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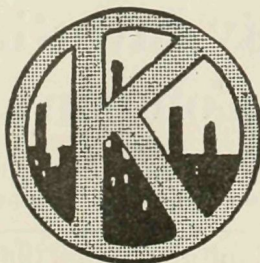
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EDITORIAL

Where \$19,287,039 Should Have Been Saved

How those responsible for it can hope to justify the proposed budget for 1923 is past understanding. Even though the total be reduced by a few millions before the new budget is finally adopted, and even though the tax rate for next year be no higher than the 1922 rate, the budget-makers still will have a great deal to explain.

Some of the criticism now levelled at the city authorities may be attributed to political motives, and should be taken for what it is worth and no more. Every city administration has its political critics—individuals and organizations whose chief mission is to find fault with the action of those in power. Mayor Hylan's administration has its share of these critics, and some of their attacks on the 1923 budget should be subjected to reasonable discount for bias. But a study of the budget as proposed by the Board of Estimate and Apportionment reveals certain facts so startling as to rank outside the established sphere for political sharpshooting.

Take, for instance, the Debt Service. In the budget each year the authorities have to make provision for the Debt Service. This item varies from year to year. In the 1922 budget it amounted to \$102,237,790.85. In the 1923 budget it amounts to only \$84,785,641.83. These figures mean that for 1923 the budget-makers have to provide \$17,452,149.02 less than for the preceding year to meet this feature of the city's obligations. Is this saving reflected in the 1923 budget? It is not!

Again, take the matter of the Direct State Tax. In the 1922 budget the city authorities had to provide \$14,430,513 to meet this item. In the 1923 budget the Direct State Tax totals only \$12,595,623. Here is another saving, which amounts to \$1,834,890. Is this saving reflected in the 1923 budget? Again, it is not!

Here are two items by which the task of the budget-makers was lessened a total of \$19,287,039, and yet the taxpayers of the city will not benefit a single penny through what should be a fortunate circumstance. Instead of placing this great saving to the credit of the taxpayers, the entire \$19,287,039 has been appropriated for other purposes, with some ten millions more added on top of it.

Salary increases and new jobs and other items have absorbed all of the millions which might have been saved. In years when mandatory charges boost the budget our city officials blame circumstances, but in years when these mandatory charges decrease and make possible and logical a sharp reduction in the budget, the authorities invariably find a way to spend the money and deprive the taxpayers of the benefit.

The Board of Estimate and Apportionment still has a few days left in which to cut the proposed budget for 1923. It is probable some reductions will be made, possibly totalling several millions of dollars. But if the new budget had been prepared in the interest of the taxpayers, as should have been the case, the total would

be at the highest more than \$19,000,000 under the total of the 1922 budget.

Builders Should Conserve Lumber

A recent report of a survey made by the Forest Service of the United States Department of Agriculture, shows that during the past two decades, because of the rapidly decreasing supply, the per capita consumption of lumber has dropped one-third. This fact carries with it a serious warning of the extremely grave outlook for the forest resources of this country and is a strong appeal for conservation and re-forestation on an elaborate scale if total depletion within a relatively short period is to be averted.

The decrease in the per capita consumption of lumber has not been caused by a declining use for this basic commodity. Rather, it is a direct result of a steady depletion of the supply through the exhaustion of the forests, which once were though inexhaustible. Herein lies the great lesson to be learned at once by the American people if the United States is not in the near future to be forced into foreign markets for its lumber requirements and forced to pay whatever prices may be demanded for a commodity absolutely essential to our economic life.

Federal and state authorities are very active in their conservation and re-forestation efforts, seeking thereby to assure a future supply of lumber and timber so necessary to the industrial life of the nation. The plans for re-forestation are extensive and will greatly assist in assuring a future supply, but as at least twenty years must elapse before these new forests can produce marketable lumber, conservation stands out now as the prime essential if lumber supplies are to be assured in adequate amounts.

Governmental efforts toward lumber conservation will be of little avail unless all interested in the supply and use of this commodity co-operate to the extent of their abilities. Lumber, one of the most important of the basic building materials, has been subject to enormous waste in the construction industry.

The lumber waste in the construction industry, in addition to depleting the available supply for future use, is an item of no small cost to the property owner. While attempts to conserve lumber should be of prime interest to manufacturing consumers and others who daily require it in some form or other, the construction industry, because of its widespread use of this material and its prominence as one of the nation's most active and progressive elements, should lead in earnest efforts to save and extend the lumber resources of the United States.

New York's Greatness Shown in Novel Way

New York City is not always fortunate in its critics, who occasionally draw odious comparisons with other

cities and point out the disadvantages the cave-dwellers and subway-travellers of the metropolis have to contend with. Even its boosters become on occasion obnoxiously vainglorious and rant about its attractions as if there was nothing good to be said of other centres of population through the country. But recently a new protagonist of the wonders of this marvellous city has appeared and acclaimed its greatness in so novel a way as to disarm those who carp at the boastfulness of New Yorkers generally. Curiously enough, this new champion of New York as a place worth telling about is a man of science and addicted to statistics, yet he has vision and imagination. Major Joseph Caccavajo, consulting engineer and expert on the population of and statistics relating to New York, advances the engaging statement that if all the streets in the five boroughs of this city were placed end to end and joined to Broadway they would extend to Los Angeles, Cal. Having laid out this elongated boulevard across the continent from Atlantic to Pacific there would be street mileage enough left to equal all the streets in Boston or Washington. There are 3,750 miles of streets in New York and it is only 3,149 miles from New York to Los Angeles.

Major Caccavajo is not content to rest with this unusual and striking exemplification of the magnitude of the first city in the land, but goes on piling up a statistical array of facts about what might be developed out of New York's great physical resources along this mythical street from ocean to ocean. Two-thirds of the distance, he finds, could be furnished with a

single track made up of the "L," Interboro and B. R. T. systems. Every mile of the way there could be ten manufactories, thirty-five apartment houses and 100 one- and two-family houses, if these buildings were transferred from within the limits of this city and scattered along the transcontinental way. Every two miles there could be a church and a hotel, and every three miles a school-house, not to speak of fourteen colleges and universities and hundreds of special schools. There are nearly enough miles of sewers in New York City to supply drainage the full length of this cross-country roadway, and more than enough water mains. Stretched along every mile of this road there might be nearly 2,000 miles of telephone wires if subscribers in the New York exchanges were deprived of them.

These are only a very few of the marvels of New York which this statistical expert strings along the visionary way from coast to coast. There is the assessed value of New York realty, fixed this year at \$10,466,121,527, which if changed into money would capitalize each mile of the road to Los Angeles at \$3,323,633. If this money, representing the value of New York's realty, were invested in farm land at \$100 an acre it would buy a strip of land fifty miles wide, extending from the Atlantic to the Pacific.

These figures and others that this engineer with romanticist's wand has conjured up betoken the greatness of New York. They are convincing as well as interesting and should determine the captious and envious citizen of lesser, but still attractive cities, that New York is supreme—and why it is.

Democratic Club Property Bought by Frederick Brown

AFTER being the subject of discussion in the real estate market for more than a year, the home of the National Democratic Club, at 617 Fifth Avenue, has been bought from that organization by Frederick Brown, well-known real estate operator. The reported price is \$1,010,000.

