporation, Nathan Wilson, president, the 3-sty and basement brick business building 105 East Burnside av on a lot 20x87. The same broker sold the adjoining house 103 East Burnside av, to the same purchaser, so that Mr. Wilson now controls the plot 40x87, adjoining the northeast corner of Morris and East Burnside avs.

CONCOURSE.—Samuel Berner sold to the Samuel Minskoff Building Co. the vacant plot, 62x127, on the west side of the Grand Boulevard and Concourse, 100 feet south of Burnside av. A. D. Phelps and H. J. Rogers were the brokers.

CROTONA AV.—Meyer Buchman sold to Bernard Jacobowitz the 2-sty and basement stone dwelling, 2070 Crotona av, on a lot 24x100.

FEATHERBED LA.—Biltmore Realty Corporation sold for Harry Goldsmith to a client for investment, the store property recently completed at 75-77 Featherbed la.

FINDLAY AV.—Leonard J. Carpenter sold for Newbold Morris the southwest corner of Findlay av and 166th st, a vacant plot 92.5x99.7, to the Vita Holding Corporation.

INTERVALE AV.—J. R. Building Co. resold to Etta Rubin 940 Intervale av, southeast corner of Westchester av, a 1-sty brick store building, on a plot 75x121.5x100x irregular.

JEROME AV.—Land Estates, Inc., sold through J. L. & R. W. Davis the plot, 150x219, on the west side of Jerome av, 336 feet south of 192d st.

JESSUP AV.—The 2½-sty dwelling, on a plot 36.6x100, in course of construction on the east side of Jessup av, 175 feet south of Featherbed la, has been purchased by the newly formed Swanfloe Realty Co., with T. F. E. and R. Swanson as directors. Howard C. Kelly, attorney, represents the buying company.

MOHEGAN AV.—Charlotte F. L. Arnolt sold to John McNulty the 3-sty and basement frame detached dwelling, on a plot 150.6x89x150x76, on the west side of Mohegan av, 115.10 feet south of 176th st, through to Vineyard place.

MORRIS AV.—Melfram Realty Corporation sold to Sarah Cohen 1254 Morris av, a 5-sty and basement brick apartment house, on a plot 39.5x100.

MOSHOLU AV.—James C. Gaffney sold to Martin A. Kines the vacant lot, 25x100, on the north side of Mosholu av, 269.2 feet west of Broadway.

PROSPECT AV.—Manport Realty Co., I. Portman president, bought from Frederick S. Schlesinger the 6-sty and basement elevator apartment house known as the St. Cloud, at the northeast corner of Prospect av and 164th st, on a plot 74.5x75. It contains suites of 5 and 6 rooms and returns an annual rental of about \$25,000. Blackner & Goldner were the brokers.

PROSPECT AV.—Jacob Bloom sold to Yetta Levitas 1948 Prospect av, southeast corner of 177th st, a 5-sty brick apartment house with stores, on a plot 99.1x72.4.

SOUTHERN BLVD.—Patrick Holland Agency sold for Pauline Antes to Mabel Spencer, 361 Southern Blvd, a 4-sty brick flat with store, on a lot 20x100.

ST. ANNS AV.—Julius Trattner sold for Mrs. K. Nettle and Mrs. Zuhr the 5-sty brick double flat with two stores, on a plot 27.6x100, at 302 St Anns av, to an investor.

SUMMIT AV.—Henry Foster resold to Eugene Greenan 1000 Summit av, a 3-sty brick flat with stores, on a plot 30x100, southeast corner of 164th st.

THIRD AV.—Eureka Realty Co. sold to the Leybuck Co. the 5-sty brick flat with stores at 3106 Third av, on a lot 24.9x154.5x irregular.

THIRD AV.—Arthur Cutler & Co. sold for Meyer Isear the northwest corner of Third av and 170th st, known as 499 East 170th st, a 5-sty apartment house having 4 stores on the ground floor, with three 3-room and three 4-room apartments on the upper floors, on a plot 59x90, renting for \$13,000. The property was held at \$85,000.

TREMONT AV.—J. S. Maxwell sold for Anne A. and Dr. B. Farquhar Curtis 263 East Tremont av, a 5-sty and basement brick apartment house, on a plot 50x100, adjoining the northwest corner of Anthony av.

TRINITY AV.—Idapol Holding Corporation resold to Nellie Grossman the northwest corner of Trinity av and 156th st, a vacant plot, 90x100.6.

TRINITY AV.—Walter E. Brown sold for the estate of William W. Hill to a buyer, for occupancy, 692 Trinity av, a 3-sty and basement frame dwelling, on a lot 12.6x77.

UNION AV.—Philippo Saitta sold to Domenico Caratozzolo the 2-sty and basement frame dwelling, 597 Union av, on a lot 20x100.

UNION AV.—Mrs. E. Davies sold 707 Union av, northwest corner of 155th st, a 6-sty brick apartment house with stores, on a lot 25x100.

UNION AV.—Morris Moore's Sons (Charles Moore) sold for the Life Realty Co. 1185 Union av, a 5-sty and basement brick apartment house, on a plot 42x91, adjoining the southwest corner of 168th st. It contains 20 apartments.

UNIVERSITY AV.—H. Dewey sold the northeast corner of University and West Tremont avs, a 2½-sty and basement frame detached dwelling, on a plot 204.3x65.4xirregular.

UNIVERSITY AV.—For the erection of a 6-sty apartment house the newly formed Kenzol Realty Co., represented by Max Silverman, attorney, bought the plot, 157x125, at the southwest corner of University av and 170th st. This is part of the old Montgomery tract sold 3 weeks ago at auction by Joseph V. Day. Louis Padula, L. Lozner and S. Kosman are the incorporators of the new company.

NYSE AV.—Isadore Landman sold to Joseph Dubilet the 2-sty and basement frame dwelling 1484 Vyse av, on a lot 25x100.

NYSE AV.—Vyse Realty Co. sold to Benjamin Rosen the 5-sty and basement brick apartment house 2068 Vyse av, on a plot 43.8x111.

WEBSTER AV.—Magdalena Kolbeck sold to Rose Schwaransky 1686 Webster av, adjoining the southeast corner of 173d st, a 4-sty and basement brick flat, on a plot 34.8x90.

WEBSTER AV.—Louis Reuter resold the two 5-sty and basement brick apartment houses, on a plot 74.10x100, at 2041-2047 Webster av, for M. Quinlan to Mrs. L. A. Robitzek.

WEBSTER AV.—Caroline Weinlandt sold to Bertha White the 2½-sty and basement frame dwelling 3068 Webster av, on a lot 25x100, adjoining the northeast corner of 202d st.

WHITE PLAINS AV.—George O. Glendenning sold through Hall J. How & Co. to the Virgin Realty Corporation, Nathan Wilson, president, the vacant plot, 100x100, on the east side of White Plains av, 80 feet north of 241st st, adjoining the subway station and at the terminus of the New Rochelle line. It will be improved with a business building.

BROOKLYN SALES

BERKELEY PL.—John N. Chapman sold to Carrie Choate, for occupancy, 207 Berkeley pl, a 3-sty and basement dwelling, on a lot 21x100.

DEAN ST.—Bulkeley & Horton Co. sold for Mrs. M. McDonough to a buyer, for occupancy, 1068 Dean st, a 3-sty and basement brownstone dwelling, on a lot 20x100.

JAY ST.—Henry L. Nielsen Offices sold for Thomas Kiernan to a buyer, for occupancy, 342 Jay st, a 3-sty and basement brick dwelling.

MONROE ST.—James Sexton sold to a buyer, for occupancy, 640A Monroe st, a 2-sty and basement brick dwelling.

STEBEN ST.—Brooklyn Home for Children sold to I. Haber, a wholesale grocer, the vacant plot, 50x100, at 101-103 Steben st, near Myrtle av. The buyer will improve the plot with a brick warehouse.

36TH ST.—Realty Associates sold the vacant plot, 35x100, on the north side of 36th st, 225 feet east of Third av, South Brooklyn, to William R. Kenyon. The purchaser will improve the plot immediately with a brick dwelling.

72D ST.—Edward C. Cerny sold for the Framor Builders, Inc., to Sol Cohen, for occupancy, 675 72d st, Bay Ridge, a 2-sty and cellar stucco dwelling, in course of construction.

EAST 5TH ST.—I. Salzberg sold for Paul Connelly to H. Downing the 6-room dwelling, on a lot 24x100, at 1045 East 5th st.

EAST 9TH ST.—J. Lacov sold for the Miller-Bergs Construction Co. to Sarah Tomashoff the 2-family house, on a plot 35.4x100, at 1170 East 9th st.

EAST 13TH ST.—A. Mishkin sold for Ockum Bros. Construction Co. to L. Lenkowsky 2029 East 13th st, a new detached 2-family house, on a plot 33.3x100, with double garage.

EAST 13TH ST.—A. Mishkin sold for Ockum Bros. Construction Co. to N. Krutel the new 2-family house, with garage, on a plot 33.3x100, at 2039 East 13th st.

EAST 29TH ST.—Edward Markstahler sold through the Knox Realty Co. 683 East 29th st, a brick 2-family house.

EASTERN PARKWAY.—J. M. Hoffman Co. sold for the Parkland Co., Inc., Jacob Siras president, the new 6-sty apartment house 135 Eastern Parkway, opposite the Brooklyn Museum. The property was held at \$350,000. The buyers gave in part payment the block front of vacant property on Rogers av between Montgomery and Sullivan sts, owned by Schwartz Bros. The brokers have been appointed agents.

FARRAGUT RD.—The frame and stucco dwelling, 3418 Farragut rd, was sold for the Bellam Realty and Construction Co. to a client of the Knox Realty Co., brokers.

FOURTH AV.—Land Estates, Inc., with the New York Title and Mortgage Co., sold the tenement house with 2 stores at 183 Fourth av; also the tenement house with store at 189 Fourth av, corner of Sackett st.

AV K.—Long Island Investing Corporation sold to the G. & W. Construction Co. the block front, 200x100, north side of Av K between East 12th st and East 13th st through O. E. Allard and Charles McDonald, for the site of two apartment houses to be erected at once.

MARINE AV.—C. Anton sold the vacant plot, 50x122, on the north side of Marine av, 260 feet east of Third av, Bay Ridge.

MARLBOROUGH RD.—Mrs. Irene Y. Shaffer sold through the Bulkeley & Horton Co. to a buyer, for occupancy, 97 Marlborough rd, a 3-sty frame semi-detached dwelling.

NOSTRAND AV.—Michael Furst sold 425-427 Nostrand av, a 4-sty brick and stone double apartment house with stores, on a plot 40x100, with garage, on a plot 55x100.

OCEAN PARKWAY.—Meister Builders, Inc., sold the northwest corner of Ocean parkway and Av A, a new brick 2-family house, on a lot 25x140.

SHEEPSHEAD BAY.—Superior Ice Co., Inc., purchased property at Av Z and East 17th st, Sheepshead Bay, for the erection of an ice plant of 100 tons capacity, with storage for 10,000 tons, the entire plant to cost \$250,000. Construction will be of brick and reinforced concrete. Waldemar Mortensen is the architect.

VANDERBILT AV.—Bulkeley & Horton Co. sold 22-24-26 Vanderbilt av, in the Wallabout section, a 2-sty modern equipped brass foundry and machine shop, on a plot 75x100, for the Clark Electric & Manufacturing Co. to Smith & McCorken, Inc. The purchasers will occupy the factory for their own use for the manufacture of brass and bronze castings.

The Harlem office of the Title Guarantee and Trust Co. has moved to 271 West 125th st, northeast corner of Eighth av. Bernard L. Rullman will be in charge, assisted by William J. Ralph.

QUEENS SALES

FAR ROCKAWAY.—William F. Fuerst, Inc., and M. R. Stang sold for a New York banker the estate with buildings at Bay View and Forest av, in the Bayswater section of Far Rockaway. The purchaser will erect several dwellings and garages in addition to the buildings now on the premises.

FLUSHING.—Mrs. Florence I. Fitzgerald of Malba purchased through N. P. Roe of

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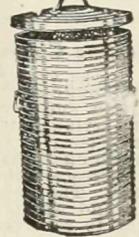


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Whitestone and the Halleran Agency of Flushing a plot, 150x200, on the north side of Bay-side av, near Parsons av, adjoining the Flushing Golf Club. The seller was J. F. B. Mitchell of Flushing. The buyer will erect a 10-room dwelling of southern colonial design with a 3-car garage.

LONG ISLAND CITY.—Roman-Callman Co. sold for the Fisk Co. and others the northwest corner of Wilbur av and William st, Long Island City, a vacant plot, 100x100, one block from the Bridge Plaza. The purchasers will immediately improve the plot with a modern fireproof factory building from plans privately prepared.

LONG ISLAND CITY.—Thoens & Flaun-lacher sold for the Mutual Profit Realty Co. the vacant plot, 98x100x irregular, on the west side of Sunswick st, 191 feet from Wilbur av, Long Island City. It will be improved with a factory building.

MALBA.—William R. Winans, of Morse & Winans, brokers, purchased of the Malba Estates Corporation the waterfront plot of John McKeon, on Malba rd, at Malba-on-the-Sound, and also the adjoining waterfront plot from George Probert, giving him one of the largest waterfront plots at Malba, on which he will erect a residence.

SPRINGFIELD.—The Queens County News, which recently lost its Jamaica plant through fire, has purchased a plot of 4 lots from W. H. Schabehorn of Springfield, and will erect a new plant in the Springfield Hillcrest development.

RECENT LEASES.

Another Profit on Herald Square Corner

Instead of being given over to the confectionery business of Loft, Inc., the building at the northwest corner of Broadway and 34th st has been subleased by Loft to Irving Fain, of the Fain Knitting Mills, for a term of 63 years from December 31, 1923, at an aggregate rental of \$6,500,000. The Loft interests make 100 per cent profit on the lease. The sublessee, who runs a chain of silk and worsted stores throughout the city, plans to raze the 6-story building now on the site and replace it with a taller and more modern structure.

Loft's lease was to begin on the date mentioned.

The rise in value of this corner property during the last 19 years is so remarkable as to be almost uncanny. It outdoes the great profit that was taken on the sale by the Silliman estate of No. 1 Wall st, southeast corner of Broadway, and the resale of it. It all shows the great commercial prestige of the Herald Square district.

In 1921 George Loft leased the building from Mr. Smith for 63 years at an aggregate rental of \$3,500,000. That was an increase of 100 per cent over the rental income of the property 18 years ago. Mr. Fain's lease for 63 years brings the total rental up to \$6,500,000. As the ground space contains about 1,000 square feet the new rental is about \$100 a square foot. The site is 31.10x50.6x16x45.7 feet in size.

The ground and building is the only space on the west side of Broadway between 32d and 35th sts that can be used for retail business, as the balance of the space is controlled by Gimbel Brothers, Saks & Co. and R. H. Macy & Co. Gimbels are to take over the Saks & Co. store when that firm moves up to upper Fifth av.

Mr. Fain, who conducts his own factories and retails their products, opened his first store in Brooklyn 10 years ago. Today, it is said, his business has grown to \$6,000,000 a year.

Gilbert & Gilbert, attorneys, represented Mr. Loft and Dawson, Merrill & Dawson represented Mr. Fain in the transaction.

Higgins Leases Harlem Corner

Eugene Higgins leased for a term of ninety-nine years the twelve 3 and 4-sty and basement brick dwellings, 149 to 171 West 130th st, northeast corner of Seventh av, for an aggregate rental which will exceed \$900,000, to the Segard Realty Co., S. Goldman, president, and including Messrs. Wiener and Shapiro. They plan to renovate the dwellings, the corner to be rebuilt into stores and offices. The combined plot is 225.8x99.11.

Lease in Grand Central Zone

The Submarine Boat Corporation leased from Robert M. Catts the 1-sty extension of the Park-Lexington building which extends from the present Grand Central Palace through to the new Park-Lexington structure. The lease is for 5 years with a 5-year option

at a yearly rental of \$16,500. The structure is 27 feet high. There will be entrances on Dewey pl and through the lobby of the new building on Park av.

Butterick Leases Space

Brett & Wyckoff leased to the Butterick Publishing Co., in 316-322 Hudson st, owned by Trinity Church, the entire lower two floors comprising about 25,000 square feet. The lease is for a term of years and the premises were held at \$17,500 per annum.

Secure Lease and Extension

S. Osgood Peil & Co. sold to a client the lease of a store in the Hotel Lorraine, Fifth av and 45th st, for the La Camille Corset Co., and also secured an extension of the present lease from the United Cigars Stores Co., which leased the building about two years ago from the Matthew Byrnes estate.

Leases with Options to Buy

The lease of the property, 98.9x244, at the northeast corner of Seventh av and 37th st, to Joseph E. Gilbert and associates, just recorded, shows that the lessees have an option of buying the property within a year for \$1,000,000 from Francis Bannerman and others, owners. The rental is \$90,000 net per year. The lease is for three 21-year periods. An 18-sty mercantile building will be erected.

George H. Storm and associates, lumber dealers, leased from George Ehret, with an option to purchase within 10 years at \$200,000, the half block of 22 lots comprising the entire frontage of 550 feet on the south side of 69th st, from Avenue A to Exterior st. The lease is for 21 years from next January at from \$5,500 to \$11,000 net per annum, with privilege of renewing for a similar term on a 5 per cent reappraisal basis. The lessees have a yard at 71st and Exterior sts.

Horseshoe Realty Co. leased to Joseph S. Klein, for a term of 21 years from October 1, with an option to purchase within 6 months for \$102,500, the 5-sty stone loft building, 22 Warren st, on lot 25x100, between Broadway and Church st. The rental is from \$7,500 to \$9,000 net per annum.

Fifth Ave. Firm Goes to Madison Ave.

Butler & Baldwin, Inc., leased for the Madison Avenue and 50th Street Corporation the entire store and basement at 448 Madison av to Alfred Smiles, Inc., for a term of years, who will occupy the store as soon as extensive interior alterations are completed.

Other Leases on Madison Avenue

Pease & Elliman leased for the Holman Donley Co. to Joseph G. Abramson for a term of 21 years, the 5-sty apartment house with stores, at 789 Madison av, at an aggregate rental of \$250,000.

The same brokers leased for Julius Tischman & Sons to the Jar Realty Corporation, Dr. Philip Meirowitz, president, a large suite of offices in 280 Madison av, southwest corner of 40th st, for a term of years, from October 1.

Cushman & Wakefield, Inc., leased for Mrs. Mary Clark Thompson the Billings mansion, a 4-sty and basement dwelling, on plot 34.8x100, at 279 Madison av, northeast corner of 40th st, to Mrs. Maud Ames, who will remodel the premises for bachelor apartments and a tea room.

Harlem Block Front Leased

The remodeled Parkview apartments, nine 5-sty houses, occupying the block front on Central Park West, between 103d and 104th sts, have been leased by the Acme Realty and Improvement Co. to the newly formed 432 Central Park West Corporation for 21 years at an annual rental of \$60,000. The company has as directors B. and F. Reichson and C. Klein. The houses were recently converted into 3 and 4-room suites.

Large Lease on the Heights

A large plot on Washington Heights will be developed for business purposes as a result of the proposed leasing by the Westcott estate of the triangular block bounded by Broadway, St. Nicholas av, 170th and 171st sts for nearly 21 years with renewal privileges to the newly formed Broadway & St. Nicholas Avenue Realty Co., having for its directors Gertrude Henry, Walter H. Steiner and Samuel and Freida Stern. As the property is held in trust it will be necessary to obtain permission from the Supreme Court before the leases are signed.

The lease is being arranged on a graduated rental for the first period at an average of about \$25,000 per year. For the renewal the rental will be fixed on a 6 per cent basis of a reappraisal of the property.

Mr. Westcott completed his ownership of the block 12 years ago by the purchase of a couple of lots. The property fronts about 216 feet on Broadway, 195 feet on St. Nicholas av, 29.10 feet on 170th st and 123.8 feet on 171st st.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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PROPOSAL

NOTICE TO CONTRACTORS.—Sealed proposals for Construction, Heating, Sanitary and Electric Work, for Central Heating and Lighting Plant, Kitchen and Dining Room Building and Buildings for Chronic Patients (North and South), and Construction of Tunnels at the Creedmoor Division, Brooklyn State Hospital, Creedmoor, Borough of Queens, Long Island, N. Y., will be received by the State Hospital Commission, Room 1046, 25 Broadway, New York City, N. Y., until 12 o'clock noon (Standard Time) on Tuesday, October 31st, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contracts within thirty (30) days after official notice of award of contracts and in accordance with the terms of Specifications Nos. 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990 and 3995. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1058, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of \$25.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are returned in good condition to the State Architect, L. F. Pilcher, Capitol, Albany, N. Y., L. M. FARRINGTON, Secretary, State Hospital Commission, Dated: September 21, 1922.

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ARCHITECT wishes to let out space or desk room in his offices, with use of drafting room; good location, West 45th street, New York City. Box 945, Record & Guide.

WANTS AND OFFERS

WANTED—RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

Regan Sells a Long Lease

Butler & Baldwin, Inc., sold for James B. Regan his lease on the Regan building, 140 West 42nd st. This lease, which was made in 1912 between the estate of Cornelius J. Ryan and James B. Regan was for a term of 21 years. The Regan building is a 12-sty office building, 25.6x98.9. The lease was purchased by Louis Kramer, of 103 Park av, for investment. The property adjoins the Knickerbocker building.

Schulte Gets an Eighth Ave. Corner

Schulte Cigar Stores Co. leased through Henry Shapiro & Co., from William Volk, the building at the northwest corner of Eighth av and 42nd st., for a long term of years. The Schulte Co., after making extensive alterations, will open a branch store and offer the balance of the building for rent.

Tankos, Smith & Co. sub-leased for the Schulte Cigar Stores Co. to Cecelia and James Long, for a long term of years, at a rental aggregating \$40,000, the entire upper portion of 661 Eighth av, northwest corner of 42d st.

Broadway Corner Store Leased

Thoens & Flaunlacher, Inc., sub-leased for Denzer & Nathan, Inc., the store and basement in the Cable building, 611-621 Broadway, containing 26,000 square feet, to Bach-rack Bros., of 663 Broadway.

Lease Prominent Third Ave. Corner

House & Co., Inc., leased store and basement of 128 Third av, northwest corner of 14th st., for a term of years, to the R. W. Realty Co., Inc., who have sub-leased same to the Thom Mean Shoe Stores, a new chain concern retailing men's shoes, and intends to open and operate shoe stores on an extensive scale in greater New York. The space is 53.6x100.

Ten-Year Lease in McDougal Street

Pepe & Bro. leased for Paul Combi the 4-sty building 136 MacDougal st to Guiseppi Micheli, who owns and operates the Fiat Restaurant at 25 Mulberry st. The MacDougal st building was recently renovated into a first

class restaurant and is thoroughly equipped. The lease is for a term of 10 years, at an aggregate gross rental of \$60,000.

In Fifth and Park Ave. Sections

Douglas Gibbons & Co. leased for T. Morrison Carnegie to Bradford Brinton, for a long term of years 151 East 72d st, a 5-sty American basement dwelling; for Mrs. James Brisbane to the Misses Wilds, for a term of years, 59 East 64th st, a 4-sty and basement stone dwelling, 14.3x73.5; for the Parsons and Reid estates to the University of Pennsylvania Club, for a term of years, 35-37 East 50th st, two 5-sty brick American basement dwellings, on a plot 45x100.5; and for a client to E. T. H. Talmage, Jr., 177 East 80th st, a 4-sty American basement stone dwelling, on a lot 16.8x100.

New Tenant Increases Space

John J. and Theodore A. Kavanagh leased for Silver Holding Co., Inc., to the Capitol Sample Furniture Co., Milton Newitter, president, lofts Nos. 1 and 2 in the Silver Building, 1664 Broadway. The tenant recently leased through the same brokers lofts 5 and 6 in the same building.

Lease of a New Broadway Store

The Forty-Eighth Street Co., Henry Claman, president, leased a store in the building now being completed at the southwest corner of Broadway and 85th st, to M. Tannenbaum & Co., Inc., tailors. The lease, which is for a term of years, calls for an aggregate rental of approximately \$50,000.

Barber Leases Claridge Basement

Frank Denault, barber, has leased from the owners of the former Hotel Claridge, southeast corner of Broadway and 44th st, the basement of the building for use as a barber shop. The term is 10 years, at an aggregate rental of \$50,000.

On and Near Fifth Ave.

A. A. Hageman & Co. leased for Mrs. Frances Glover to a client, for a term of 21 years, 39 East 30th st, a 3-sty and basement stone

dwelling, on a lot 20x98.9. It will be re-modeled for business.

The same brokers leased for Sol Stein to Vergilio & Son a loft in 103 West 38th st; for the Magoba Construction Co. to the Criterion Co. a loft in 38 West 36th st; for the 44-46 Street Co., Inc., to Herman Meyers the store in 44 West 37th st; and for the Gumbiner Realty Corporation to Cerino & Gaudioso the store in 75 West 36th st.

Geo. R. Read & Co. leased the store in 5 East 35th st to Rees & Rees, cleaners and dyers.

Steel Realty Development Corporation leased for Henry Clews a portion of the building 630 Fifth av.

Douglas L. Elliman & Co. leased 53 East 51st st, a 5-sty American basement dwelling, for Mrs. A. E. Anderson to a client, for a long term of years.

David Der H. Minassin, dealer in Oriental goods, now at 32 West 58th st, has leased from Irene O'D. Ferrer, executrix, the 4-sty and basement dwelling, 24 East 60th st, on a lot 22x100.5, for 5 years at a rental of \$4,000 a year.

Extensive alterations are planned by Mr. Minassin, including the installation of a store on the grade floor where he will establish his business. The lessee has an option to renew for another 5-year term at the same rental.

Bleiman & Co. leased for Julius Libman floor in 48 West 38th st, for a term of 5 years, to I. Tanenbaum & Co., hat frame manufacturers; the 4th floor to Abe Delmonte & Co., women's hatters, for a term of 5 years; with E. M. Goodman, the 8th floor to Samuel Feldman & Co., hat frame manufacturers.

Brown, Wheelock-Harris, Vought & Co., Inc., leased ground floor store in 14 West 45th st to McCreeley & Schreiber, shoe dealers; and store in 435 Park av to Elsie Sloan Farley, interior decorator.

Thoens & Flaunlacher, Inc., leased for a

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term of years for an aggregate rental of \$100.-000 the southerly store and basement in 683 Fifth av to the Gem Air Permanent Wave Co., Inc.

Butler & Baldwin, Inc., leased for B. Tomby, Inc., the entire store and basement at 9 East 47th st, for a term of years, to Jules Dardonville, Inc., dealers in objects d'art, and for many years located at Fifth av and 49th st.

Frederick Fox & Co. leased for a long term of years for Dr. George H. Porchazka to Emma Jacobs the 4-sty brick entire building, 138 West 13th st.

Ruland & Benjamin, Inc., leased the store and basement of 19 East 56th st for Mme. Garton, corsetiere, to Miss Paulson, for a period of 5 years, at an aggregate rental of \$40,000. Miss Paulson, a former manager of the Mary Elizabeth Tea Room, will open a similar business on the newly leased premises on October 1.

Henry Shapiro & Co. leased for the Fifth Avenue & 32d Street Corporation stores in the 32d st side of 316 Fifth av to Abraham Kronfeld, Samuel Feingold, Gracey & Duveen and L. P. Frink, Inc. Also lofts in, the same building to Albert P. Rahn and Jacob Harry David. All for a term of years.

Butler & Baldwin, Inc., leased for F. Dau the parlor floor store at 60 West 49th st to Misses George and Ryan, hairdressers.

C. Bertram Hubbard, Inc., leased for Max Held, Inc., the 6th floor in 392 Fifth av for a term of 4 years and 4 months, to the Knitwear Manufacturing Co., at an aggregate rental of \$40,000. George R. Read & Co. were associate brokers.

H. H. Gibson Realty Co. leased space to the following carpet concerns in the Textile building, Fifth av, between 30th and 31st sts: Hardwick & McGee, Bozart Rug Co., Allenby Carpet Co., Tadross & Co. and Chas. B. Young & Co. The same brokers leased for the 26th Street and Fifth Avenue Co., Benjamin Winter, president, space to the following tenants: Asiatic Lace & Rug Co., Freund & Brickman, Chas. B. Ross, Independent Distributors Corporation, Gordon & Ferguson, Warwick Knitting Mills, Home Builders Corporation, E. N. Davidson and Trustees System Corporation. This completes the renting of the building. The brokers also leased space in 225 Fifth av to Berentsen & Hermes Carpet Co., Inc.

Harry Burnett leased for Rees & Rees the store occupied by them at 379 Fifth av to the Emily Waist Stores, Inc., for the remainder of the term of their lease, about 6 years, and also for Ida L. Frese, the owner, a further term of years on the same store. The terms call for a rental of about \$150,000.

Notable Lease Near Fifth Avenue

L. H. Slawson leased from Mrs. Anna M. Douglass, president of T. M. & J. M. Fox, dressmakers, the 4-sty and basement store dwelling, 10 East 57th st, on a lot 25x120.10, formerly the home of H. O. Havemeyer, but which in recent years has been given over to business use.

Mr. Slawson's lease runs until May 1, 1941, and carries an option of renewal for a further term of 21 years. In addition Mr. Slawson has arranged to lease from Mrs. Douglass from 1941, for a term of 21 years, the abutting 4-sty building, 11 East 56th st, on a lot 25x80.

Negotiations are understood to be well advanced for the leasing of a new building Mr. Slawson is contemplating erecting in the near future on the site, which may eventually be extended over 57th st and the 56th st parcel.

Lease Large Floor Spaces

Cross & Brown leased to the Wills Sainte Claire Co. the easterly store and basement and 2d floor in 109 West 64th st, comprising 25,000 square feet of space.

The Motor & Accessory Manufacturers' Association, which has been located for a number of years in the Aeolian building, on 42d st, has leased a substantial portion of the 20th floor of the Fisk building, Broadway and 57th st. Cross & Brown Co. negotiated the lease.

Brett & Goode Co. with Charles F. Noyes Co. leased a floor containing about 50,000 square feet in 511 East 72d st, through to 516 East 83d st, to Young & McGuire, Inc., for mounting and finishing of advertising copy.

Roy Scherick leased for Bing & Bing the Broadway end of the first loft in the Victoria building, Broadway and 27th st, about 12,000 square feet, to Guthman, Solomons & Co., importers of fancy goods and novelties, for a long term of years.

Varied Long Term Leases

English-American Realty Co., Peter Zucker president, leased to the Wolf & Yavno Construction Co. 120 to 126 West 44th st, four 3-sty and basement brick dwellings, for 21 years, with two renewals, at an aggregate net rental for the first 21-year period of \$483,000. The property, on a plot 75.6x100.5, was acquired by the owners in 1909, and is just east of the Lambs Club. Grablow & Katz of Brooklyn were the brokers.

A fireproof building at least 6 stories in height, with stores and offices, is contemplated.

William A. White & Sons leased for the Exchange Buffet Corporation to the Gotham Shops, Inc., the westerly half of the store in 17 to 23 John st, for a term of 10 years at an aggregate rental of about \$200,000. The space

contains 35,000 square feet. The Charles F. Noyes Co. represented the Gotham Shops, Inc., which for many years was located at 49 Nassau st. Later the concern opened a store in 171 Broadway.

The Childs Co. leased 27 and 29 Beaver st, a 5-sty building, 46.6x101.7, from the John R. Amyar estate for 21 years at an aggregate net rental of over \$500,000, and after extensive alterations the company will occupy the store and basement. This property has been in the Amyar family since 1785, when it was purchased for "186 pounds 13 shillings and 4 pence." Robert T. Neely, vice-president of the Willard S. Burrows Co., represented the Childs Co., and Childs & Humphries acted for the Amyar estate.