At a largely-attended meeting of the club on Monday evening it was voted—63 to 30—to sell the property to Mr. Brown at the price stated. The buyer denies a report that he is to pay to the club 50 per cent. of any net profit that may accrue to him if he should resell the parcel within one year.

The building is a modern 5-story brick and stone club-house, covering a plot 42x100, adjoining the southeast corner of Fiftieth street. It is assessed for \$550,000 with improvements. The plot alone is assessed for \$500,000.

About a year ago Saks & Company, now at Broadway and Thirty-fourth Street, bought all of the plot comprising the east block front from Forty-ninth to Fiftieth Streets excepting the Democratic Club-house, which the club declined to sell at the price offered. Saks & Company needed it to complete

their holdings before erecting a large store building on the block. Since then there have been several reports that the club-house had been sold, but they proved unfounded.

The Buckingham and Belgravia hotels cover the rest of the block front. The size of the combined plots, including the club-house, is 200.10x200. The estate of George Kemp was the owner of the entire block front except the club-house. It is presumed that Mr. Brown will resell the club-house and site to Saks & Company, but this is not known.

Many years ago the fee to the club-house was the site of the home of the late Cord Meyer, sugar refiner, manufacturer, banker and Democratic politician, who was long treasurer of the Democratic State Committee. Less than thirty years ago he sold the property to the National Democratic Club for \$175,000 and thought he obtained all that it was worth at that time, the price being much more than he had paid for the property. The latest sale demonstrates the vast increases in fee values in Fifth Avenue south of the Plaza at Fifty-Ninth Street.

New York University Establishes Realty Lecture 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 and women in real estate procedure and practice. The course is primarily for college graduates but is intended also to meet the needs of men and women in the real estate or the insurance field who have the personal quality to convince the instructor that they can pursue the course with profit to themselves and to their fellow students. It includes the elementary principles of the law of real estate and a consideration of most of the legal forms used in real estate practice. It covers the work of the broker, operator and manager, methods of

financing and acquiring property and methods of financing and acquiring buildings.

The insurance subjects include fire and casualty insurance, as well as life and workmen's compensation. A feature of the course will be the submission of actual problems arising in practice.

The real estate instruction is to be given by Mr. Nelson L. North, jr., a real estate lawyer of Brooklyn. Mr. Saul B. Ackerman, lately with the New York Insurance Department and now lecturer on insurance at New York University, will give the insurance work. The course will be given at the Wall Street Division of New York University, 90 Trinity Place.

REAL ESTATE SECTION

Total of Budget for 1923 Increased to \$361,768,981.59

Board of Estimate and Apportionment Fixes High Aggregate, But Has Until October 31 to Make Reductions Before Aldermen Take Action

THE Board of Estimate and Apportionment on Friday, Oct. 20th, adopted the proposed budget for 1923, totalling \$361,768,981.59, which is an increase over the 1922 budget of \$11,252,457. No further increases in the budget may be made but the Board may cut items from it up to midnight, October 31, when the final budget must be adopted. Public hearings were held on Wednesday and Thursday last in the chamber of the Board of Estimate and Apportionment.

In comparisons of the tentative budget of 1923 with the final budget of 1922 attention has been called to the difference in the amounts paid for debt service. In 1922 the final budget included \$102,237,790.85 for this item while the 1923 budget calls for only \$84,785,641.83, a decrease of \$17,452,149.02. When this amount is added to the increase in 1923 of \$11,252,457 over the final budget of 1922 the total increase of all other items except debt services in the 1923 budget as it now stands is \$28,704,606.02.

When the Board of Estimate and Apportionment completes its work on the budget on Oct. 23 it must within five days go to the Board of Aldermen for consideration. That body will have twenty days for discussion and may cut the budget but not increase it. The budget must finally be adopted and certified and filed with the city clerk by December 25.

During the period in which increases in the tentative budget could be made by the Board of Estimate and Apportionment it was proposed to increase the salaries of the Commissioners of Departments from \$7,500 to \$10,000 each. The increases were allowed and then cut out and the Mayor explained this action as follows: "There was a desire to give sincere and earnest men and women who never watch the clock some increases, also to heads of big departments. Men in other departments of the city like the Board of Education receive larger salaries than commissioners of our city departments. In the Department of Education a man in charge of the supplies receives \$9,000 a year, and all he has to do is to look after the purchases of supplies. The president of the City College receives \$12,000 a year, in addition to which he has a beautiful residence. This residence is worth probably \$10,000 a year to him, for it is supplied with light and heat. This man has been here only seven years from the State of Texas. There are many positions held by men who do practically little work."

It was pointed out by Borough President Maurice E. Conolly of Queens that the thirteen heads of city departments had not received any advance in salaries for twenty-five years, having received \$7,500 all that time. The Mayor replied that after consideration it was thought best not to allow these increases, as the budget was getting bigger and bigger each year.

"This is due," the Mayor declared, "to a great extent to the mandatory salaries of judges and those in county offices. For that reason we were obliged to forego giving any consideration to persons who work night and day in the service of the city.

"While considering increases for the commissioners and other city employes it was natural that we had to talk it over in committee, and some people feel much perturbed because they were not let in on it, and concluded things were done behind closed doors. We consider many matters in executive sessions.

"As far as I can see it will be necessary to prune and reduce

until Oct. 31. We have until that time to make reductions, and I am going to ask examiners and members of the executive staff and the Commissioner of Accounts and his staff to begin tomorrow to make a survey of the proposed budget, looking toward a material reduction.

"I regret exceedingly that we could not give deserving city employes some increases. There are two classes of employes, those who have their hats on ready to quit at quitting time and those who are ready to work overtime into the night."

Mayor Hylan said that had it not been for mandatory increases which amount to about \$3,000,000 the budget for 1923 would not have exceeded this year's.

"The proposed budget," he added, "does not give any salary increases, unless an error has crept in, except mandatory increases. This is true of my own departments, the offices of the borough presidents and Controller Craig. There are some men who claim they are entitled under military law to increases in salary and these have been allowed tentatively and can be eliminated before the end of the year if necessary."

Comparison of the budget as it now stands with the tentative budget shows that while the Board of Estimate and Apportionment cut out the proposed increases to commissioners the personal service items include increases of \$5,838,855.85. As the mandatory increases made by the Legislature amount to \$2,390,781.39 the salary increases adopted by the Board of Estimate and Apportionment aggregate \$3,448,062.46. These increases are as follows:

Police Department	\$1,912,576.56
Fire	478,204.83
Public Welfare	555,470.58
Health	11,647.00
Correction	20,961.00
Plants and Structures	916,678.81
Docks	56,950.75
Water, Gas and Electricity	647,521.50
Street Cleaning	1,060,341.09
Tenement House	29,486.00
Accounts	17,486.00
Licenses	2,427.00
Public Markets	129,093.73

In a statement issued by the Citizens' Union the increase in the personal service items is said to be due to the fact that there has been provided a number of new jobs including the following: Assistant to the Mayor, \$9,000; assistant to the Commissioner of Accounts, \$5,500; examiner of accounts, \$5,000; two examining inspectors, \$1,800 each.