Shoe Dealer Leases Sixth Ave. Corner

Frederick Fox & Co., Inc., leased for the owner to a shoe dealer the entire 4-sty brick building, 20x62, at the southwest corner of 14th st and Sixth av.

Leases Union Square Store

M. Schwartz, director of the Mohawk Novelty Co., wholesale dealer in toys and novelties, leased, for a term of years, from the Avin Leasing Co. the store and basement of 33 Union Square West. The lessee takes possession February 1, 1923. George R. Read & Co. were the brokers.

Roy Scherick, with Louis Freidel, leased for Wimbelsbacher & Rice for their unexpired term, and a further lease from the owner, Amelia Downs, for the store and basement at 39 Union Sq to Nadel & Shimmel, importers of toys and novelties, for a long term of years at 132 Park Row. This space was held at \$12,000 per annum.

Leases Entire Building

Maurice Wertheim leased for Leonard H. Hardy, for a term of 21 years, the 4-sty building, 140 East 44th st, to Anna E. Boquist.

Long Lease of Columbus Av. Block

David J. Rubinstein leased from the Rockford estate the block front on the west side of Columbus av from 63d to 64th st, 200x25, and will replace the old 5-sty flats thereon with a 3-sty store and office building. The lease is for 43 years at a total rental of \$1,100,000.

Some Heights Leases

Emanuel King leased for clients St. Nicholas Avenue and 191st Street Arcade for a term of 5 years to H. Lieberman, jewelry; in 650 West 181st st, adjoining corner of Wadsworth av, for a term of 5 years to Charles Cash Nut Shop, Inc.; and in northeast corner of Broadway and 181st st for a term of 5 years to Ackerman, Heller & Krantz, a store for restaurant purposes.

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REAL ESTATE NOTES.

J. E. WHITAKER has moved his office to the Fisk Building, 250 West 57th st.

J. M. KELLY CO. has removed from 217 West 125th st to 2667 Broadway.

CYRIL A. CARROLL, real estate mortgage loan broker, has opened an office in Suite 721 of the Liggett Building, 41 East 42d st.

HENRY BRADY and William A. White & Sons have been selected to appraise the estate of William Rockefeller for inheritance tax purposes.

OTTO LACKMAN has removed his real estate business from 2514 Grand Boulevard & Concourse to 831 Washington av. Telephone, Melrose 6346.

GEORGE H. BRADFORD is the purchaser of 308 West 81st st, a 3-sty and basement dwelling, 20x55x102.2, through James P. Walden.

HENRY C. HARDING is the purchaser of 36 West 90th st, a 4-sty and basement dwell-

ing, 20x100.1, recently sold through James P. Walden.

WILLIAM H. PECKHAM has removed his real estate office from 200 West 72d st to 299 Madison av. Mr. Peckham has been active in West Side real estate circles for 25 years. His removal means a reaching out for brokerage sales throughout the city as well as in the West Side.

ACCORDING TO A DEED filed in the Register's office in Brooklyn \$1,500,000 was paid to the Offerman estate by Martin's dry goods establishment for the Offerman Building, 503 to 513 Fulton st. The purchase includes a building in Duffield st, in which the heating plant of the Fulton st building is located.

SPYR & CO. were the brokers in the sale of the residence of the late Gen. Horace Porter, at the southeast corner of Madison av and 40th st; and in the sale of 66 West 39th st for the Holmes Electric Protective Co. to Frederick Brown, operator. Both were recent transactions. It was inadvertently reported that James B. Speyers & Co. sold the latter.

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, and BROOKLYN, and sub-columns for 1922 and 1921. Rows include Total No., Assessed Value, No. with consideration, and Consideration.

MORTGAGES

Table with columns for MANHATTAN, BRONX, and BROOKLYN, and sub-columns for 1922 and 1921. Rows include Total No., Amount, To Banks & Ins. Co., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN and BRONX, and sub-columns for 1922 and 1921. Rows include Total No., Amount, To Banks & Ins. Companies, and Amount.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, and RICHMOND, and sub-columns for 1922 and 1921. Rows include New Buildings, Cost, Alterations, and Amount.

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Flatbush Real Estate a Specialty Brokers' Co-Operation Solicited 1947 Coney Island Avenue, near Avenue P Phone: Midwood 1967 BROOKLYN, N. Y.

BUILDING SECTION

Building Outlook Bright for Autumn and Winter Months

F. W. Dodge Company's September Construction Statistics, Covering Twenty-Seven States, Show Many Large Operations Placed on Active Schedule

CONTRACT commitments for new construction projects, which were announced during the month of September in the twenty-seven northeastern states, and which include approximately 75 per cent. of all the construction in the United States, amounted to a total of \$271,493,000, according to statistics tabulated by the F. W. Dodge Company. This total is approximately 11 per cent. greater than that for the corresponding month last year and is the highest September total on record. The seasonal decline is still apparent, with its vast total of contracts awarded about 16 per cent. under the amount recorded for the preceding month.

The year to date has established a number of new records in construction annals. The total amount of new construction started during the first nine months of the current year, which has amounted approximately to \$2,634,365,000, is greater than the total for any entire year previous to 1922. On the basis of the total contract commitments for the first nine months this year is 51 per cent. ahead of 1921.

According to the tabulated figures residential construction shows a slight increase in September, the total for this class of project amounting to \$101,428,000, or 37 per cent. of the month's total. Public buildings and public utilities represented an outlay of \$50,379,000, or 19 per cent.; commercial projects of various types, \$45,907,000, or 17 per cent., both of these classifications showing slight increases over the preceding month. Industrial building operations—factories, shops, warehouses, etc.—amounted to a total of \$26,384,000, or 10 per cent. of the total; and educational operations, \$21,213,000, or 8 per cent. of the grand total for the month.

Contemplated new construction reported by architects and engineers will involve a total expenditure of more than \$330,801,000 for September, and is indicative of an unusually active autumn and winter building season throughout the country.

New England building contracts in September amounted to \$30,368,000, an increase of 8 per cent. over the preceding month and of 89 per cent. over the corresponding month of last year.

Construction started during the first nine months of this year has amounted to \$259,552,000, an increase of 87 per cent. over the corresponding period of last year. This nine months' total is 26 per cent. greater than the amount for the entire year of 1921.

The September figures included: \$12,125,000, or 40 per cent., for residential buildings; \$9,100,000, or 30 per cent., for business buildings, and a little over two million each, or 7 per cent. each, for industrial buildings, hospitals and institutions, and public works and utilities.

Contemplated new work reported in this territory during the month amounted to \$29,890,000.

September building contracts in New York State and New Jersey, north of Trenton, amounted to \$62,982,000, a decrease of 22 per cent. from August and of 29 per cent. from September, 1921.

The total amount of construction started during the first nine months of this year has been \$700,516,000, an increase of 56 per cent. over the corresponding period of last year. This nine months' total is greater than the total for any entire year previous to 1922.

Last month's figures included: \$33,720,000, or 53 per cent., for residential buildings; \$10,873,000, or 17 per cent., for business buildings; \$6,075,000, or 10 per cent., for educational buildings, and \$4,681,000, or 7 per cent., for public works and utilities.

Contemplated new work reported in the New York territory during the month amounted to \$83,169,000.

Total building contracts awarded during September in the Middle Atlantic States (southern New Jersey, eastern Pennsylvania, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$39,752,000. This was an increase of 10 per cent. over August and of 17 per cent. over September, 1921.

During the first nine months of this year the total amount of construction started in this district has been \$386,921,000, an increase of 50 per cent. over the first nine months of last year, and an increase of 9 per cent. over last year's total construction.

Included in last month's figures were the following items: \$18,017,000, or 46 per cent., for residential buildings; \$7,471,000, or 19 per cent., for public works and utilities; \$5,355,000, or 13 per cent., for business buildings, and \$3,750,000, or 9 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$38,008,000.

September building contracts in western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$48,141,000. Although this is 44 per cent. under the exceptionally high figure of the preceding month, it is an increase of 18 per cent. over September, 1921.

During the first nine months of this year construction started in this district has amounted to \$454,634,000, an increase of 37 per cent. over the corresponding period of last year, and of 8 per cent. over the entire year 1921.

Included in the September total were: \$13,327,500, or 28 per cent., for residential buildings; \$11,480,000, or 24 per cent., for public works and utilities; \$10,338,000, or 21 per cent., for industrial buildings, and \$6,426,000, or 13 per cent., for business buildings.

Contemplated new work reported during the month amounted to \$51,181,000.

September building contracts in the Central West (Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, eastern Kansas and a small portion of Nebraska) amounted to \$85,290,000, an increase of 1 per cent. over August and of 47 per cent. over September, 1921.

The September figure brought the total for the first nine months of this year up to \$765,340,000, an increase of 53 per cent. over the corresponding period of last year. Construction started up to October 1st of this year has amounted to 19 per cent. more than all the construction started in the year 1921.

Included in last month's figures were: \$24,469,000, or 29 per cent., for public works and utilities; \$22,136,000, or 26 per cent., for residential buildings; \$12,378,000, or 14 per cent., for business buildings, and \$8,702,000, or 10 per cent., for industrial buildings of various types.

Contemplated new work reported during the month amounted to \$115,822,000.

September building contracts in Minnesota and the Dakotas amounted to \$4,960,000, which is 29 per cent. under the previous month's total, and the same percentage under September, 1921.

The total construction investment in the first nine months of this year has been \$67,401,000, which is 4 per cent. ahead of the corresponding period of last year.

Last month's total included: \$2,102,000, or 42 per cent., for residential buildings; \$1,775,000, or 36 per cent., for business buildings, and \$597,000, or 12 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$12,731,000.

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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

Seasonal Decline Indicated by Weekly Building Figures

Statistical Tabulations of F. W. Dodge Company Show Slight Drop in Commitments But Healthy Gain in Contemplated Operations

CONSTRUCTION statistics for the local territory for the thirty-ninth week of this year shows a slight decline when compared with previous weeks but the totals are still considerably higher than those for the corresponding week of last year. Although the figures showing the number and value of contracts placed for new building and engineering projects are lower than usual, the totals for newly contemplated construction shows a healthy gain, which is indicative of unusual building activity throughout the autumn and winter months.

The weekly figures of the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, for the thirty-ninth week of this year, show that plans were reported by architects and engineers for 568 new structural projects which will require a total outlay of more than \$22,579,300. In this territory 396 contracts were placed during the week at an estimated total value of \$12,208,800.

New York City maintains a high rate of activity when newly proposed construction is considered and local architects reported work on plans for 267 new operations during

this week which will involve an outlay of more than \$13,714,900. The contracts awarded, however, show a slight decline by comparison with the totals for previous weeks, there being 144 announced awards at a total valuation of \$6,193,600.

The list of 267 new building and engineering operations for which plans were reported during the thirty-ninth week including 36 stores, offices, lofts, commercial garages and other business buildings, \$2,133,500; 5 schools and colleges, etc., \$457,000; 4 hospitals and institutions, \$2,310,000; 5 industrial projects of various types, \$240,000; 3 public buildings, \$113,000; 8 public works and public utilities, \$437,000; 4 religious and memorial buildings, \$48,400; 201 residential projects including apartments, flats and tenements and one- and two-family dwellings, \$7,925,000 and 1 recreational project, \$50,000.

Among the 144 operations for which contracts were awarded in New York City during the thirty-ninth week of this year were 19 business buildings of various types, \$977,000; 2 educational projects, \$44,300; 2 hospitals, \$16,000; 5 factories and industrial buildings, \$310,000; 5 public works, \$66,000; 4 religious and memorial buildings, \$323,400; 106 residential projects including multi-family dwellings and one- and two-family dwellings, \$4,451,500 and 1 recreational project, \$5,400.

PERSONAL AND TRADE NOTES.

The Alp Manufacturing Company, Newark, N. J., announces that it has changed its name to the Continental Electric Company, Inc.

North Eastern Lumber Co., Inc., announces its removal from 200 Siegel street to the corner of Morgan avenue and Sharon street, Brooklyn.

Eugene J. Grant, real estate broker and builder, has been selected by the nominating committee of the Brooklyn Real Estate Board as the president of the board for 1923.

Col. William Couper has been appointed temporary executive secretary of the American Construction Council and is now engaged with details relative to financing this organization. Temporary headquarters are being continued in the Munsey Building, Washington, D. C.

George A. Bahr has been appointed secretary of the Long Island Dealers' Association composed of dealers in lumber, coal and building materials. Mr. Bahr will maintain a headquarters at Valley Stream and he will devote his entire time to the affairs of the organization, which has grown rapidly in membership and influence during the past few years.

Greenpoint Moulding Co., manufacturers of mouldings for the retail trade with plant at the corner of Greenpoint avenue, Diamond and Jewell streets, Brooklyn, announces the addition of another manufacturing department, which will further increase their facilities for prompt service to the trade. This firm also makes a specialty of planing work and kiln drying for the retail trade.

The Brooklyn Edison Company has commenced the construction of a 400,000 k.w. steam-turbine station, which will require an outlay of approximately \$8,000,000. A plot of two blocks on Hudson avenue, adjoining the Brooklyn Navy Yard, has been acquired by this company and is being made ready for the power-house structure, the completion of the first section of which is scheduled for November, 1923.

Large Apartment for New Rochelle

Construction of a six-story and basement apartment house on land fronting 152.5 feet on Main street and 100 feet on Pintard

avenue, New Rochelle, will begin at once. The building will contain fifty-eight apartments, arranged in suites of 3, 4 and 5 rooms, in addition to which there will be 10 rooms arranged in doctor's suites on the ground floor. The corner apartments facing south will have sun parlors.

S. W. Straus & Co. have underwritten a first mortgage 6½ per cent. serial bond issue of \$300,000 on the land and building, constituting a first lien on net annual earnings. The term of the loan is two to twelve years. Thomas J. Steen is the builder and Electus T. Litchfield & Rogers are the architects. A number of prominent citizens of New Rochelle have subscribed for stock in the company and the enterprise is looked upon as more or less of a public-spirited one. The bonds are the direct obligation of the Pintard Apartments, Inc., of which the following prominent New Rochelle citizens are officers: Pres., Edward Reynolds; vice-president, Daniel W. Tierney; secretary, Allen J. Steen; treasurer, Martin Tierney. In connection with their first mortgage loan S. W. Straus & Co. said:

"There is an unusual demand for this type of improvement in New Rochelle, and the indications are that the Pintard Apartments will be fully rented upon completion. The building is advantageously located near a restricted residential park which has been developed with very beautiful private homes. Due to the steady concentration of building activity in the Grand Central Zone, there is an insistent demand from business men of that district, who prefer suburban life, for living accommodations within easy commuting distance such as New Rochelle offers."

Noted Theatre Architect Dies

William H. McElfattrick, one of the most prominent theatre architects in the United States, died at his home, 309 Sterling place, Brooklyn, Thursday, September 28. Mr. McElfattrick was formerly in partnership with his father, who also specialized in the design of theatres. During his years of active practice he planned hundreds of playhouses in this country and Canada, among which are the Manhattan and Lexington Opera houses, Fordham and Columbia theatres and the Bushwick, Prospect and Madison theatres in Brooklyn. He was sixty-eight years of age and was born in Fort Wayne, Ind., coming to New York in 1887. Mr. McElfattrick was a member of many professional societies and civic organizations. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Association of Electrical Contractors and Dealers will hold its annual convention at the Hotel Sinton, Cincinnati, O., October 18 to 20 inclusive.

New York State Retail Hardware Association will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year.

National Retail Lumber Dealers' Association will hold its annual meeting at Cleveland, Ohio, October 25 to 27 inclusive. The plans for this meeting are now in preparation and will be announced later.