"President Hulbert of the Board of Aldermen," the Citizens' Union points out, "is to have a new position of chief examiner at \$5,000 per annum in addition to new confidential stenographer at \$2,520 per annum. Controller Craig is to have two new deputy receivers of taxes at \$3,500 per annum each, six new deputy collectors of assessments and arrears at \$3,500 each, a new deputy collector of city revenue at \$3,500 per annum, two new expert accountants at \$5,500 per annum each, one expert accountant at \$3,600 per annum—all in addition to three new assistant deputy controllers at \$6,500 per annum each, provided for the first time in the tentative budget. Commissioner Whalen, as chairman of the Board of Purchase, is to have a new director of purchases at \$6,000 per annum, and a secretary to the chairman at \$3,500 per annum. As Commissioner of Plant and Structures, Mr. Whalen is to have a secretary to the Department of Plant and Structures at \$6,000 per annum, pro-

[Concluded on page 552]

Queens Borough Needs One Billion Mortgage Money

Chamber of Commerce Takes Manhattan and Brooklyn Bankers on Tour of Inspection to Prove Value as Basis for Loans on Realty

QUEENS BOROUGH needs one billion dollars—\$100,000,000 annually for the next ten years—invested in its real estate mortgages, so that it may fulfill its destiny as the great 'Home Borough' of New York City," was the statement made by P. A. Rowley, Treasurer of the Queensboro Chamber of Commerce and Vice President of the Bank of the Manhattan Company, to a number of executives of the largest savings banks in Manhattan and Brooklyn who were guests of the Queensboro Chamber of Commerce on a trip of inspection through the borough last week.

The Board of Directors of the Queensboro Chamber of Commerce recently appointed the following special committee to entertain executives of banking and loaning institutions of New York City, to convince them of the great opportunities which exist in Queens for real estate mortgage investment: P. A. Rowley, Chairman; Ray Palmer, President, New York & Queens Electric Light & Power Company; F. Ray Howe, Vice President of the Queensboro Corporation; Jarvis S. Hicks, Secretary of the Long Island City Savings Bank; Robert W. Higbie, President of the Long Island Finance Corporation; and H. Pushae Williams, President of the First Mortgage Guarantee Company.

On the first trip of inspection, which was made last week, there were present the following representatives of savings institutions whose aggregate resources total more than a half billion dollars: James A. Stenhouse, Comptroller of The Bowery Savings Bank; John S. Daly, Comptroller of the Emigrant Industrial Savings Bank; P. A. Benson, Secretary of the Dime Savings Bank of Brooklyn, and Laurus E. Sutton, Comptroller of the Brooklyn Savings Bank.

"Queens borough," said Mr. Rowley, "possessing as it does every economic advantage that comes by reason of its being an integral part of the biggest city in the world, together with its excellent rapid transit facilities enabling the residents to reach conveniently and quickly every part of the city, and with a building construction now under way which exceeds that in every city, except two or three, in the United States, is, nevertheless, being handicapped in its development through a lack of knowledge of these important facts by the officers of some of the larger savings institutions in Manhattan and Brooklyn.

"To realize its fullest development, Queens borough needs a wider and ever broadening market for the sale of mortgages

loaned on property in its many rapidly growing residential and industrial communities by the various mortgage institutions now operating in the borough. It needs a market annually for the sale of at least 15,000 mortgages, ranging from \$3,000 to \$10,000 each, on detached and semi-detached dwellings. Here is where the great savings institutions of Manhattan and Brooklyn can help the residents of the congested sections of the city to gratify their desires to own their own homes in the attractive communities throughout Queens borough. Queens also needs millions of dollars annually in mortgages to finance the thousands of multi-family buildings and apartment houses which are to be erected.

"The following tabulation gives the amount of real estate and trust mortgages recorded in Queens Borough during the past eleven years:

	Real Estate Mortgages.	Trust Mortgages.
July 1, 1912.....	\$25,493,973	\$13,534,750
July 1, 1913.....	23,768,190	309,168,592
July 1, 1914.....	18,870,093	45,068,457
July 1, 1915.....	19,371,757	52,287,042
December 31, 1915 (6 months).....	12,493,901	132,000
December 31, 1916.....	21,519,811	30,519,811
December 31, 1917.....	16,326,260	272,300
December 31, 1918.....	10,052,067	796,799
December 31, 1919.....	26,656,020	1,114,600
December 31, 1920.....	34,706,663	842,000
December 31, 1921.....	50,329,292	75,699,250
July 31, 1922 (7 months).....	47,131,262	12,755,262
Total.....	\$306,719,289	\$542,190,863

"The above figures do not include mortgages taken by assignment, nor the large amounts invested by several banks on mortgages purchased through and guaranteed by other financial institutions. It is an interesting fact that of the 21 savings banks in Brooklyn, 15 loaned more than \$5,000,000 on Queens mortgages during 1921, while of the 30 savings banks in Manhattan and the Bronx, only two invested the small sum of \$33,500 in Queens mortgages for that year.

"The life insurance companies during the past two years have loaned more than \$5,000,000 in Queens mortgages, as compared with \$9,700 for the twelve months ending July 1, 1914. This indicates the opinion which the officers of these great financial institutions, such as the Metropolitan Life Insurance Company, now have of the value of Queens mortgages from the investment standpoint.

\$150,000 Collected Thus Far from Realty Brokers' Licenses

[Special to THE RECORD AND GUIDE]

Albany, Oct. 25.

SEVEN thousand real estate brokers' licenses, 3,000 salesmen's licenses and 300 branch real estate office licenses have been issued up to date by the State Tax Commission, Frank S. McCaffrey, Deputy Commissioner, announced this week. Of these licenses about 70 per cent. have been issued to real estate operators in New York City.

Applications for brokers' licenses already filed with the com-

mission total over 10,000, and for salesmen's licenses 4,500. The Bureau of Stamps and Licenses, which supervises the issuance of these licenses, is busily engaged in the task of checking up the applications and filling out license blanks.

Deputy McCaffrey said that the collections in fees to date total about \$150,000, half of which will be paid back to the cities in which the realtors operate. There has been very little difficulty in putting the new law into effect.

Total of Budget for 1923 Increased to \$361,768,981.59

[Continued from page 551]

vided in the tentative budget, and a new motion picture operator at \$2,700 per annum."

In the Police Department, the Citizens' Union says, the proposed budget retains the additional salary allowances for five captains detailed as deputy chief inspectors, fifteen captains detailed as deputy inspectors and twenty lieutenants detailed as acting captains—all in addition to a new assistant secretary to the Police Commissioner at \$3,000 per annum and two new police surgeons at \$4,400 per annum.

The United Real Estate Owners' Association after an examination of the proposed budget for 1923, declares that "the 1923 budget is minus the 'tell-tale parallel columns of the 1922 budget figures and which the 1922 budget possessed. It is therefore impossible to compare either the itemized or total figures of 1922 with 1923—without hunting up the 1922 budget figures and entering them against the 1923 figures, which is impossible to do, so far as the itemized figures are concerned, in time for the budget public hearings. The 1923 proposed budget is therefore a step backward."

State Realty Boards Establish Headquarters at Albany

DeLancey M. Ellis Elected President at Annual Convention, Which Favors Reducing Tax Exemptions and Assessing Real Property at Full Value

[Special to THE RECORD AND GUIDE]

Albany, October 24.

DeLANCEY M. ELLIS, President of the Albany Realty Board, was elected President of the New York State Association of Real Estate Boards at the nineteenth annual convention held here last week. Other officers elected were: A. L. Kinsey of Buffalo, Howard Rupert of Rochester, Hiram Goldsmith of Binghamton, Edwin E. Becker of Schenectady, and Stephen Yates of Long Island City, Regional Vice-Presidents; Charles A. Miller of Utica, Treasurer, and Stephen L. Angell of Scarsdale, Secretary. Meade C. Dobson of Albany was renamed Executive Secretary.

The convention voted to establish permanent headquarters in Albany and subsequently directed President Ellis and Secretary Dobson to open offices here. In the past headquarters of the association have been located in Rochester. The necessity of having a representative in Albany to maintain a check upon legislation affecting realty was responsible for the transfer of the headquarters of the organization.

Some of the most important resolutions passed by the convention urged a reduction of the present large list of exemptions from taxation, particularly securities; the adoption of the full assessment rule with respect to real property; the mandatory preparation of tax maps in every tax district and the adoption of the so-called block and lot system of assessment. The association also went on record as favoring the enactment of legislation requiring all counties, cities, towns and villages to prepare plans showing streets and highway improvements in future development projects. This requirement is designed to compel the adoption of the zoning system in municipal improvement extensions.

On the closing day the convention was addressed by Commissioner Walter W. Law, Jr., of the State Tax Department. He advocated the pay-as-you-go policy as a substitute for the long term bond scheme which, he said, had been thoroughly "abused" by municipalities, particularly New York City. He declared that New York City has made it a practice to issue fifty-year bonds for music, recreation fields and brooms to be used in the Street Cleaning Department and he decried the too free use of municipal credit which the flotation of such bonds represented.

"We have nothing to boast of in the distribution of wealth in this country," he declared. "The differences are enormous.

National Tax Association Warns Against Municipal Ownership

AT the tax conference, held by the National Tax Association at Minneapolis, September 18th to 22nd, forty-one States, the Territory of Alaska, and five provinces of the Dominion of Canada were represented officially. A representative of the Real Estate Board of New York was present and the board makes the following statement.

"The universal opinion was that the present burden of taxation is intolerable as to amount and unequally levied. Estimates as to the total burden of taxation differed but it was agreed that Federal, State and local taxes amount to at least \$6,000,000,000 yearly, or \$50 per individual.

"Since the war, there has been tremendous municipal and local extravagance. Attention was called to numerous local tax districts in the several states where the tax rate on full valuation was more than 5%. In one incorporated village in Minnesota, where only 2% of the citizens are taxpayers, the rate this year is 7½% on the full valuation.

"Every delegate, including those from Canada, ascribed the increase to the spread of State socialism and the growing tendency for the State to support the people and not the people the State.

I don't mean by this that I am of a Socialistic turn of mind or believe in radical measures, but I do assert that in taxation it should be done in proportion to the ability of the people to bear it. A more equitable distribution of the burden should be the aim of everyone interested in the problems of taxation and real estate."

Commissioner Law suggested a tax of one cent a gallon on gasoline as a means of increasing state revenues.

Charles L. Woody, representing the New York State Tax Title Association, asserted that the tax laws of this State were a crude makeshift and declared that in this respect "they were not unlike the Volstead Act in that it seems it is perfectly right to violate them as long as you are not put in jail for doing so."

"National banks in this state are an example," he continued. "While they are trying to legally evade the payment of any taxes, at the same time they are willing to face the moral ignominy of shirking their duty of bearing their proportionate part of the state government's burdens. It is regrettable that these great financial institutions which have enjoyed such prosperity under our state government should set the example of evading the payment of a just tax through the subterfuge of legal technicality."

The annual dinner of the association was attended by over 300 persons, including members and their relatives and friends. One of the features of the dinner was the presentation of a silver cup to the Long Island delegation for having the best-decorated table. This table showed a miniature geographical representation of Long Island.

Judge Frederick E. Crane of the Court of Appeals delivered an interesting address, declaring that the wealthy man no longer lived in his castle, but that he was residing in a \$25,000 apartment on Park Avenue, while the man in the tenement house was moving out to the suburbs and paying for a home of his own.

John M. Gries, director of the division of housing of the United States Department of Commerce, declared that the housing situation was vastly improved and that at the present time housing shortage was "spotted." Here and there, he added, there was a shortage of housing, but for the most part the supply of buildings for dwelling purposes was up to normal or a little above. He was optimistic about the housing outlook.

"Estimates of the total amount of tax exempt securities varied, but Prof. Seligman's estimate of \$30,000,000,000 was believed to be fairly accurate. If public utilities are municipalized and transportation lines and mines nationalized, \$41,000,000,000 more would have to be issued and this would mean \$71,000,000,000 of tax exempt securities, at least \$50,000,000,000 of property withdrawn from local taxation and enormous deficits in operating expenses to be met by taxpayers.

"The Real Estate Board of New York has no accurate figures but in all probability more than fifty thousand new property-owners have been added to the list of taxpayers since 1918 in Greater New York.

"Thousands of these have small equities. Many of these equities are in homes, of which probably a majority were bought on the installment plan. Any additional tax burden would bring disaster upon these owners. Men in authority should hesitate a long time before imposing any further obligation on these home owners and prospective home owners, who are among the best of our people, and who are making every sacrifice to preserve their equities and keep possession of their holdings."

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Review of Real Estate Market for the Current Week

Purchase of National Democratic Club House on Fifth Avenue, Extensive Dealing on Washington Heights and Sales of Fine Dwellings the Features

THIS week has been the busiest one of the Fall season in real estate. There have been weeks when individual transactions were larger than some of those closed this week, but none where the scope, volume and general trend of market was better. The transaction of the week that attracted most attention was the sale of the home of the National Democratic Club, at 617 Fifth avenue, adjoining the southeast corner of Fiftieth street, to Frederick Brown, well known operator, for more than \$1,000,000. Mr. Brown states that he bought the property without "any ifs and ands." It seems likely that it will eventually pass into the hands of Saks & Company, who control the rest of the block front from Forty-ninth to Fiftieth street and upon which they plan to erect a large store building for their business purposes. The club house has been a bone of contention ever since Saks & Company began to acquire the rest of the block front. Another transaction by Mr. Brown worth mentioning was the resale by him of the old Grace Reformed Dutch Church property at the northeast corner of Seventh avenue and Fifty-fourth street.

Washington Heights loomed large, this week, as a theatre of operation and investment in large apartment houses and dwellings. One transaction there involved more than \$1,000,000 and numerous others ran into the hundreds of thousands each. A few vacant plots there also changed hands for improvement.

The sale of numerous fine dwellings in the Fifth avenue, Park avenue and upper West side districts was a strong feature of the dealing, also. Speculation is rife as to whether Marshall

Field bought two dwellings in East Seventieth street, near Fifth avenue and adjoining the site of his projected new mansion which he bought a year or more ago. The two dwellings were sold without the name of the buyer being made public. One of the houses was worth \$125,000. There were other dwellings sold that were worth almost as much.