The Building Managers and Owners Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 West 25th street, Tuesday evening, October 10th, at 6.30 sharp. The speaker will be Frank J. Milman, Ph.D., an authority on coal production, who will have for his subject "A Mile Under the Earth." This lecture will include 125 artistic stereopticon slides, colored by a famous artist, showing the complete method and process of mining anthracite coal, thousands of feet under the surface of the earth. The miners are seen actually at work in the chamber and incidents of their daily life are depicted and described. The problem of underground transportation, including mule, electric and compressed air engines, is treated.

"Own-Your-Home" Exposition—The fifth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, April 21 to 28, 1923, and will be conducted by the real estate boards of the Metropolitan district, according to Robert H. Sexton, managing director. The Administration Committee, which will be in charge of the plans for this exposition, is as follows: Charles G. Edwards and William C. Demorest, Real Estate Board of New York; James B. Fisher and William H. Cary, Brooklyn Board of Real Estate Brokers; Stephen Yates and Granville H. Rome, Long Island Real Estate Board; Stephen L. Angell and Edward R. Fiske, Westchester County Realty Board; Theodore Van Winkle, Northern New Jersey Realtors; Arthur S. Hughes, Passaic Board of Realtors. Charles G. Edwards is the chairman of this committee.

CURRENT BUILDING OPERATIONS

CONSIDERABLE recent improvement in the railroad freight shipments, which has increased local supplies of essential building commodities, coupled with the extremely favorable weather conditions, make possible that the coming months will be an unusually busy period for the building industry in the Metropolitan district. During the past week a large number of important contracts for new construction have been recorded and the major portion of this work is scheduled for an immediate start. Furthermore, architects and engineers are working actively on plans for many new structural operations which undoubtedly will be immediately released for bids.

Local building material dealers, while not quite so active as they have been during the past few months, are generally satisfied with current trade conditions, and the tone of the market is optimistic. Recently there has been a softening of prices which will undoubtedly stimulate buying as considerable work was being held in abeyance on account of high material costs.

Common Brick—Business in the New York wholesale market for Hudson River common brick has slowed down to some extent during the past week. Although sales have been fairly satisfactory the amount as a whole is somewhat lethargic. Prices have receded and quotations generally range from \$14 to \$16 a thousand, but the higher figure is only being obtained for the very best quality of brick and some loads of off-grade brick have been offered under \$14. For some reason or other the common brick demand is much lighter than anticipated, but both manufacturers and dealers are inclined to feel that the prevailing market condition is only temporary and that business will pick up sharply in the near future, as there is a vast amount of new construction in early prospect and all signs point to an unusually active autumn and winter building season. Manufacturers will continue brick production while the favorable weather lasts, and although they are still being hindered by the scarcity of hard coal, there is sufficient burned brick at the up-river plants to supply all of the requirements of the Metropolitan district.

Summary—Transactions in the North River brick market for the week ending Thursday, October 5, 1922. Condition of market: Demand slightly easier; prices lower and unsettled. Quotations: Hudson Rivers, \$14 to \$16 a thousand to dealers

in cargo lots alongside dock. Number of cargoes arrived, 31; sales, 35. Distribution: Manhattan, 11; Bronx, 4; Brooklyn, 14; New Jersey points, 5; Astoria, 1. Remaining unsold in the New York wholesale market, 15.

Face Brick—Both manufacturers and dealers are being offered more business than they are able to handle, and there is no sign of a let-up in the demand for this commodity. The scarcity of hard coal and the congested railroad freight situation has added to the difficulties of

the face brick interests. The vast amount of high class construction now underway in the Metropolitan district is making heavy inroads on available face brick stocks and the local dealers are doing their best to keep all active operations supplied. Prices are very firm and likely to hold at current levels for some time to come.

Structural Steel—The local market for fabricated steel has improved to some extent during the past week. Considerable new inquiry has developed and the book-

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$15.00 to \$18.00
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags, 15c. per bag

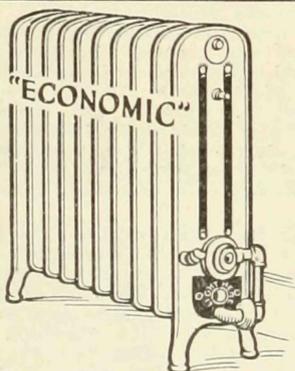
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

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

Plaster Blocks—

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

3-in. (hollow) per sq. ft... 0.10½ to 0.12



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MATERIALS AND SUPPLIES

ings of the past few days have amounted to a substantial total tonnage. Quite a large amount of new construction is planned and there is every likelihood that the major portion of this work will be placed under contract within the next few weeks. Although several important projects have been figured recently, no contracts have been awarded as yet and there is a probability that they may be held in abeyance until deliveries and prices are more certain than they are today. Prices are firm but there are rumors of a downward trend soon.

Reinforcing Bars—There has been a fairly heavy demand for concrete reinforcing bars during the past week and deliveries are more certain than they have been for some time past. The steady increase in the volume of active commercial and industrial construction has been the reason for the improvement. Prices are somewhat easier than they have been for the last month.

Lumber—Business in the local lumber market is excellent and both the wholesale and retail departments of trade have all the orders on hand they are able to

fill. The heavy demands made upon available supplies at mill points plus the transportation difficulties are creating a very firm market for this commodity and as a result prices are exceptionally firm. At the present time manufacturers of lumber are unable to take all of the business that is being offered. Bookings are being limited to the ability of individual manufacturers to ship. The car shortage is being felt very keenly in the South, with many of the mills only getting about twenty per cent. of their car requirements. Some of the Southern pine producers who never before have shipped by water are now planning to do so.

Cast Iron Pipe—Buying activity has slowed down perceptibly, but the mills are all working at capacity in order to deliver the vast amount of business which was booked during the past few months. Pipe manufacturers are well satisfied with the outlook for the fall and winter months, as they have sufficient work ahead to keep their plants active for several months to come and the prospects for early spring orders are excellent. Prices are firm and unchanged, with New York quotations as follows: 6 in. and larger, \$54.50 per net ton in carload lots, f. o. b.; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—Business in this line is fairly active, although the demand for the better grades has slowed down to some extent during the past few weeks. The large amount of apartment house building and the vast number of small dwellings nearing completion in the outlying districts of the city and the nearby suburbs is keeping the demand for the cheaper grades of window glass up to its mid-season rate, and there has been some recent complaint of developing shortages. Prices are very firm and rumors of advances are heard.

Roofing Papers—There has been practically no change in the market for roofing and building papers during the past month or so. Demand continues strong and prices are very firm. Stocks, while not plentiful, are said to be adequate to the current demand. Local dealers anticipate excellent business during the autumn months if the recent reports of plans for new houses are any indication of the strength of the market situation.

Linseed Oil—The local market for linseed oil has been exceptionally quiet. Demand is negligible and confined to small lots for immediate requirements. Stocks are good and prices unchanged, but there is a marked tendency toward lower levels.

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..... 2.25
 White Vermont marble (sawed) New York, per cu. ft..... 3.00
 in. 2.14c. to —
 Angles, 3x2 to 6x3..... 2.14c. to —
 Zees and tees 2.14c. to —

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 2.14c. to —
 Beams and channels over 14

Lumber—

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

3x4 to 14x14, 10 to 20 ft....\$46.00 to \$58.00
 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 129.00 to —

Flooring:

White oak, quart'd sel...\$102.50 to —
 Red oak, quart'd select.. 97.50 to —
 Maple No. 1..... 80.00 to —
 Yellow pine No. 1 common flat 61.00 to —
 N. C. pine flooring Norfolk 65.00 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.\$0.91 to —
 Less than 5 bbls..... 0.94 to —

Turpentine—

Turpentine\$1.28 to \$1.30



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CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS

140TH ST.—David S. Lang, 110 West 34th st, has plans in progress for two 6-sty, brick and limestone apartments, 200x97 ft, from 140th to 141st sts, 225 ft west of Broadway, for a corporation now forming. Owner, care of architect. Cost, \$400,000.

85TH ST.—Walter Haefeli, Grand Central Terminal, has completed plans for alterations to the 3-sty brick apartment, 25x97 ft, at 26-28 East 85th st, for Neek Realty Corp.—Jos. Keen, president—7 West 45th st., owner. Cost, \$25,000. Architect will take bids.

BANKS

MADISON AV.—Walker & Gillette, 128 East 37th st, have preliminary plans completed for alterations to the 4-sty and basement bank building, on plot 24x100 ft, at southeast corner of Madison av and 40th st, for New York Trust Co.—J. G. Blaine in charge—1 East 57th st, owner.

DWELLINGS

UNIVERSITY AV.—J. J. Gloster & Co., 110 West 40th st, have completed plans for a 2½-sty brick and limestone dwelling, 38x30 ft, on the west side of University av, 150 ft. south of West 197th st, for Russell B. Schneider, owner, care of architect. Cost, \$16,000.

FACTORIES AND WAREHOUSES.

2D AV.—Moore & Dunford, 342 Madison av, have plans in progress for a 9-sty reinforced concrete warehouse, 50x100 ft, on Second av, for Knickerbocker Storage Warehouse Co., 6 1st st, owner. Cost, \$150,000. Architects will take bids on general contract about October 25. Exact location will be announced later.

STABLES AND GARAGES

55TH ST.—Henry C. Pelton, 151 West 42d st, has plans in progress for a 4-sty garage, 100x50 ft, at 127-29 West 55th st, for owner to be announced later. Cost, \$100,000.

36TH ST.—Henry J. Nurick, 44 Court st, Brooklyn, has plans in progress for a 3-sty brick garage, 75x98 ft, at 331-35 West 36th st, for Alfred Rovere and Morris Goldenblum, 42 Walker st, owner. Cost, \$75,000.

STORES, OFFICES AND LOFTS

184TH ST.—John P. Boyland, 120 E. Fordham rd, has plans in progress for nine 1-sty brick stores, 100x40 ft, at the northeast corner of 184th st and Walton av, for Thira Realty Co., 2558 Marion av. Miss C. Young, president, owner. Cost, \$25,000.

4TH AV.—Gronenberg & Leuchtig, 450 4th av, have completed plans for alterations to the 3-sty brick store and office building, 20x 83 ft, at 323 4th av, for 323 Fourth Avenue

Corp.—David Zuckerman, president—2 West 33d st, owner. Cost, \$15,000.

MISCELLANEOUS.

69TH ST.—Wm. H. Gompert, 117 Madison av, has plans in progress for a lumber plant, on plot 100x560 ft, in the south side of 69th st, between Av A and Exterior st, for Geo. H. Storm Lumber Co., 545 East 71st st, owner. Cost, \$100,000. Architect will take bids on general contract about October 2.

FRANKLIN ST.—Arthur C. Jackson, 501 5th av, has plans in progress for a 4-sty and basement brick fire patrol house, 23x90 ft, at 8 Franklin st, for City of New York Board of Fire Underwriters, 123 William st, owner. Cost, \$55,000. Architect will take bids about October 22 from a selected list of contractors.

MANHATTAN AV.—McKenzie, Voorhees & Gmelin, 342 Madison av, have completed preliminary plans for alterations and a top addition to the 6-sty, brick telephone building, of irregular dimensions at 193-201 Manhattan av, for New York Telephone Co.—H. F. Thurber, president—15 Dey st, owner. Cost, \$385,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS

162D ST.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 6-sty brick and limestone apartment, 50x90 ft, with stores, at the southwest corner of 162d st and Melrose av, for G. G. B. Realty Co.—J. Gersman, president—2681 Briggs av, owner. Cost, \$125,000.

CAULDWELL AV.—Wm. Koppe, 567 E. Tremont av, has completed plans for a 5-sty brick tenement, 59x102 ft, at the northwest corner of Cauldwell av and 149th st, for St. Mary's Park Realty & Construction Co.—Meyer Stern, president—563 Cauldwell av, owner and builder. Cost, \$150,000.

DWELLINGS

TREMONT AV.—John J. Dunnigan, 394 East 150th st, has completed plans for a 2-sty brick and stone dwelling, 20x86 ft, with garage, at the southeast corner of Tremont av and Scott pl, for Harry J. Epstein, 468 Canal st, owner. Cost, \$12,000. Owner will take bids on general contract about October 15th.

BURKE AV.—J. Ziccardi, 912 Burke av, has completed plans for a 2-sty brick and limestone dwelling, 21x52 ft, on the north side of Burke av, 75 ft west of Paulding av, for Rinaldi Bros., 689 East 188th st, owner and builder. Cost, \$9,000.

BURKE AV.—Richard Kyle, 526 West 158th st, has completed plans for a 3-sty brick dwelling, 46x60 ft, with garage, at the northwest corner of Burke and Yates av, for S. Carcione, 241 West 46th st, owner. Cost, \$80,000.

OTIS AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 2½-sty brick dwelling, 21x58 ft, on the south side of Otis av, 150 ft west of Edison av, for W. P. Hinch, 864 Bronx Park South, owner. Cost, \$6,000.

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New York City

Canal 5188

197TH ST.—Lucian & Pisciotta, 3011 Barnes av, have completed plans for two 2-sty brick dwellings, 24x64 ft, at the northwest corner of 197th st and Decatur av, for Friedur & Schinier, 4485 3d av, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS

LORILLARD PL.—De Rose & Cavalieri, 370 East 149th st, have completed plans for a group of 1-sty brick stores, 50x90 ft, on the west side of Lorillard pl, 223 ft north of 3d av, for Summit Holding Corp.—John Gerosa, president—290 East 137th st., owner.

MISCELLANEOUS

173D ST.—Wiseman & Tausseg, 25 West 43d st, have completed plans for a 3-sty brick nursery, 164x132 ft, on the north side of 173d st, from Topping to Monroe av, for Day & Night Shelter, Inc.—Mrs. M. A. Wolcott, Woodhaven, owner. Cost, \$125,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS

13TH ST.—Shampan & Shampan, 188 Montague st, have completed plans for a 5-sty apartment house in the north side of 13th st, 197 ft east of 4th st, for the Hilda Construction Co., Inc., owners.

BANKS

COURT ST.—McKenzie, Voorhees & Gmelin, 43 Madison av, have completed plans for a bank at the southwest corner of Court st and Atlantic av for South Brooklyn Savings Institute—Wm. J. Coombs, president—160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan.

CHURCHES

LOUISIANA AV.—Jack Fein, 1709 Pitkin av, has completed plans for a 2½-sty brick and limestone synagogue, 40x90 ft, at 62 Louisiana av, for Congregation Dorake Tow Anshai, owner, on premises. Cost, \$60,000. Architect will take bids on general contract.

DWELLINGS

PITKIN AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick and limestone dwellings, 20x60 ft, with stores, on the north side of Pitkin av, 20 ft west of Logan st, for Kuku & Wagner, owners. Cost, \$20,000.

5TH AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick and limestone dwellings, 20x60 ft, with stores, at the southeast corner of 5th av and Garfield pl, for Max Rothschild, owner. Cost approximately \$75,000.

KINGS HIGHWAY.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick and limestone dwelling, 20x60 ft, with six stores, at the northeast corner of Kings Highway and East 5th st, for Harry Lindenbaum, owner. Cost approximately \$100,000.

AVE N.—Irving Brooks, 26 Court st, has completed plans for a 2-sty brick and frame dwelling, 64x32 ft, with garage, at the southeast corner of Av N and Delaware pl, for May Building Corp.—Irving Warsaw—owner, care of architect. Cost, \$40,000.

31ST ST.—Geo. Alexander, Jr., 3402 Av K, has completed plans for a 2-sty brick dwelling, 20x62 ft, in the west side of East 31st st, 200 ft south of Farragut rd, for Abraham Petrofsky, 2090 Dean st, owner and builder. Cost, \$10,000.

56TH ST.—Boris W. Dorfman, 26 Court st, has completed plans for a 2-sty brick dwelling, 20x66 ft, at 56th st and 11th av, for Max Jonas, 1616 46th st, owner and builder. Cost, \$10,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS

BROOKLYN.—Fredburn Construction Co., 31 Union sq, Manhattan, has the general contract for a 4-sty brick apartment house, 106x107 ft, at 4th av and 76th st, for Chateleine Realty Co., 31 Union sq, Manhattan, owner, from plans by McCarthy & Kelly, Court st, architects.