In the Harlem section of Broadway two large elevator apartment houses were bought by operators for about \$350,000. A 40-year-old holding on a Lexington avenue corner in Yorkville changed hands. Several apartments in the Park avenue neighborhood were sold on the co-operative plan. A group of elevator apartment houses, forming a Columbus avenue corner, were bought. Elevator apartment houses in divers parts of town found new owners. The Dyckman district abounded in good sales. Eighth avenue showed well in the dealing. Third avenue contributed some good corner sales. Rockefeller interests acquired the dwelling at 20 West Fifty-fourth street. A fine dwelling on Riverside Drive and another one adjacent to it were bought. Several good sized loft buildings in the downtown region and various parcels in the lower East and West sides figured in the dealing. A large garage on Washington Heights was sold and leased for a long term of years.

The Bronx was active in all kinds of property. An outstanding sale was that of an old church edifice on a large plot which will be reimproved with a modern building. Numerous vacant and improved corners were bought. Brooklyn and Queens loomed large in the market as well. A large long-time lease was closed in the Pennsylvania section of Manhattan.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 131, as against 87 last week and 71 a year ago.

The number of sales south of 59th st was 42, as compared with 28 last week and 34 a year ago.

The number of sales north of 59th st was 89, as compared with 59 last week and 27 a year ago.

From the Bronx 61 sales at private contract were reported, as against 35 last week and 68 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 562.

Acquire Heights Block Front

B. M. House Construction Co., Inc., which purchased last July the plot, 99.4 $\frac{1}{2}$ x125, at the northwest corner of Amsterdam av and 181st st from the estate of Frederick Hunter, has acquired the entire block front on the west side of Amsterdam av, between 181st and 182d sts by purchasing the plot, 70.7x125, at the southwest corner of Amsterdam av and 182d st from the estate of Henry Fatton. John M. Thompson & Co., Inc., were the brokers. The old frame landmarks now on the prop-

erty will be removed soon and the buyers will probably erect either a 2-sty store and office building with a theatre and roof garden on 182d st or an apartment house facing Washington Bridge and overlooking Harlem River.

Brown Resells Seventh Ave. Corner

The site of the Grace Reformed Dutch Church, at the northeast corner of Seventh av and 54th st, has been purchased from Frederick Brown, the operator, by Marcus Brown, the builder, who announces that he will improve the plot with a 14-sty apartment house, arranged in suites of from 3 to 5 rooms. Electus T. Backus was the broker. Mr. Brown bought the property from the church last January. It was held at \$540,000, and the cost of the land and apartment house it is expected will amount to about \$1,500,000.

The plot measures 75.5x100, and on the north of it are the Wyoming apartments and opposite is the New Commonwealth Hotel, which is being erected. Mr. Brown says the house will be ready for occupancy in October, 1923.

Madison Ave. Corner Sold

The northwest corner of Madison av and 89th st, consisting of five 5-sty apartment houses, has been purchased by H. S. Sonn, Inc. (Hyman and Sidney Sonn), from the M. R. W. Construction Co., Dr. Philip Meiro-

witz, president, through Pease & Elliman. The sellers acquired the property about a year ago through the same brokers.

The corner includes 1238-1242 Madison av and 17-23 East 89th st and fronts 100 feet on the avenue and 164 feet on the street. It is assessed at \$365,000. The buyers announce through the brokers that their plans for improving the property are not definite at present.

Big Deal in Long Island City

Louis Gold & Co., Inc., sold to Hyams & Strominger, of Brooklyn, comprising the H. & S. Construction Co., the 20 lots forming the southerly block front of Ditmars av, between Fourth and Sixth avs, together with the northerly block of Ditmars av, between Sixth and Seventh avs, in the Astoria section of Long Island City.

This property was purchased through Samuel Cohen and Henry Gold as brokers, for immediate development with 20 stores and apartment buildings. The combined investment is \$600,000.

Through the same brokers the H. & S. Co. sold from the plans four of the projected buildings. Both of the block fronts are opposite the block now being improved by the Metropolitan Life Insurance Co. and are part of the tract acquired by the sellers from the receivers of the American Real Estate Co.

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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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Real Estate Club Meeting at West Side Y. M. C. A.

The regular monthly dinner and meeting of the Real Estate Club of the West Side Y. M. C. A. will be held at 6:30 o'clock p. m., on Monday evening, October 30, at the Association Building, West 57th st. Herman De Selding, well-known appraiser, will make an address on "The Ten Essential Points on the Appraisal of Real Estate." W. H. Wyckoff, of Pease & Elliman, will give a short talk on "The Qualifications of a Real Estate Broker," and Harry Hall, vice-president of William A. White & Sons, will conduct a forum on "How to Sell Real Estate."

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New Branch of United States Mortgage and Trust Company

The United States Mortgage and Trust Co. recently announced the opening of its new Madison Av. and 74th St. branch, in charge of John A. Hopper, vice-president.

The building housing the new uptown branch is considered one of the finest and most modern banking structures in the country. It was designed by Henry Otis Chapman, architect, and much of the work of supervising the construction was in charge of Henry L. Servoss, vice-president of the trust company. The cornerstone of the building was laid early last January. As a complete banking unit, the new building contains practically everything needed in the way of comfort, convenience and safety. Modern devices have been installed throughout. The United States Safe Deposit Co.'s vaults, which occupy a part of the basement, embody all of the latest features, such as combination emergency door and forced air ventilation in the main vault.

To meet the needs of women clients of the trust company, the new branch is equipped with a special ladies' department in charge of Mrs. William Laimbeer, assistant secretary of the company. This department is provided with a special section of the main banking floor, which contains a rest room, retiring room, in fact, a whole suite, done in the most attractive manner. One striking feature of the decorations of the department is the Adam mantel forming the center around which the ladies' room is furnished. This mantel came from an old house in St. James st, near the Palace, in London. The officers' desks are located at the southern end of the main banking room, looking out upon 74th st. The rest of this floor is given over to the tellers' cages, which are all finished in solid bronze. On the mezzanine floor are the accommodations for the girl employees.

The second floor is divided into several parts, one of which contains the kitchen and lunch room to be used by the employees. The main working space for bookkeeping is located on the second floor and is extremely well lighted and ventilated. It is connected with other parts of the building with telephone, telautograph, and pneumatic tube system.

W. F. Devery Estate Sells Parcels

Estate of William F. Devery, former Chief of Police, sold to Florence I. Oliver 151-153 Eighth av. two 5-sty brick tenement houses with stores, 151 being on a lot 19.11x100 and 153 on a lot 19x75.

Increased Water Pressure

The Department of Water Supply, Gas and Electricity announces that increased water pressure service was put into effect October 25 for the following territory: Bounded on the north by Houston st and on the west by Essex st and East Broadway, extending south as far as Oliver st, with the East River for the eastern boundary.

Landlords owning property in this vicinity should have the plumbing examined to ascertain whether the same will withstand the additional pressure, so that leaks and water-bursts, with the consequent water waste, will be averted.

Resells East Side Tenements

Thomas J. O'Reilly resold for Samuel Brenner to the Morton Realty Co. the four 4-sty stone flats at 226 to 232 East 70th st, on a plot 100x100.5. The houses were held at \$90,000 and were taken recently by Mr. Brenner in part payment from J. C. and M. G. Mayer for the 5-sty building 206 Fifth av, through to 1126 Broadway. Mr. Brenner had purchased the Fifth av property a week previously through Mr. O'Reilly from the Emigrant Industrial Savings Bank. The property is leased for a term of 21 years to Menschal Bros., which was also arranged by the same brokers.

Operator Resells to Another One

Charles F. Noyes Co. resold for Daniel B. Freedman 1927-1931 Third av, adjoining the northeast corner of 106th st, three 4-sty brick tenement houses with stores, on a plot 75.9x110. The purchaser is Louis A. Sheinart, who will improve the property and offer it for resale. The houses were sold to Mr. Freedman by the Noyes Co. a few months ago.

This makes the 23d sale of property in this immediate neighborhood by the Noyes Co. since January 1, 1922.

Buys Co-operative Apartment

Marshall Dodge, of the banking firm of Bertron, Griscom & Co., purchased a duplex apartment, comprising a large part of the 9th and 10th floors of the 100 per cent. Joint-Ownership Building, which the Joint-Ownership Construction Co., Inc., Frederic Culver, president, is about to erect on the east side of Lexington av, between 69th and 70th sts. Douglas Gibbons & Co. were the brokers.

Big Deal on Columbus Avenue

Daniel H. Jackson purchased from the J. Blackburn Miller estate, of Philadelphia, the three 6-sty elevator apartment houses at the southwest corner of Columbus av and 61st st, known as 100-104 West 61st st, on a plot 110.4x100.5.

The corner contains 7 stores and 34 apartments of 7 rooms and bath each. The property is rented at \$40,000 per annum, and was held at \$275,000. The property was in the possession of the seller since 1890. P. J. Ryan and Tanzer & Co. were co-brokers.

Statistical Bureau Purchases Building

George R. Read & Co. resold for Norman S. Riesenfeld and Joseph F. O. O'Donnell, operators, the 5-sty and basement office building 48 Front st, on a lot 19.8x91.7. The building, after alterations are completed, will be occupied as executive offices and record rooms by the purchaser, the National Quotation Bureau, Inc., who have outgrown their present quarters at 6 Cortlandt st.

Broadway Ground Lease Resold

The Eldorado Estate, Inc., representing clients of Morrison & Schiff, attorneys, bought from Morris Lazar the ground lease of the 5-sty elevator apartment house known as the Eldorado, at the southwest corner of Broadway and 75th st, and the adjoining 4-sty brick houses 228-234 West 75th st. The lease is to run for about 21 years at an annual rental of \$25,000. Mr. Lazar acquired the lease last March from the Meister Builders, Inc., who had recently purchased it.

Historical Society Sells Parcels

James L. Van Sant, operator, purchased from the New York Historical Society two 4-sty frame two-family houses, 464 and 466 West 165th st, on plot 33x70x irregular. The property was a legacy to the society from the estate of George N. Van Slyck.

Buys New Heights Apartments

The two new 6-sty elevator apartment houses occupying the block front on the west side of Broadway, between 170th and 171st sts, have been purchased by Samuel Wacht, Jr., from the Broadway and 170th Street Holding Corporation. They accommodate 110 families and contain 15 stores. The annual rental is about \$200,000, and the properties were held at \$1,500,000. The houses front 225 feet on Broadway, 167 feet on 170th st and 150 feet on 171st st, and are known as 605 West 170th st and 620 West 171st st. Gordon & Leiberskin were the brokers.

Mr. Wacht recently bought 651 West 171st st, and he is said to be negotiating for another large property in the same section.

Golf Club Buys Its Course

The Saint Albans Golf & Country Club of Long Island has purchased the tract of 122 acres, at Saint Albans, Queens borough, that it has long leased for its club purposes. It immediately adjoins the Saint Albans station of the Long Island Railroad. It runs west to Montauk highway and south to Locust av and also has a frontage on Central av. E. H. Brown, one of the organizers of the club and developer of Addisleigh, nearby, is the seller of the property. The purchase price is understood to be \$408,563.

The club plans to make extensive improvements that will bring the total cost up to \$500,000. There is already a finely equipped club house of colonial design on the property.

The purchase will be financed through an unique plan, under which the seller will take back two purchase money mortgages for the full purchase price, running with interest at 6 per cent per annum to 1948 and payable in annual installments, which will entirely liquidate the mortgages in 24 years. The members have agreed to increase the annual dues sufficiently to cover the amount necessary to amortize these mortgages, so that at the end of the term, in 1948, the Club will own these magnificent private links free and clear of mortgages.

The St. Albans Golf and Country Club is one of the finest golf links in the metropolitan section, only 26 minutes out on the Long Island Railroad, surrounded by home developments which are rapidly building up with the best type of suburban homes. Numerous new homes are in course of construction.

In this connection, M. Morgenthau, Jr., Co. has announced that they will open up an addition immediately adjoining the St. Albans Golf Links on Central av, to be known as Golf Court Addition. Home sites have been purchased in this Golf Court Addition during the last week as follows: M. R. & J. A. Coles, of Jamaica, 3 lots on 175th st, runs them to the Golf Club property; Thomas M. Harvey, Jr., of Brooklyn, 5 lots on 175th st, facing the golf links; M. Voecks, of Philadelphia, Pa., 3 lots on 174th st, just off Central av; A. J. & E. Lee, of Rockville Center, corner of Central av and 174th st, a plot of 3 lots.

At the annual meeting of the St. Albans Club, William L. Tomlins, Jr., was re-elected president, and eleven of the old board of governors were renamed. Four new governors were also elected, as follows: John Curtin, George Edwards, Victor Lersner and Frederick Keindl.

Century Old Holding Sold

Walter F. Sherwood sold for the Barclay estate the 5-sty brick tenement house with stores, on a plot 43.1½x69x irregular, at 181 Worth st and 23 Mulberry st to A. L. Casazza. The property has been under one family ownership for more than 100 years, free and clear.

Brenner Buys Dyckman Tract Corner

Estate of Henry F. Potter, Frederick G. Potter, trustee, sold to the Brensam Realty Corporation, Samuel Brenner, president, the 2-sty brick store building northeast corner of 207th st and Amsterdam av. It is at the foot of the 207th st subway station and covers a plot 50 feet on 207th st and 99.11 feet on Amsterdam av. The property had been in present ownership for more than 20 years.

Heights Corner for Improvement

The vacant plot, 95x100, at the southwest corner of Audubon av and 171st st has been sold to the newly formed 171st Street and Audubon Avenue Corporation, with F. E. Kuhnast, M. H. Lavenstein and M. Young as directors. The company, which was represented by McCombs & Ryan, will improve the plot with an apartment house.

Sales of Fine Dwellings

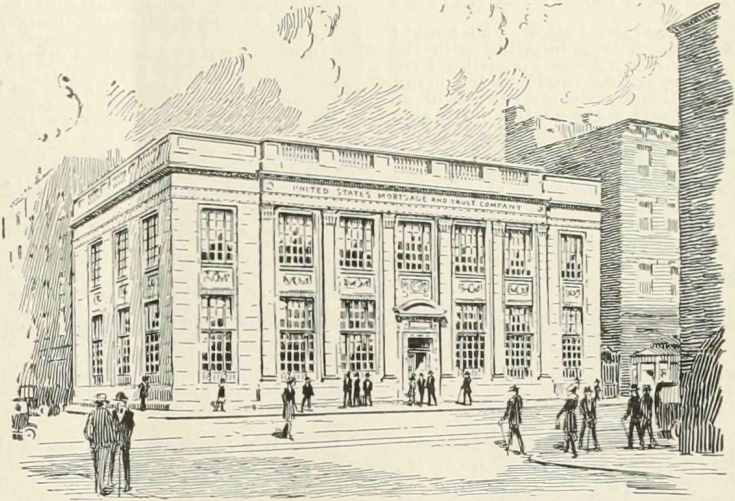
Leroy W. Baldwin sold through William B. May & Co. to a buyer, for occupancy 8 East 70th st, a 4-sty and basement stone dwelling, on a lot 17.3x100.5. It was held at \$100,000. The parcel adjoins 4-6 East 70th st, recently acquired by Marshall Field as part of the site for his new mansion. It is on the Lenox block, which is subject to the provisions of the Lenox estate insuring the maintenance of private dwellings there.