BANKS.

JERSEY CITY, N. J.—Edward M. Johnson, 75 Roosevelt av, Jersey City, has the general contract for alterations to the 3-sty brick bank at 459 West av, corner Virginia av, Jersey City, for West Bergen Trust Co., Samuel A. Lerner, chairman building committee, Lerner Bldg., Blvd, Jersey City, owner, from plans by Harry Lucht, 242 Fulton terrace, Cliffside Park, architect.

CHURCHES

MANHATTAN.—Levine & Kurianchick, 136 East 34th st, have the general contract for a 1-sty and basement field stone church, 88x91 ft, at 140-146 West 140th st, for Little Mt. Zion Baptist Church—Wm. A. Campbell, pastor—171 West 140th st, owner, from plans by Edw. R. Williams, 2296 7th av, architect. Cost, \$200,000.

BROOKLYN.—Lehigh Fireproof & Engineering Co., 59 Wall st, Manhattan, has the general contract for a rear addition to the 1-sty basement and gallery frame church, 25x40 ft, at East 15th st and Av T, for Homecrest Presbyterian Church—Edw. L. Tibbals, pastor—2198 Ocean av, owner, from plans by Armstrong & De Gellike, 122 East 25th st, Manhattan, architects. Cost, \$15,000.

SO. OZONE PARK, N. Y.—F. M. Walsh, 392 Hamilton av, Manhattan, has the general contract for a 1-sty brick church, 62x144 ft, at the northeast corner of 141st st & 123d av, So. Ozone Park, for St. Clement Pope Church, 12025 141st st, So. Ozone Park, owner, from plans by Robert J. Reiley, 477 5th av, Manhattan, architect. Cost, \$100,000.

DWELLINGS

FLUSHING, L. I.—Wm. Tanner Building Co., 116 West 39th st, Manhattan, has the general contract for a 2-sty frame dwelling, 22x47 ft, in the east side of 19th st, northeast corner of Mitchel av, Flushing, for T. M. Jefferson, 92 27th st, Elmhurst, owner, from plans by H. P. Zeller, 280 Madison av, Manhattan, architect. Cost, \$9,000.

YONKERS, N. Y.—Chas. G. Lord, Highland Park, New Rochelle, has the general contract for a 2½-sty frame and clapboard dwelling, 130x35 ft, at 363 Tuckahoe rd, Yonkers, for F. W. Smythe, Yonkers Nurseries, Yonkers, owner, from the plans by Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, \$35,000.

GLEN RIDGE, N. J.—W. H. Cooper, Grenada pl, Montclair, has the general contract for a 2½-sty brick and stucco dwelling, with garage, in Lincoln st, Glen Ridge, for H. S. Black, 11 Highland av, Glen Ridge, owner, from plans by Frank H. Vreeland, 4 Garfield pl, Montclair, architect. Cost, \$27,500.

FACTORIES AND WAREHOUSES

LONG ISLAND CITY, L. I.—Ettinger Contracting Co., 44 Court st, Brooklyn, has the general contract for a 2-sty and basement brick, terra cotta and reinforced concrete factory, 100x100 ft, at Wilbur av and William st, L. I. City, for Perry's Candy Co., 61-9 Wilbur av, L. I. City, owner, from plans by R. G. Cory, 30 Church st, Manhattan, architect.

LONG ISLAND CITY, L. I.—Tidewater Bldg. Co., 15 East 33d st, Manhattan, has the general contract for a 2-sty brick and limestone store house, 80x100 ft, with garage, at 76 Radde st, L. I. City, for N. Y. Queens Elec. Light & Power Co., Electric Bldg., Bridge Plaza, L. I. City, owner, from plans by W. Knowles, Electric Bldg., Bridge Plaza, L. I. City, architect. Cost, \$75,000.

LONG ISLAND CITY, L. I.—Dwight P. Robinson Co., 125 East 46th st, Manhattan, has the general contract for a 3-sty concrete warehouse, 60x214 ft, with pishop and garage, on Jackson av, L. I. City, for Walworth Mfg. Co., 59 Temple pl, Boston, owner, from plans by general contractor.

HALLS AND CLUBS.

BAYONNE, N. J.—Nicholas Tocci, 1052 Boulevard, Bayonne, has the general contract for a 2-sty & basement brick club house, 50x70 ft, at Blvd & 21st st, Bayonne, for Columbus Democratic Club—Nicholas Videtti, president—143 West 26th st, Bayonne, owner, from plans by J. J. Schmidt, 352 Ave C, Bayonne, architect. Cost, \$40,000.

HOMES AND ASYLUMS.

BROOKLYN.—A. L. Anderson, 453 Bergen st, has the general contract for alterations to

the 3-sty & basement brick orphanage, 26x26 ft, on the south side of Gates av, 146 ft east of Classon av, for Hopewell Society of Brooklyn, 20 Concord st, owner—Mrs. C. Boyer, in charge—from plans by Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, architects. Cost, \$30,000.

SCHOOLS AND COLLEGES

GREAT NECK, L. I.—John H. Eisele & Co., Inc., 280 Madison av, Manhattan, have the general contract for a 3-sty brick parochial school, 62x163 ft, at Great Neck, for St. Aloysius R. C. Church—Rev. P. J. Rogers, pastor—Middle Neck rd, Great Neck, owner, from plans by James W. O'Connor, 162 West 37th st, Manhattan, architect.

OYSTER BAY, N. Y.—P. J. Hoey Co., 166 Montague st, Brooklyn, has the general contract for a 2-sty and basement, rubble, limestone and cast stone school, 143x171 ft, at Anstie st and Burtis av, Oyster Bay, for St. Dominic's Parish—Rev. C. J. Canivan, rector—owner, on premises, from plans by James W. O'Connor, 162 East 37th st, Manhattan, architect.

PORT JERVIS, N. Y.—Moody Construction Co., 90 West st, Manhattan, has the general contract for a 2-sty brick high school on East Main st, Port Jervis, for Board of Education of Port Jervis—L. C. Senger, Clerk—Port Jervis, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$300,000.

BAYONNE, N. J.—A. W. Crone & Sons, 500 Central av, Jersey City, have the general contract for an addition to the 2-sty & basement brick parochial school, 61x61 ft, at Av C &

47th st, Bayonne, for St. Vincent De Paul's R. C. Church—Rev. Father Jos. F. Dolan, pastor—989 Av C, Bayonne, owner, from plans by John R. Rowland, Jr., 100 Sip av, Jersey City, architect.

STABLES AND GARAGES.

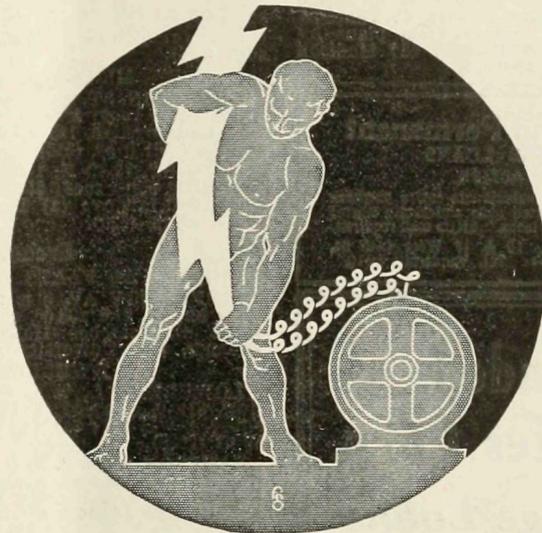
BROOKLYN.—Herbert Gretsche, 50 East 42d st, Manhattan, has the general contract for a 2-sty brick garage, 55x204 ft, at 22 Concord st, 50 ft east of Liberty av, for Court Height Realty Co., 44 Court st—Louis Cherry, president—owner, from plans by Jacob Lubroth, 44 Court st, architect. Cost, \$75,000.

MT. VERNON, N. Y.—Wm. H. Sargent, 3 So. 3d av, Mt. Vernon, has the general contract for a 2-sty brick garage & loft building, 50x90 ft, at East 3d st & Tecumseh av, Mt. Vernon, for Wm. F. Hayes, 54 So. 3d av, Mt. Vernon, owner, from plans by C. J. J. Wolff, 17 So. 3d av, Mt. Vernon, architect. Cost, \$30,000.

TENAFLY, N. J.—James Bried, West st, Englewood, has the general contract for a 1-sty and basement brick and hollow tile garage, 88x99 ft, with stores, at Tenafly, for The Dunwoody Co., Englewood, owner, from plans by Edw. F. Washburn, 101 Park av, Manhattan, architect. Cost, \$100,000. Consulting engineer, Chas. C. Hurlbut, 101 Park av, Manhattan.

STORES, OFFICES AND LOFTS

MANHATTAN.—Thompson-Starrett Co., 49 Wall st, has the general contract for an office building, 50x30 ft, at 5-7 Maiden lane, for Title Guarantee & Trust Co., 176 Broadway, owner, from plans by John Mead Howell, 367 Lexington av, architect.



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MISCELLANEOUS.

BROOKLYN.—James Stewart, 30 Church st, Manhattan, has the general contract for an extension to the 6-sty brick & limestone telephone building, at 6395 Willoughby av, north-west corner of Bridge st, for N. Y. Telephone Co.—H. F. Thurber, president—15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhies & Gmelin, 342 Madison av, Manhattan, architects. Cost, \$1,250,000.

NORTHPORT, L. I.—Roger Black Co., G. C. Terminal, Manhattan, has the general contract for a concrete & steel swimming pool at Northport, for Wm. K. Vanderbilt, 1 Sutton pl, Manhattan, owner, from plans by Warren & Wetmore, 10 East 47th st, Manhattan, architects.

PLAINFIELD, N. J.—Lithgow Co., 79 King st, Manhattan, has the general contract for a 2-sty brick & hollow tile country club at Plainfield for Plainfield Country Club, Plainfield, owner, from plans by Roger H. Bullard, 4 East 53d st, Manhattan, architect. Cost, \$130,000.

UNION, N. J.—W. H. L. Hommedieu, 1 Madison av, Manhattan, has the general contract for an addition to the 3-sty brick & steel telephone building, 40x60 ft, at 309 Jefferson st, Union, for N. Y. Telephone Co.—H. F. Thurber, president—15 Dey st, Manhattan, owner, from plans by E. A. Munger, 104 Broad st, Manhattan, architect. Cost, \$60,000.

JERSEY CITY, N. J.—J. Mitchell, 76 Montgomery st, Jersey City, has the general contract for a 5 & 7-sty brick Chamber of Commerce building, at Montgomery st and Newark av, Jersey City, for Chamber of Commerce of Jersey City—W. O. Stanton, general manager—86 Montgomery st, Jersey City, owner, from plans by Wm. Newman, Lerner Bldg., 999 Bergen av, Jersey City, architect. Cost, \$250,000.

MANHATTAN.—E. E. Paul Co., 101 Park av, has the general contract for a 3-sty brick telephone exchange, 116x238 ft, in the north side of 184th st, from Tiebout to Valentine avs, for N. Y. Telephone Co.—H. F. Thurber, president—15 Dey st, owner, from plans by McKenzie, Voorhies & Gmelin, 434 Madison av, architects. Cost, \$500,000.

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APARTMENTS, FLATS AND TENEMENTS.

LEXINGTON AV., 955-59, 11-sty bk apt, 78 x63; \$420,000; (o) 955 Lexington Ave., Inc., 342 Madison av; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (517).

LEXINGTON AV., 943-53, 11-sty bk apt, 90 x72, slag rf; \$560,000; (o) 943 Lexington Ave., Inc., 342 Madison av; (a) Rouse & Goldstone, 512 5 av (514).

PARK AV., 299, 14-sty bk apt hotel, 200x150, tar & gravel tile rf; \$2,000,000; (o) N. Y. State Realty & Terminal Co., Grand Central Terminal; (a) Leonard Schultze, 17 E 49 (518).

CLUBS.

129TH ST., 160-64 W, 2-sty bk club, 30x91, 3-ply ready roofing; \$50,000; (o) Imperial Lodge, Inc, 160-64 W 129; (a) Verner W. Tandy, 1918 Bway (522).

STABLES AND GARAGES.

18TH ST., 527-37 W, 3-sty bk garage, 149x184, slag & gravel roof; \$150,000; (o) Ambio Stores & Garage Corp., 512 5 av; (a) Rudolph Ludwig, Grand Central Terminal (523).

54TH ST., 4 W, 4-sty bk garage & dwg, 50x100; \$100,000; (o) John D. Rockefeller, Sr., 4 W 54; (a) Henry C. Pelton, 151 W 42 (515).

TERRACE VIEW AV., n w c Guenissen pl, 1-sty steel garage, steel roof, 16x18; \$150; (o) N. Y. Central R. R., Grand Central Terminal (519).

STORES, OFFICES AND LOFTS.

41ST ST., 9-11 E, 12-sty bk office bldg, 44x93; \$300,000; (o) 9-11 E 41st St Corp., 2 Rector st; (a) Townsend, Steidle & Haskell, 8 W 40th (516).

MISCELLANEOUS.

FRANKLIN ST., 8, 4-sty bk fire patrol bd, 23x98, comp roof; \$55,000; (o) N. Y. Board of Fire Underwriters, 123 William; (a) Arthur C. Jackson, 501 5 av (513).

135TH ST., 43-49 E, 1-sty bk mfg bldg, 45x99, plastic slate roof; \$12,000; (o) J. Sargeant Cram, 505 5th av; (a) De Rosa & Cavalieri, 370 E 149th (520).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV., e s, 842.30 n Morton pl, 5-sty bk tnt, 71.94x98.66, rubberoid rf; \$90,000; (o & a) Reerobee Holding Corp., Samuel Brenner, 1924 University av, pres. (2523).

DWELLINGS.

LOWERRE PL., w s, 25 n 229th, 2-sty bk dwg, 21x40, comp rf; \$9,000; (o) Peter Bevelaguer, 820 E 227; (a) Cannava & Viviani, 145 W 41 (2528).

SAMPSON ST., s s, 25 e Revere av, 2-sty fr dwg, 20x32, asphalt shingle rf; \$8,000; (o) Chas. & Nanny Anderson, 1120 College av; (a) Della Penna & Erickson, 289 E 149 (2566).

221ST ST., n s, 186.52 e Barnes av, 2½-sty fr dwg, 20.2x45, comp rf; \$6,000; (o) Stanislaus Wolozkyowski, 282 E 155; (a) S. J. Sheridan, 5646 Newton av (2524).

230TH ST., s s, 310 e Bronxwood av, 2-sty fr dwg, 20x52, tin rf; \$10,000; (o) Nick Corusso, 2012 Olinville av; (a) Chas. McGarry, 3034 Bronx Park E (2563).

231ST ST., s s, 205.01 w Bronxwood av, 2-sty fr dwg, 20x45, rubberoid rf; \$8,000; (o) Jacob Druff, 228 E 118; (a) E. W. Crumley, 355 E 149 (2568).

238TH ST., n s, 134 E Oneida av, 2½-sty fr dwg, 23-32, asbestos slate rf; \$7,000; (o) Patrick J. Duffy, 215 E 179; (a) Emil Liske, Jr., 748 E 225 (2529).

238TH ST., —, n s, 260 e Kepler av, 2½-sty fr dwg, 24x24.1, shingle rf; \$3,000; (o) Albert Jaggi, 2763 Creston av; (a) Sears Roebuck, 115 5 av (2578).

BRADFORD AV., w s, 146.5 n Waterbury av, 2-sty fr dwg, 19x38, plastic slate rf; \$7,000; (o) Rosenblum & Dambrowicz, 2859 Waterbury av; (a) Ernest Peterson, 366 St. Anns av (2511).

CALHOUN AV., e s, 235 n Lafayette av, 1½-sty fr dwg, 18x32, shingle rf; \$4,500; (o) Ida Planstrom, 922 Calhoun av; (a) A. Rinne, 601 W 160 (2573).