William B. May & Co. sold for Mrs. Clara F. Wolff 12 East 70th st, a 4-sty and basement brick dwelling, on a lot 25x100.5. It was held at \$125,000.

Buys Garage and Leases It

Harry Cahn, operator and builder, purchased from the Laurel Garage Co., Inc., 108-118 West 145th st, a 1-sty brick public garage, on plot 150x99.11. He has leased the same for a period of 10 years at an aggregate rental of \$150,000. M. Watts was the broker who negotiated the sale.

At MADISON AVENUE and 74TH STREET



HERE is pictured the new building of the Madison Avenue Branch of the Company—not really a branch office but the headquarters of the Company in the district adjacent.

The Directors determined to house in this building a complete banking unit. Their purpose has been accomplished and comprehensive banking, trust and safe deposit facilities and the services of an enlarged staff are now placed at the disposal of residents and business interests of the neighborhood.

You are cordially invited to inspect the new offices

UNITED STATES MORTGAGE & TRUST COMPANY

CAPITAL, SURPLUS AND UNDIVIDED PROFITS OVER . . . \$7,000,000

Main Office: FIFTY-FIVE CEDAR STREET
Branch: BROADWAY AT 73D STREET
Branch: 125TH STREET AT 8TH AVE.

Lexington Avenue Corner in New Hands

Froman & Taubert sold for the Sheehy estate to the E. A. L. Apartment Management Co., Edgar A. Levy, president, 1263-1265 Lexington av, northeast corner of 85th st, two old 3-sty and basement stone dwellings, converted to trade, on a plot 42x38.1. It is the first sale of the parcels in 40 years.

Two Heights Houses Bought by Investor

Edward H. Rogers bought from Gertrude Kominsky and Rose Sobel through A. V. Amy & Co. 552 West 141st st and 515 West 170th st, comprising two high class apartment houses immediately adjacent to Broadway, the first a 6-sty elevator structure, on plot 55x99.11, containing 24 families, renting close to \$24,000 and held at \$135,000; and the latter a 6-sty new law walk-up apartment house, on plot 65x100, containing 35 families and renting close to \$25,000 and held at \$145,000.

The deal represents a total valuation of \$350,000, comprising certain Long Island properties taken in exchange. The brokers have been appointed managing agents for the buildings.

Heights Site Bought for Apartments

Slawson & Hobbs sold for Daniel H. Jackson to the Sedgwick Construction Corp., S. W. Davis, president, 498-502 West 152d st, running through to 509-513 West 151st st, a total

plottage 75x199.10x75. There is an old detached frame dwelling on the 152d st end of the plot and a barn on the 151st st end, most of the plot being vacant.

On the site the new owner will erect two 5-sty elevator apartment houses, to contain a total of 66 apartments of 3 and 4 rooms and bath each. Permanent and building loans have been negotiated by the brokers. The plot is 100 feet west of Amsterdam av and adjoins the 40th precinct police station.

Resells Old Astor Parcel

Morris R. Stang, who negotiated the sale to the recent owners of the Astor estate property, comprising the block front on the west side of Av A, between 3d and 4th sts, has resold the property on the 4th st corner, known as 57 Av A, a 3-sty brick tenement house with store, on a lot 24x100, to Wasserman & Kartagenes. It is also reported that the owners are negotiating for the resale of the balance of the property. One tenant has occupied the property just sold for more than 40 years.

Operators Buy Fairview Court

A. Strauss sold for a client to Meister Builders, Inc., 3117-3131 Broadway, two 6-sty brick and stone elevator apartment houses, known as Fairview Court, on a plot 140.11x100, between 122d st and La Salle pl. They contain a total of 60 apartments. They were held at \$350,000.

Operator Obtains Fine Dwellings

A builder is reported to be acquiring the three 4-sty and basement stone dwellings 59-63 East 54th st, composing a plot 66x100.5. Brown-Wheelock-Harris Vought & Co., Inc., sold No. 59 for Mrs. Nannie H. Olyphant. The same brokers sold No. 61 for Mary M. Cugden and Josephine McCay Boles to Edward Oliver Balzer. They also sold No. 63 for Mrs. Charles E. Miller.

It is learned that Mr. Balzer, who bought No. 61 for occupancy, is negotiating with the builder for a resale. All the properties have been held by the selling interests for many years. The Olyphant residence was held at \$85,000. The properties are on the north side of the street between Madison and Park avs.

Buy White St. Loft Buildings

Charles F. Noyes Co. sold for the Mandel Trust of Chicago 20 White st, a 6-sty and basement stone building, on lot 25x100, with possession February 1, 1923. The property was held at \$50,000 and the transaction was for all cash.

Daniel Birdsall & Co. sold for the Eneglotaria Medicine Co. 9-11 White st, a 5-sty stone loft and store building, on a plot 37.74x100.7. The buyer, after making extensive alterations, will occupy part of the premises and lease the rest. The brokers are the agents. The sale is recorded.

New "Tremont Branch" Post Office

Guiding Star Lodge, No. 565, F. & A. M., through its trustees, Dr. C. Leonard Starbuck, Charles A. DuBois and Douglas Mathewson, sold to Robert J. Morehead the plot, 56x139, adjoining its temple, on the west side of Washington av, north of Tremont av, Bronx. On the plot the purchaser is to erect a post office building to accommodate the Tremont Branch, at present located in the Temple. The building is to be 2-sty high and basement, 56x130. The Government has leased it for a term of 20 years.

Operator Buys Bronx Edifice

Harry Cahn, operator and builder, purchased from the Board of Elders of the Northern Diocese of the Church of the United Brethren of the United States of America the church property on the northwest corner of Wilkins av and Jennings st, on a plot 50.80x106.25. Plans are being prepared for the erection of a modern building thereon. Cammann, Voorhees & Floyd were the brokers.

Some Recent Buyers

A client of P. H. J. Daly is the buyer of the block front on the south side of Fordham rd, between University and Andrews avs, the sale of which by the McCabe estate was re-

ported recently. James J. Donovan was the broker.

The houses at 180 and 182 Bleecker st, reported sold recently, were bought by Domenico Andreana and Rocco Palmieri.

Manufacturer Buys Greenpoint Block

S. Weinstein, manufacturer of sash, doors and trim for new buildings, bought through Jacob Garlick from Steckenreiter Bros., the Greenpoint Savings Bank and others the block bounded by Meserole av, Calyer, Moultrie and Jewell sts, in the Greenpoint section of Brooklyn, comprising 70,000 square feet.