CODDINGTON AV., n s, 272.11 e Tremont av 1½-sty bk dwg, 21x42, spanish tile rf; \$8,000; (o) Tony & Rose Pedaro, 3005 E Tremont av; (a) M. A. Cardo, 61 Bible House (2515).

CODDINGTON AV., n s, 247.11 e Tremont av, 1½-sty bk dwg, 21x42, spanish tile rf; \$8,000; (o) Jas. & Lucia Amatone, 3005 E Tremont av; (a) M. A. Cardo, 61 Bible House (2516).

CODDINGTON AV., n s, 78.43 w Hobart av, 2-sty fr dwg, 21x53.6, asphalt rf; \$10,000; (o) John Konyler, 356 E 143; (a) De Rose & Cavalieri, 370 E 149 (2525).

FINDLAY AV., e s, 517.07 n 169th, 2-sty bk dwg & garage, 20.1x62, comp rf; \$12,000; (o) S. A. Brady & Co., 1755 Weeks av; (a) Meisner & Uffner, 501 E Tremont av (2512).

KINGSBRIDGE AV., w s, 73 n 231st, 2-sty bk dwg, 34x46, slate rf; \$12,000; (o) Jas. J. Tynan, 3128 Corlear av; (a) Ahnemon & Younheere, 3320 Bailey av (2519).

PHILIP AV., n s, 75 e Ellsworth av, 1-sty fr dwg, 19x46, asphalt shingle rf; \$5,000; (o) Harry Storsberg, 3856 10 av; (a) S. F. Oppenheim, 110 E 31 (2527).

ST LAWRENCE AV., e s, 204.4 n Sound View av, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) Chas. Schilling, 2049 Houghton av; (a) W. M. Husson, 135 Westchester sq (2572).

ST LAWRENCE AV., e s, 179.4 n Sound View av, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) O. E. Wolf, on prem; (a) W. M. Husson, 135 Westchester sq (2571).

ST LAWRENCE AV., e s, 154.4 n Sound View av, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) Chas. Boon, on prem; (a) W. M. Husson, 135 Westchester sq (2570).

ST LAWRENCE AV., e s, 554.4 n Sound View av, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) Eliz. Boon, 240 E 142; (a) W. M. Husson, 135 Westchester sq (2569).

WILLIAMSBRIDGE RD., e s, 175 s Neill av, 2-sty bk dwg, 18x49.1, slag rf; \$7,000; (o) Benj. Kaufman, 4 W 118; (a) Abraham Fisher, 2064 Creston av (2514).

FACTORIES AND WAREHOUSES.

EXTERIOR ST., w s, 511.3 s 149th, 2-sty bk warehouse, 80x170.3, Barretts rf; \$70,000; (o) United Plumbers Supply Co., 181 E 108; (a) Howard Chapman, 315 5 av (2567).

STABLES AND GARAGES.

FINDLAY AV., e s, 390.7 n 169th, two 2-sty bk dwgs & garage, 21x62, comp rf; \$24,000; (o) S. A. Brady & Co., 1755 Weeks av; (a) Meisner & Uffner, 501 E Tremont av (2513).

JEROME AV., s e c 205th, 1-sty bk garage, 75x100, plastic slate rf; \$20,000; (o) Fred Frieden, 4485 3 av; (a) John De Hart, 1039 Fox (2564).

STORES, OFFICES AND LOFTS.

166TH ST., n w c Clay av, 1-sty bk str, 100.4 x50, plastic slate rf; \$25,000; (o) Subway Const. Co., Jos. Shanske, 1148 2 av, pres.; (a) H. Nordheim, 565 E Tremont av (2526).

CLAY AV., s w c 174th, 1-sty bk str, 30x16.1, rubberoid rf; \$4,000; (o) Nathan Abraham, 280 E 174; (a) Otto L. Spannhake, 116 Nassau (2565).

TELLER AV., s e c 165th, 1-sty bk str, 100 x50, comp rf; \$20,000; (o) Sapiro Realty Co., Samuel Shapiro, 505 E Tremont av, pres.; (a) Meisner & Uffner, 501 E Tremont av (2522).

MISCELLANEOUS.

173D ST., n s, from Topping to Monroe av, 3-sty bk nursery, 164x32, tile & copper rf; \$125,000; (o) Day & Night Shelter, Mrs. M. A. Wolcott, Woodhaven, L. I., pres.; (a) Wiseman & Taussig, 25 W 43 (2520).

Queens

DWELLINGS.

COLLEGE POINT.—Ave F, n s, 100 e 13th st, two 2-sty fr dwgs, 18x31, shingle roof, 1 family,

gas; \$9,000; (o & a) Leo Ross, College Point (3977-78).

BAYSIDE.—Bayvie pl, w s, at int, 2nd pl, 2½-sty fr dwg, 35x28, shingle roof, 1 family, gas, steam heat; \$8,500; (o & a) W. P. Stephens, 17 Battery pl, N. Y. (3982).

BAYSIDE.—Elmwood av, e s, 140 n Palace Blvd, two 2-sty fr dwgs, 25x33, shingle roof, 1 family, elec, steam heat; \$10,000; (o) Andrew Anderson & Son, 674A Lexington av, Bklyn; (a) Wm. F. Hemstreet, Woolworth Bldg., N. Y. City (4163-64).

BAYSIDE.—Warburton av, s e c 4th st, 2½-sty fr dwg, 41x73, shingle roof, 4 family, elec, steam heat; \$20,000; (o) Bush K. Construction Co., Warburton av, Bayside; (a) Patterson Bourguett & Co., Bayside (4417).

BAYSIDE.—Warburton av, n w c Wright st, 2-sty fr dwg, 32x46, shingle roof, 1 family, gas; \$8,000; (o) Marie J. Atkinson, Bayside; (a) S. Edson Gate, 28 E 49th st, N. Y. (3960).

BEECHURST.—Beechwood Terrace, e s, 100 n Cryders Lane, 2½-sty fr dwg, 22x32, shingle roof, 1 family, elec, steam heat; \$8,000; (o) Walter Goepel, 251 W 87th st, N. Y. C.; (a) A. E. Richardson, 154 Amity st, Flushing (4247).

COLLEGE POINT.—12 st, e s, 175 s 5th av, 2½-sty fr dwg, 19x47, shingle roof, 2 family, gas; \$8,000; (o) Christian Wiedemann, 12th st, nr 5th av, College Point; (a) Max Auwander, 219 12th st, College Point (4476).

CORONA.—46th st, e s, 250 s Polk av, 2-sty bk dwg, 20x52, slag roof, 2 family, gas, steam heat; \$10,000; (o) Francis Luseraldi, 17 46th st, Corona; (a) A. F. Brens, 83 Corona av, Corona (4166).

CORONA.—41st st, n w c Fillmore av, 2-sty bk dwgs, 20x55, slag roof, 2 family, gas, steam heat; \$28,500; (o) John A. Guidera, 82 41st st, Corona; (a) A. De Blasi, 94 East Jackson av, Corona (4198-99-4200-4201).

CORONA.—51st st, w s, 50 n Ferguson st, 2-sty bk dwg, 20x50, slag roof, 2 family, gas; \$9,000; (o) G. Girigliano, 85 Washington av, Corona; (a) A. F. Brems, 83 Corona av, Corona (4061).

CORONA.—Edson st, s w c Peartree av, five 1-sty fr dwgs, 20x38, shingle roof, 1 family, gas, hot air heat; \$25,000; (o) J. L. A. Costro, 151 Havemeyer st, Corona; (a) A. F. Brems, 83 Corona av, Corona (4062-63-64-65-66).

DUNTON.—114th st, w s, 260 n Metropolis av, 2½-sty fr dwg, 26x53, shingle roof, 2 family, gas, steam heat; \$15,000; (o) C. Johnson, 12804 Mills st, Richmond Hill; (a) H. J. Jeffrey, 309 Fulton st, Jamaica (4267).

EAST ELMHURST.—Banks av, n s, 40 e Ericson st, 2-sty bk dwg, 28x31, shingle roof, 2 family, gas; \$10,500; (o) Adolph Gobbi, 98 50th st, Corona; (a) Alfred De Blasi, 94 East Jackson av, Corona (4301).

EAST ELMHURST.—Schurz av, n s, 130 e 37th st, 2-sty fr dwg, 20x26, shingle roof, 1 family, elec, steam heat; \$10,000; (o) Sandra Brander, 1270 First av, N. Y. C.; (a) F. W. Pelcher, 286 Richmond av, N. Y. C. (4012)

EAST ELMHURST.—42d st, w s, 86 s Ditmars av, 2½-sty fr dwg, 25x32, shingle roof, 1 family, gas, steam heat; \$10,000; (o) E. Boyce, 311 E 55th st, N. Y.; (a) Chas. J. Stipdolph, 15 Ivy st, Elmhurst (4052).

EDGEWATER.—Bch, 26th st, e s, 900 s Bay av, eight 1-sty fr dwgs, 18x32, shingle roof, 1 family, gas; \$20,000; (o & a) Wm. Feltner, 208 Floyd st, Bklyn. (3907 to 3914).

EDGEWATER.—Mermaid av, n e c Bch., 37th st, ten 2-sty fr dwgs, 20x45, shingle roof, 1 family, gas; \$60,000; (o & a) Max Lehrer, Edgemere (4462-63-64).

EDGEWATER.—Bch, 28th st, w s, 320 s Bay av, eight 2-sty fr dwgs, 16x30, shingle roof, 1 family, gas; \$36,000; (o & a) Tilrose Realty Co., Rockaway Beach (3915 to 3922).

ELMHURST.—Poyer st, n e c, and St. James st, four 2½-sty fr dwgs, 16x40, shingle roof, 1 family, gas, steam heat; \$20,000; (o) Julius Drage, St. James st, Elmhurst; (a) Chas. Stidolph, 15 Ivy st, Elmhurst (4046 to 4049).

ELMHURST.—37th st, s e c Hughes av, eight 2-sty fr dwgs, 16x52, shingle roof, 2 family, gas, steam heat; \$64,000; (o) Wm. R. Gibson, 37th st, Elmhurst; (a) C. L. Varrone, 166 Corona av, Corona (3966 to 3973).

ELMHURST.—Benham st, e s, 275 s Warner av, two 2-sty fr dwgs, 19x54, shingle roof, 1 family, gas, steam heat; \$16,000; (o) Geo. Johnston, Kingsland av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy st, Elmhurst (4482-83).

ELMHURST.—Wool st, n w c Weimar st, 2-sty fr dwg, 25x45, shingle roof, 2 family, gas, steam heat; \$9,885; (o) L. Geiger, Fisk av, Winfield; (a) C. L. Varrone, 166 Corona av, Corona (4488).

ELMHURST.—Railroad av, s s, 130 w Neil pl, five 2-sty fr dwgs, 15x32, shingle roof, 1 family, gas; \$20,000; (o & a) Daniel O'Connell, 8817 St. James st, Elmhurst (4238-9-40-41-42).

FAR ROCKAWAY.—Rue De St. Felix e s, 416 s Grand View av, twenty-two 1-sty fr dwgs, 18x32, shingle roof, 1 family, gas; \$55,000; (o) Frank McCumsky, Far Rockaway; (a) Frank Bedell, Inwood (4020 to 4041 incl).

FAR ROCKAWAY.—Rue De St. Felix, s e c Private Court, four 1-sty fr dwgs, 18x32, shingle roof, 1 family, gas; \$10,000; (o) John Donald, Far Rockaway; (a) Frank Bedell, Inwood (4758 to 4581).

FLORAL PARK.—261st st, e s, 220 n Hill-side av, seven 1-sty fr dwgs, 30x24, shingle roof, 1 family, gas; \$10,000; (o & a) Pease Const. Co., 243 W 34th st, N. Y. (4088 to 4094).

FLUSHING.—28th st, n e c Franconia av, 2-sty fr dwg, 22x34, shingle roof, 1 family, elec, hot water heat; \$10,000; (o & a) Emil Capila, 328 E 71 st, N. Y. C. (4637).

FLUSHING.—Beech st, s s, 131 e Bowne av, 2-sty bk dwg, 34x34, shingle roof, 1 family, gas, elec, steam heat; \$8,000; (o) F. Mearson, 601 W 177th st, N. Y. C.; (a) Maxmillian Johnre, 1400 Bway, N. Y. C. (4424).

FLUSHING.—18th st, e s, 500 s Queens av, two 2-sty fr dwgs, 18x36, shingle roof, 1 family, gas, steam heat; \$10,000; (o) Jos. Suber, 16 Prospect av, Bklyn; (a) F. F. Pannamann, 2038 59th st, Bklyn. (3959).

FLUSHING.—Murray st, s w c 17th rd, 2-sty fr dwg, 20x55, shingle roof, 2 family, gas; \$8,000; (o) Wm. Stack, 1550 E 8th st, Bklyn; (a) James A. Boyle, 367 Fulton st, Bklyn. (4376).

FLUSHING.—27th st, e s, 100 n Cypress av, 2½-sty fr dwg, 27x35, shingle roof, 1 family, gas, steam heat; \$8,000; (o) Jack Hart, 15 West Jackson av, Corona; (a) A. L. Marinelli, 15 West Jackson av, Corona (4098).

FLUSHING.—State st, s e c, and 23d st, 2½-sty fr dwg, 40x25, shingle roof, 1 family, gas, elec, steam heat; \$8,500; (o) Marie Linke, 14 Ash st, Flushing; (a) A. E. Richardson, 154 Amity st, Flushing (4246).

Richmond DWELLINGS.

TOMPKINSVILLE.—Montgomery av, e s, 200 n Richmond Turnpike, 2½-sty br dwg, 22x26; \$4,500; shingle rf; (o) John Kempf, Tompkinsville, S. I.; (a) P. P. (386).

TOMPKINSVILLE.—Richmond Turnpike, n s, 226 e Cebrav av, 2½-sty fr dwg, 21x48, shingle rf; \$6,000; (o) P. J. Honan, 300 Richmond Turnpike; (a) P. P. (387).

TOMPKINSVILLE.—Carrol pl, n s, 120 w Nicholas, two 2-sty fr dwgs, asbestos shingle rf, 20x46; \$5,500 each; (o & b) Thomas Hutcheson, 1428 Richmond ter (60).

TOTTENVILLE.—W s Belmont av, 275 s 1½-sty fr dwg (cottages) 26x24, shingle rf; \$3,000; (o) Nitram Construction Co., Tottenville, S. I.; (a) P. P. (401).

TOTTENVILLE.—Lee av, e s, 700 s Author Hill rd, 1½-sty fr dwg, 26x30, shingle rf; \$3,800; (o) Frederika Bittorf, 148 Wood av; (a) P. P.; (carpenter) A. Anderson & Son, 116 Lee av; (mason) Peter S. Petersen, 129 Bertler av (459).

TOTTENVILLE.—14 Swinnerton av, n e s, 410 s Amboy rd, 1½-sty fr dwg, 20x26, asphalt rf; \$2,700; (o) M. G. Shanks, 14 Swinnerton av; (a) P. P.; (mason & carpenter) Sherman Tanner, 15 Swinnerton av, Tottenville (436).

WEST BRIGHTON.—Cary av, n s, 210 w Burgher av, 2½-sty fr dwg, 21x46, shingle rf; \$6,500; (o) P. H. Graham, Cary av; (a) J. P. From, 88 Decker av, P. R., S. I.; (carpenter) From & Olsen (415).

WEST BRIGHTON.—Harrison pl, n s, 125 e Beemont av, 2-sty fr dwg, shingle rf, 22x36; \$5,000; (o & b) Ole T. Koenvik, 58 Richmond tpke (49).

WEST BRIGHTON.—Sullivan court, e s, 60 n Bennett av, 2-sty fr dwg, 34x38, shingle rf, 6 bldgs, \$30,000; (o) John W. Sullivan Realty Co., West Brighton; (super) Ole T. Krenvik, 58 Richmond turnpike (2577).

WEST BRIGHTON.—Forest av, n e s Davis av, 1-sty fr dwg, 23x24, slag rf; \$4,000; (o) Wm. S. Hart, 475 Oakland av; (a) B. J. Luba, Oakland av (2748).

WEST NEW BRIGHTON.—Elm st, e s, 228 s Henderson av, two 2½-sty fr dwgs, 25x47 & 21x48, shingle rf; \$5,800; (o) John F. Campbell, 222 — av, West New Brighton, S. I.; (a) Leonard Marino, 214 — av, West New Brighton, S. I. (2646).

WEST NEW BRIGHTON.—Manor rd, e s, 210 n Norwalk av, 2½-sty fr dwg, 25x46, shingle rf; \$6,000; (o & a) Wm. A. Rhine, 119 E 77, N. Y. C. (2626).

WEST NEW BRIGHTON.—Kingsley av, s s, 150 n Forest av, three 2-sty fr dwgs, 20x40, shingle rf; \$5,000 each; (o) Anna D. Bensen, 170 Du Bois av, West New Brighton; (b) T. Bensen, 170 Du Bois av, West New Brighton (98).

PLANS FILED FOR ALTERATIONS

Manhattan.

BLEECKER ST. 264, remove str front, new str front, 1-sty bk ext, remove floors, beams in 3-sty bk str & offices; \$2,500; (o) Morris Klapper, 264 Bleecker; (a) Levy & Berger, 150 Montague, Bklyn (2386).

BLEECKER ST. 163, new window, metal covered partitions, new store fronts, new beams, 2-sty brk, 25x100; (o) Est. of Fredk M. Farrington, 258 Bway; (a) Richard Rohl, 75 Bible House (2210).

CANAL ST. 198-200, remove portion sidewalk, new wall on 9-sty bk str & shops; \$1,600; (o)

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BROOKLYN

KENT AVENUE & MORTON STREET

Louis Ablowitz, 158 Canal; (a) Philip Bardes, 230 Grand (1852).

CANAL ST, 164-S, new tanks and steel structure on 6-sty bk factory; \$3,350; (o) Est. Corn. F. Kingsland, 40 Rector st; (a) The Rusling Co., 26 Cortlandt st (1848).

FRONT ST, 13-17, remove elevator & shaft, new elevator shaft, t. c. partitions in 5-sty bk warehouse; \$30,000; (o) Jos. Pitman, 29 Front; (a) Claude H. Valentine, 39 Lafayette (2419).

12TH ST, 36 w, remove stoop, new stairs, entrance, tile floor, in 4-sty bk dwg; \$1,500; (o) Wm. M. Hughes, 36 W 12th; (a) P. F. Brogan, 36 8th av (1836).

22D ST, 422 W, rearrange partitions, enlarge dormer, new mansard dormer, kitchens, bath rooms in 3½-sty bk dwg; \$5,000; (o) Alex. Bloch, 37 W 87; (a) Eugene Schoen, 282 W 4 (1866).

22D ST, 444 W, enlarge windows, rearrange partitions in 3-sty bk dwg; \$1,500; (o) Katherine C. Morehouse, 444 W 22; (a) Lewis E. Welsh, 132 Madison av (1867).

24TH ST, 103-5 W, remove walls, new walls, columns, beams, ext, str frt on 4-sty bk str & loft; \$8,000; (o) Amanda E. Manee, 1205 Columbus av; (a) Jacob Fisher, 25 Av A (1856).

27TH ST, n s, 50 w, 11th av, raise 1 floor in 7-sty bk warehouse; \$2,000; (o) Terminal Warehouse Co., 25 S William st; (a) Otto M. Beck, 112 Bay 35th st, Bklyn (1837).

34TH ST, 25-27 w, remove partitions, new partitions, doors, extension, on 27-sty bk store and hotel; \$4,000; (o) J. D. Orkin, 25-7 W 34th; (a) Eugene Schoen, 284 W 4th (1845).

34TH ST, 315 w, remove portion 2-3 and 4 balconies, new floors, 2 add stys, roof garden, roof, on 7-sty bk theatre; \$200,000; (o) Scottish Rite Bodies of N. Y. C., 315 W 34th; (a) Wiseman & Laussig, 25 W 43d (1815).

34TH ST, 218-22 W, erect 10,000-gal roof tank on 5-sty bk factory; \$2,700; (o) 218-22 W, 34th St. Corp., 218 W 34th; (a) Reliance Tower & Steel Const. So, 94-96 Mangin (2417).

37TH ST, 3-7 East, install fuel oil tank & equip in bk dept str; \$3,000; (o) Bonwit, Teller & Co., 5 av & 38th; (a) Petroleum Heat & Power Co., 511 5 av (2411).

37TH ST, 12 E, extend front to bldg line, new partitions, store fronts in 4-sty bk dwg; \$10,000; (o) Mable Johnson & Alice Van Reselaer, 54 Wall; (a) Mortimer Freihof, 135 E 43d (2098).

38TH ST, 408 W, remove toilets, new toilets in 5-sty bk apt; \$1,500; (o) Georgianna Gleason, Schenectady, N. Y.; John McGlynn, Troy, N. Y.; (a) Alex H. Tischler, 1024 Simpson (1861).

39TH ST, 232 E, rearrange partitions, new bk shaft, steel beams, cutnew window opening in 4-sty bk apt; \$2,500; (o) F. Chr. G. Hupfel Co., Inc., 229 E 38th; (a) Bruno W. Berger & Son, 121 Bible House (2415).

39TH ST, 202 E, remove partitions, new doorways, partitions in 3-sty bk dwg; \$3,000; (o) Est. John Lynch, 202 E 39; (a) Patk. J. Murray, 141 E 40 (1868).

44TH ST, 155 E, new stairs, toilets & partitions in 4-sty bk factory; \$7,500; (o) Ida O. Walker, 1086 Dean st, Bklyn; (a) Rouse & Goldstone, 512 5 av (2214).

45TH ST, 245 E, rearrange partitions, change stairs, new bathrooms, door & window in 4-sty bk dwg; \$10,000; (o) John H. Janeway, 61 E 75; (a) F. B. Hoffman, Jr., 147 E 51 (1860).

45TH ST, 509 W, install fuel oil tank & piping in 3-sty factory; \$1,700; (o) W. C. Smith, 99 Varick; (a) A. Van Goetheum, 22 Hudson av (2409).

47TH ST, 45 W, change window into door, erect an iron porte cochere with wireglass, remove steps, new stone steps in 5-sty bk dwg; \$2,000; (o) Thernis Riga, 45 W 47; (a) Francis Overkamp, 600 W 181 (2207).

72D ST, 122 E, new elevator, change plbg fixtures in 4-sty bk dwg; \$9,000; (o) Geo. B. Ogden, 122 E 72; (a) Arthur T. Sutcliffe, 111 E 40 (1853).

82D ST, 62 w, remove partitions, change stairs, in 4-sty bk dwg; \$4,000; (o) Dr. Zama Feldstein, 62 W 82d; (a) McDonnell & Peare, 101 Park av (1842).

82D ST, 306 E, remove wall, partitions, new sliding door, extension, beams, partitions, door, rooms in 1-sty bk garage; \$1,000; (o) Walter Crocoll, 306 E 82; (a) Sidney T. Oppenheim, 110 E 31 (1864).

116TH ST, 68 W, new partitions, toilet, str fronts in 5-sty bk tnt & str; \$1,500; (o) J. L. Meyer, 231 W 96th; (a) Eli Benedict, 355 E 149th (2418).

125TH ST, 1-9 e, remove stairs, new stairs, in 3-sty dept store; \$1,000; (o) Est. Jesse W. Powers, 120 Bway; (a) Zipkes, Wolff & Kudroff, 432 4th av (1838).

125TH ST, 121 w, new elevator shaft in 3-sty bk store and showrooms; \$7,500; (o) John H. Van Line, 150 Nassau st; (a) Adolph E. Nast, 56 W 45th (1839).

125TH ST, 211 W, cut down entrance, new t c partitions, store fronts, fire escape & balcony in 5-sty bk theatre; \$10,000; (o) Pacher Realty Co., 17 E 42; (o) H. Creighton Ingalls, 347 Madison av (2206).

BROADWAY, 80, remove revolving door, stone jamb, new vestibule doors in 11-sty bk bank & offices; \$9,000; (o) Central Union Trust Co., 80 Bway; (a) Arthur Loomis, 27 E 40 (1851).

BROADWAY, 1258, remove pier, new str frts, grillage, columns, girders, partitions, mezz platform in 9-sty bk Hotel Imperial; \$18,000; (o) Robt. W. Golet, Newport, R. I.; (a) Albert M. Gray, 1400 Bway (1857).

BROADWAY, 1510, raise dining room tier & basement tier beams, enlarge windows, remove partitions, mezzanine, stairs, new stairs, beams, conc arches, lintels, girders, dining room floor, pilaster bases, trim, sills, strs, partitions in 13-sty bk hotel; \$15,000; (o) Claridge Hotel, Inc., 1510 Bway; (a) Zipkes, Wolff & Kudroff, 432 4 av (1863).

BROADWAY, 1658, remove column, new beams, columns, pier, grillage, footings, str frts on 7-sty bk str & lofts; \$3,000; (o) Henry R. Taylor, 14 E 46; (a) Henry Z. Harrison, 45 W 116 (1869).

BROADWAY, 2107, stairs to be inclosed in t. c. block in 17-sty bk hotel; \$8,000; (o) Onward Const. Co., 262 W 72d; (a) Alfred C. Wein, 21 E 41st (2421).

BROADWAY, 3875, remove front & interior walls, remove entrance, partitions, new partitions, new str fronts in 6-sty bk apt; \$25,000; (o) 3875 Broadway Corp., 220 Bway; (a) Oscar Goldschlag, 110 W 40th (2416).

LENOX AV, 186, remove frt, new beams, str frt, walls, footings, ext on 4-sty bk store & apt; \$6,000; (o) Jos. A. Kirnkowitz, 186 Lenox av; (a) Sigmund Schuler, 1051 College av (1862).

LEXINGTON AV, 624, new stairs, ext, partitions, beams, skylights, change elec wk in 5-sty bk str & offices; \$10,000; (o) Wm. Van Alen, 372 Lexington av; (a) Severance & Van Alen, 372 Lexington av (1850).

LEXINGTON AV, 802, change stairs, entrance, new partitions, stairs, remove show windows, in 5-sty bk store and tnt; \$5,000; (o) Richard Zimmermann, 802 Lexington av; (a) Geo. M. McCabe, 96 5th av (1847).

MADISON AV, 1931, remove sidewalk encroachments, walls, new strs, columns, girders, footings, grillage in 6-sty bk apt; \$10,000; (o) The Dal Keith Realty Co., 1931 Madison av; (a) Chas. Volz, 371 Fulton, Bklyn (1865).

PARK AV, MADISON, 94TH ST, 95TH ST, new grandstand, doors, repairs to storeroom, frt on 1-sty bk, Squad "A" 94th Army; \$18,000; (o) City of N Y, Armyory Bld., 22d Floor, Municipal bldg; (a) Chas. K. Slayter, 407 Park av (1859).

5TH AV, 723, remove wall of vent shaft, new columns, girders, wall, in 5-sty bk stores and apart; \$3,000; (o) Wm. W. Astor, London England; (a) R. H. Almiroty, 48 W 46th (1841).

Bronx

161ST ST, 801 E, 1-sty bk ext, 19x13.3, to 3-sty fr str & dwg; \$1,500; (o) Louis Shapiro, on prem; (a) N. S. Baudisson, 824 Jackson av (552).

167TH ST W, s s, 75 w Hoe av, 2-sty fr ext, 20x15, & move 2-sty fr tnt & dwg; \$2,000; (o) Katherine Morgan, 962 E 167; (a) Wm. G. Walters, 1066 Hunt av (549).

169TH ST, 607 E, 2-sty bk ext, 24x2, new str frt & new partitions to 2-sty fr str & dwg; \$1,000; (o) E. B. Child, 601 E 169; (a) Ph. Kissin, 3606 Park av (564).

228TH ST, 864 E, 1-sty fr ext, 18x17.1, new str frt & new partitions to 2-sty fr str & dwg; \$4,000; (o) Pasquale Montagna, on prem; (a) Cannava & Viviani, 145 W 41 (551).

BATHGATE AV, 1789, new windows & partition to 6-sty bk tnt; \$25,000; (o) Jacob Starr, 1288 Hoe av; (a) Meisner & Uffner, 501 E Tremont av (555).

BERGEN AV, 657-659, 1-sty bk ext, 28.1x43, new str frt & new partitions to 3-sty fr str & tnt; \$5,000; (o) Rickphey Operating Co., 371 E 144; (a) Moore & Landsiedel, 3 av & 148th st (548).

FINDLAY AV, 1361, 2-sty h t ext, 30x5 & 1½ of h t built upon new plbg & new partitions to 1-sty h t dwg; \$2,500; (o) Vinant Valentine, on prem; (a) Fred Morton Co., 17 W 42 (563).

JEROME AV, 2384-90, two 1-sty bk ext, 25 x25.1, new str frts to two 3-sty fr str & dwgs \$14,000; (o) Fenna Realty Co & Rickphey Operating Corp., 371 E 144; (A) Moore & Landsiedel, 3 av & 148th st (557).

PROSPECT AV, 1416, new str frts, new partitions to 4-sty bk str & tnt; \$3,000; (o) Samuel Bachrach, 625 Jackson av; (a) Chas. M. Straub, 147 4 av (558).

SEATON AV, 4432, 1-sty of fr upon 1-sty fr dwg; \$1,500; (o) Isidore Epstein, on prem; (a) Geo. L. Muller, 3 So 3d st, Mt. Vernon (554).

SOUTHERN BOULEVARD, 1250, 1-sty bk ext, 17x20, new plbg & new str frt to 1-sty bk str; \$2,000; (o) Carvelas & Phaonas, 926½ Freeman; (a) A. Catsanis, 101 Park av (561).

WALTON AV, w s, 250 n 172d, move 2-sty fr dwg; \$3,000; (o & a) Harold Swain, 176 Bway (560).

Brooklyn

COLUMBIA ST, 87-93, e s, 24.11 n Baltic st, exterior, int & plbg 2-sty bk ice plant; \$50,000; (o) Baltic Ice Co., Inc., premises; (a) Max Hirsch, 26 Court (14416).

WILLOUGHBY ST, 245, n s, 121.6 e Raymond st, int 4-sty bk stable & shop; \$5,000; (o) Abrast Realty Co., 422 Fulton st; (a) Starrett & Van Vleck, 8 W 40th, N. Y. (14616).

WOODBINE ST, 60-62, e s, 102.2 n Bushwick av, ext int & pl 2-sty fr club; \$14,000; (o) 20th Assembly Realty Assoc., premises; (a) Walter B. Wills, 1153 Myrtle av (14410).

SOUTH 5TH ST, 299, n s, 142 e Marcy av, ext int 3-sty bk store & 4 fam dwg; \$5,000; (o) Louis Zasuly, 293 Division av; (a) Tobias Goldstone, 50 Graham av (14570).

EAST 21ST ST, 590, s w c Ditmas av, int 4-sty bk 25 fam dwg; \$2,500; (o) A. C. D. Realty Corp., 50 Court st; (a) Jacob Lubroth, 44 Court st (14558).

BAY 34TH ST, 41, e s, 320 s 86th, ext, porch & int 2½-sty fr 2 fam dwg; \$3,000; (o) Andrea Amendah, premises; (a) Salvati & Le Inornik, 369 Fulton st (14434).

60TH ST, 1174-S, s s, 40 w 12 av, walls & ext 1-sty con shop; \$2,500; (o) Frank Apicella, 1164 60th (14400).

65TH ST, 1766-70, s s, 140.2½ w 18 av, move bldg, 2-sty 2 fam dwg; \$2,500; (o) Angelo G. Traverse, 6512 18 av; (a) M. A. Cantor, 373 Fulton st (14431).

79TH ST, 943-7, n s, 353.6¼ e 7 av, porch, int & plbg, 2-sty fr 2 fam dwg; \$20,000; (o) Veit Lodes, premises; (a) John C. Wandell Co., 425 86th (14601).

ATLANTIC AV, 346, s w c Hoyt st, str frt, int & pl 2-sty bk str & 2 fam dwg; \$5,000; (o) Max Weisberg, 375 Pacific st; (a) Abraham Brook, 26 Court st (14484).

CLINTON AV, 411-15, e s, 237.6½ s Greene av, ext & int 2-sty bk 1 fam dwg; \$3,000; (o) Ralph W. Redman, premises; (a) Albert V. Sielke, 1466 Rosedale av, Bronx (14573).

DIVISION AV, 176, s s, 229.10 w Wilson st, ext int & pl 3-sty bk stores & 2 fam dwg; \$5,000; (o) C. I. M. Realty Co., Inc., 134 Bway; (a) Saml Sass, 366 5 av, N. Y. (14414).

HUDSON AV, 59, n e e Evans, ext & int plbg 4½-sty bk str, garage & 3-fam dwg; \$2,000; (o) Frank Block, prem; (a) Levy & Berger, 395 S 2d (14467).

MANHATTAN AV, 623, s e c Nassau av, str frts, ext & int 3-sty fr store, office & 2 fam dwg; \$6,000; (o) United Cigar Stores Co., 44 W 18th, N. Y.; (a) L. E. Denslow, 44 W 18th, N. Y. (14561).

TOMPKINS AV, 18-22, s e c Hopkins, int & plbg in 4-sty bk str & tnt; \$2,000; (o) Harry Steinberg, 2563 3 av, Bronx; (a) Philip Bardes, 230 Grand, N. Y. (14454).

4TH AV, 4512-24, n w c 46th, add sty, int & pl 3-sty bk garage & laundry; \$6,500 (o) The Norwegian Lutheran Deaconesses Home & Hospital (a) Chas. C. Lundberg, 5408 7 av (14515).

Queens

CORONA.—Waldron st, e s, 200 n Moore, 2-sty fr ext, 7x9, int alt to dwg for add family; \$2,000; (o) Raffaeli Cafasso, 48 Waldron st, Corona; (a) A. Schoeler, Way av, Corona (3033).

CORONA.—Polk av, n s, 75 w 40, int alt to dwg to provide for str; \$3,000; (o) John Burke, prem; (a) A. L. Marinelli, 15 West Jackson av, Corona (2966).

ELMHURST.—Chicago av & Gerry av, int alt in public school, new stairways, etc; \$60,000; (o & a) Bd. of Education, Park av & 59th, N. Y. (3118).

L. I. CITY.—Willow st, s w c Franklin st, int alt to barn to provide for dwg; \$5,000; (o & a) N. D. Daddario, 33 Willow st, L. I. City (2989).

QUEENS.—Hempstead Tpke, s s, 118 e Sherwood av, 1-sty conc blk ext, 21x46, side, show room, gravel rf, int alt; \$1,000; (o & a) L. Marinelli, 15 West Jackson av, Corona (2965).

RICHMOND HILL.—Hillside av, n e c No Villa st, 1-sty conc blk ext, 18x55, side pasteurizing plant, gravel rf, int alt; \$5,000; (o) Bordens Farm Products Co., 108 Hudson, N. Y.; (a) Albert Ulrich, 371 Fulton, Bklyn (3075).

Richmond

PORT RICHMOND.—Courtland st, 158, new frt porch, new window in frt room on each floor to 2-sty fr dwg, 20x40; \$1,100; (o) Mr. George, 158 Courtland st, Port Richmond, S. I.; (b) E. Le Blanc, 149 Courtland st, Port Richmond, S. I. (494).

ROSEBANK.—Willow av, n s, 525.1 w Bay, remove present bk add & build 1-sty new add, 30.4x10.8, to 1-sty bk exhauster room; \$2,400; (o) N. Y. & Richmond Gas Co., Bay st, Stapleton, S. I.; (b) Thomas Cummings, 468 Targee st, Stapleton, S. I. (480).

STAPLETON.—Beach st, e s, 100 n Water, concrete footing to bottom to present 3-sty bk bldg, 25x40; \$2,500; (o) John Bardes Estate, Beach st, Stapleton, S. I.; (b) J. W. Taylor Const Co (508).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

SEPT. 28.

32D ST, 352 E; Isaac Mass—Eranos Jezahirian (121)	530.30
2D AV, 1545; Wm J McCarthy—Mrs Edna Bennett & Henry J Hein (122)	303.39
DELANCEY ST, 88; Max Pollak—Sussman Volk Co & H Hakmaier (123)	831.00
8TH AV, 911; Goldberg & Fine—Trebhus Realty Co & Royal Blue Cigar Stores, Inc (124)	488.15
8TH AV, 537; Goldberg & Fine—Peoples Outfitters, Inc, J M & F L Holding Co & Royal Blue Cigar Stores, Inc (125)	1,671.10
114TH ST, 115 E; Jacob Plotkin—Julius Marcha (126)	500.00

SEPT. 29.

46TH ST, 144 W; Penn Fireproof Building Products, Inc—Mary A Moore & Sidrose Realty Corpn (127)	75.00
76TH ST, 176 W; Philip Globerman—Irene Woodman (128)	50.00
104TH st, 75 E; Joe Kaplan—Meyer M Rotkin (129)	110.00
116TH ST, 11-13 W; Ben Kramer—Manifried Amusement Co (130)	68.65
BOWERY, 295; Maxis Engineering & Constn Co—Brooklyn Jobbing House Inc; Paul Glasser (131)	8,655.00
78TH ST, 152-64 E; Larkin Lumber Co—Young Men's Christian Assn; renewal (132)	901.12

SEPT. 30.

AUDUBON AV, 450; Louis Schwartz—Eisenberg Realty Corp (133)	80.00
SAME PROP; David Lewin—same (134)	1,390.21
97TH ST, 52-8 E; Reddy Contr Co—Trustees of the Phelps Stokes Fund; Eylich & Ward, Inc (135)	7,162.75

OCT. 2.

3D AV, 1526; Watterson & Carty, Inc—D A Schulte, Inc; Shatz-Zucker Building Corpn (1)	274.33
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OCT. 3.

5TH AV, 2049; William Martin—Horatio Washington (2)	404.90
116TH ST, 145 E; Harry Gurlanik—Jacob Kurtz; Phoenix Woodworking Co (3)	175.00
172D ST, 725 W; Otis Elevator Co—Primrose Realty Co (4)	145.46

OCT. 4.

WADSWORTH TER, 46 to 52; Kertscher & Co—Doclin Realty Corpn (5)	1,250.00
SAME PROP; Frank Scolaro Marble Co—same (6)	746.60
WEST END AV, 205 to 213; Eastern Construction Co—Endwest Realty Corpn; Samuel Milbauer & M K L Corpn (7)	1,420.00
97TH ST, 52 to 58 E; Martin Downey—Phelps Stokes Fund; Reddy Contracting Co (8)	128.00
11TH AV, 666; David Katz—Wm S Dempsey Realty Co; Acme Roofing & Sheet Metal Works (9)	148.55
5TH AV, 1323; David Katz—Aristocrat Holding Corpn; Acme Roofing & Sheet Metal Works & Samuel Zucker (10)	175.00
90TH ST, ns, whole front between Amsterdam av & Bway, 325x100; David Katz—Minto Building Corp; Saml Zucker & M Kraft (11)	450.00

Bronx

SEPT. 27.

SEDGWICK AV, es, 369 n 183d, 49.7 x125.3; Homebuilders Material Corp—Janet B & Frank M Wheat; West-erfield Havens & Co	1,449.01
WALTON AV, 2176; Eduardo Barone—Andrea Chiappa	200.00
RICHARDSON AV, 4338; Nicholas Mastroianni—John A Veinacke; Steffen Braham Co	70.00
BAINBRIDGE AV, ws, 202.4 s 212th, 50x103.5; John Landgraf—Jane Bianchi; DeGhetto & Ossi	820.50
181ST ST E, ns, 15 e Ryer av, 63.1x85; Louise Damm—Menle Bldg Co & John Doe; D'Angelo Contr Co	1,100.00
VAN BEUREN ST, 1626; Joseph Gammache—Nicola & Rose Palma	700.00

SEPT. 28.

COLDEN AV, es, 150 n Boston rd, 100x—; Steccato Bros—Henry Herpker	320.00
BRYANT AV, nec Jennings st, 45x100; Lenox Sand & Gravel Co—Jennings Constn Co & G & H Constn Co	359.25
BRYANT AV, nwc Jennings st, 45x100; same—same; same	359.25

TAYLOR AV, 664; John Tercasio Bros—Martine & Antonia De Blase & Giuseppina Duminuco, Martine & Antonia De Blase	3,100.00
1 HILLIERS AV, ss, 50 nw Logan av, 25 x100; Helger J Gronager—Denis Maher & John Cromes	200.00
KELLY ST, swc 167th, 90x100; D Piz-zutiello—F Weintraub	165.00
PROSPECT AV, sec Macy pl, 108.9x 125.5; A Manno Tozzini—Talmud Torah Tarath Moses & M Jack Siegel	1,000.00

SEPT. 29.

BRYANT AV, nwc Jennings, 45x100; G & H Constn Co—Jennings Const Co	2,963.77
CLAFFLIN AV, ws, 150 n 195th, 50x 100; Henry G Heine—Gertrude M Cole; Lucius P Cole	315.00
HOXIE ST, sec Cranford av, 50x100; Gardner Lumber Supply Co—Cranford Gardens, Inc; Raskin & Lewis ST OVEN ST, ss, 225 e Barnes av, 50 x100; same—same; same	823.15
HOXIE ST, ws, 100 s Cranford av, 50 x100; same—same; same	823.15
HOXIE ST, ws, 150 s Cranford av, 50 x100; same—same; same	823.15
CRANFORD AV, ns, 250 e Barnes av, 50x100; same—same; same	823.15
CRANFORD AV, ss, 100 e Osman pl, 50x100; same—same; same	823.16
CRANFORD AV, ss, 150 e Osman pl, 50x100; same—same; same	823.15
CRANFORD AV, ss, 50 e Osman pl, 50x100; same—same; same	823.16
CRANFORD AV, ns, 250 e Barnes av, 50x100; Gardner Lumber Supply Co—Cranford Gardens, Inc; Raskin & Lewis	823.16
ST OVEN ST, ss, 225 e Barnes av, 50x100; same—same; same	823.16
CRANFORD AV, ns, 300 e Barnes av, 50x100; same—same; same	823.16
CRANFORD AV, sec Osman pl, 50x100 same—same; same	823.16
FISH AV, ws, 152 s Gtn Hill rd, 50 x100; Joseph A Benjamin—Otto Schnell; M O Pelander	53.75
176TH ST, 761 E; Tremont Woodwork-ing Co—Beatrice Edelman; Zukson Const Co	2,400.00

SEPT. 30.

TELLER AV, 1140-42; Roof Mainte-nance Co—Bear Realty Co; Harold Constn Co	295.00
HUGHES AV, 2027; Helmuth F Troschke—Vincent Abruzzo & Mary Abruzzo; Vincent Abruzzo & Louis Brooks	336.50

OCT. 2.

WHITE PLAINS AV, 46; William Beyers—Thomas G O'Malley	100.00
PHILIP AV, ss, 50 w Logan av, 25x 100; Holger J Gronager—Dennis Maher & John Cromes	200.00
MORRIS AV, 2216; Watterson & Carty, Inc—Shatz-Zucker Bldg Corp	2,300.00

OCT. 3.

PIERCE AV, ses, 127 e Williamsbridge rd, 50x100; East New York Wood-work Mfg Co—John Hastedt	536.00
MOSHOLU PKWAY, nws, 103.8 n Bainbridge av, 100.2x135; East New York Woodwork Mfg Co—Lepard Decker Bldg Corpn	1,725.00
LOTS 118 to 125, 147, 148, 149, 149A, 126, 128, blk 5117; also LOTS 5, 6, 7, 8, 11, 12, 13, 14, 35, 36, blk 5118, Land map; Raskin & Lewis—Cranford Gardens, Inc	26,983.38
SAME PROP; Julius Pelunis—Cranford Gardens, Inc—Raskin & Lewis	862.00
SAME PROP; Frank Murphy—same	1,710.00
SAME PROP; Frank Maggipinto—same	3,225.00

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SEPT. 28.

CENTRAL PARK W, 426-8; Samuel Pivovar et al—Lena A Hermann et al; Aug18'22	445.75
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SEPT. 29.

97TH ST, 52-8 W; Martin Downey—Phelps Stokes Fund et al; Sept26'22 (cancelled)	128.00
90TH ST, 255 W; Jos Haas—A C & H M Hall Realty Co et al; Sept8'22	63.96
92D ST, 645 W; Jos Haas—A C & H M Hall Realty Co et al; Sept8'22	63.96

SEPT. 30.

57TH ST, 20 W; Frederick R Smith, Inc—Adolph Lewisohn & Sons, Inc et al; Aug29'22	29.50
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OCT. 2.

7TH AV, 758-60; Richmond Radiator Co—Lee Shubert et al; Aug18'22; by bond	1,428.00
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OCT. 3.

74TH ST, 18 E; Ried & Jaeger, Inc—Leontine M Berry et al; Aug30'22	1,870.00
17TH ST, 213 W; James M Simpson Co—H B Chakmalyian et al; June3 '22	1,239.67

OCT. 4.

40TH ST, 552-554 W; Smith & Stone Contracting Co—Mary Morss et al; Aug31'22	6,319.08
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Bronx.

SEPT. 23.

LOTS 158, 159, 160, map 471 lots of Clafin Est; Ames Bldg Material Co—Marjorie Flash et al; Aug24'22	308.64
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SEPT. 25.

LOTS 99, 100, 101, blk 4384, Sect 16, Tax Map; Ajax Trim Corpn—Lillian I Weinstein et al; Sept5'22	252.48
LOTS 136, 137, 138, blk 4379, Sect 16, Tax Map; Ajax Trim Corpn—Lillian I Weinstein et al; Sept2'22	1,151.56
YOUNG AV, 2216; Chas Charcowsky—Pelham Parkway Home & Builders, Inc, et al; Sept12'22	100.00

SEPT. 26.

FORDHAM RD, 200 E; Lewis Mirror & Glass Co—Constantine Wager et al; Aug10'22	828.82
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SEPT. 27.

181ST ST E, swc Walton av, 75x100; Brescia Const Co—Survell Realty Corpn et al; July28'22	2,638.12
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SEPT. 29.

SEDGWICK AV, ws, 175 n 238th, 75 x106.4; Onorio DeLazzerio et al—Antonio Zilli et al; Aug24'22	275.00
CYPRESS AV, 250-54; Luminous Engi-neering Co—Schwab Bldg Co et al; Aug21'22	30.00
ANDREWS AV, 2295; Colonial Sand & Stone Co—Wolfreed Realty Co et al; July19'22	801.50
SAME PROP; Athens Brick, Lime & Cement Co—same; July8'22	903.00
HOXIE ST, ws, 150 s Cranford av, 50 x100; Sie-Weiss Contr Co—Cranford Gardens, Inc; July6'22	341.67
ST OVEN ST, ss, 225 e Barnes av, 50x100; same—same; July6'22	341.67
HOXIE ST, ws, 100 s Cranford av, 50 x100; same—same; July6'22	341.67
CRANFORD AV, ns, 250 e Barnes av, 50x100; same—same; July6'22	341.67

OCT. 2.

CONTINENTAL AV, 2050; Matthew J Wartman—Mary Hermany et al; Sept26'22	69.50
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OCT. 3.

165TH ST E, nwc Stebbins av, 38.6 96.2; Prudential Iron Works, Inc—Gold Gross Constn & Realty Corpn et al; Sept4'22	1,450.00
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