The new owner will erect on the property one of the largest factories and warehouses of the kind in the East, to cost \$500,000.

Queens Acreage Resold

Syndicate Land and Improvement Co., Paul M. Herzog, president, which recently acquired 50 acres on the west side of Grand av, north of Union Turnpike, Jamaica, Queens, in part payment for the 12-sty loft building 44-50 East 32d st, Manhattan, has resold the tract to the Jamaica Rialto Holding Co. through Spotts & Starr. The property is opposite the site for the proposed Hillcrest Hotel and Country Club, plans for which are being prepared by McKim, Mead & White, at an estimated cost of \$1,500,000. The property just sold was held at \$165,000.

Big Queens Tract Bought

R. E. Pendergrast purchased for development from the Elmohar Realty Co. a tract of 600 lots on Broadway, between Flushing and Bayside, Borough of Queens, formerly known as the William M. Thomas property.

The tract, which will be known as Bayside Manor, is in the Third Ward of the borough, and in addition to its lengthy frontage on Broadway (Northern Boulevard) from a point west of Whitestone av, almost to Highland av on the east, has an extensive frontage on both sides of the new Cross Island Boulevard (Whitestone av), which extends to Whitestone on the north.

Another Queens Auction Sale

A lot sale, by absolute public auction, that promises to change the map of the Elmhurst-Corona district of the borough of Queens, is to be held by Joseph P. Day, auctioneer, on Election Day, Tuesday, November 7, at 2 o'clock P. M., in Parish Hall, Polk av and 48th st, Elmhurst, two blocks from the Alburdis av station of the Corona division of the Queensboro subway, about 25 minutes from East 42d st, Manhattan, for a five-cent fare.

The 478 lots to be sold run south from Corona av along Junction av almost to Queens Blvd. They form practically the only large

tract of land remaining available for home building between Corona and Junction avs and Corona Heights.

The Corona station on the Long Island Railroad is about two blocks east of the property, which is passed by the Corona av trolley line operating between the Wyckoff av station on the Ridgewood "L" and the Main st station, in Flushing, on the Long Island Railroad.

Junction av is the main connecting thoroughfare between Queens Blvd and the North Beach and Flushing Bay section of the north shore of Long Island. The Junction av trolley car line connects with the Junction av station on the Corona division of the Queensboro subway, also with the Corona av trolley line at a point directly in front of the lots to be sold.

Sell Garden City Block

The Garden City Co. sold to an investor the 3-sty business block on the east side of Franklin av, 100 feet north of Stewart av, Garden City, on a plot 75x150. The property was held at \$80,000. Childs & Humphries were the brokers.

Buys Choice L. I. Acreage

Ladd & Nichols, Inc., sold for H. M. Adams approximately 5 acres of unimproved property in the North Country Colony at Glen Cove, Nassau County. This is the last piece of unimproved acreage, with shore rights, for sale in Glen Cove today. The purchaser was George P. Black, of Pittsburgh. This property was held at \$10,000 an acre.

Engineer Buys at Riverdale

Estate of George W. Perkins sold through George Howe to Spruille Braden, a mining engineer, the mansion and 10 acres on Riverdale av, opposite 252d st, Riverdale, that was long occupied by Miss Emily S. Perkins, sister of the late financier. It was held at \$200,000.

The residence of Mr. Perkins, nearby, and known as Stonehurst, is still owned and occupied by his family.

Mrs. George McAneny Buys Estate

Mrs. George McAneny, wife of Transit Commissioner McAneny, purchased the estate of Mrs. F. M. Peters on Mount Kisco State rd, Mount Kisco, N. Y., through Pease & Elliman, brokers. The property consists of 112 acres, a stone residence, gardener's cottage and garage. It adjoins the estate of John H. Hammond, William D. Sloane and Eugene Meyer.

MORTGAGE LOANS

Lawrence, Blake & Jewell sold a first mortgage of \$456,000 at 5½ per cent per annum for a term of 7 years on 106 Fulton st, with an extension to 14 Dutch st, improved with a 15-sty office structure.

Edwards, Downey & Richart placed the following first mortgages: \$130,000 on premises east side of Bainbridge av, 227 feet south of 196th st, for the Bainbridge Avenue Construction Co.; \$35,000 on premises southwest corner Broadway and 231st st, for the Albert Construction Co.; \$30,000 on 2327 Walton av, for the Klearfield Realty Co., Inc.; \$24,000 on 258 Madison st, southwest corner of Clinton st, for Hyman Shapiro; \$22,000 on premises on the west side of Pond pl, 50 feet north of 197th st, for the Solhoff Realty Co., Inc.

The Prudential Life Insurance Co. has made a permanent and building loan of \$450,000, at 5½ per cent per annum, on the 11-sty business building in course of construction at 27-37 West 60th st, to the 33 West 60th Street Corp.

Wood, Dolson Co., Inc., placed within the last 2 months \$2,000,000 on first mortgages in Manhattan and vicinity, among which was one of \$350,000 on Clinton av and Stratford pl, Newark, N. J.; \$250,000 in Jersey City; \$250,000 on Marginal st, Manhattan; 36 building loans of \$6,000 each, totaling \$216,000, in Bloomfield, N. J.; \$126,000 on 206-8 West 43d st, and many others.

Childs & Humphries placed a first mortgage of \$88,000 at 5½ per cent per annum on 31 and 33 East 10th st, an 8-sty loft building, 44.5x94.9.

Title Guarantee & Trust Co. loaned, on first mortgage, to the Two Sixty-Five Corporation \$200,000 on the 5 and 7-sty apartment houses at the south corner of Central Park West and 87th st, on a plot 88x100.8. The term is 3 years, at 5½ per cent per annum.

The New York Life Insurance Co. made a building loan of \$300,000 to the Unity Contracting Co., Eugene P. Mahony, president, on the block bounded by Amsterdam and St. Nicholas avs, 160th and 161st sts, recently improved by Mr. Mahony with a 6-sty apartment house.

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.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Nov. 17, 1922, for the re-roofing of buildings and structures, as listed, for the United States Marine Hospital, (National Home for Lepers) at Carville, Louisiana. Specifications may be obtained at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATIONS WANTED

BUILDING MANAGER
Desires permanent connection. Thorough knowledge of management details, repairs, etc. Six years' experience in executive position with large real estate concern. Age 38; married; Box 960, Record & Guide.

YOUNG MAN, Christian, 28, single. Experienced real estate bookkeeper, accountant, cashier, typist, desires position with real estate firm. Box 955, Record & Guide.

CONNECTION desired by well connected young Christian broker; 10 years' experience; fine record big deals; established clientele and following; drawing account. Box 959, Record & Guide.

STENOGRAPHER, SECRETARY—Young lady thoroughly experienced in all branches of real estate. Highest credentials. Box 961, Record & Guide.

YOUNG LADY of education seeks opening; thoroughly dependable and efficient; executive ability; six years' diverse experience; highest credentials; moderate; above 34th St. preferably. Box 962, Record & Guide.

SITUATIONS OPEN

OPPORTUNITY

ENGINEER CONSULTANT, WITH AN ESTABLISHED CLIENTELE, WANTS A LIVE ASSOCIATE IN AN ORGANIZATION PLAN AFFECTING PROPERTY OWNERS. A HIGH-GRADE PROPOSITION FOR A HIGH-GRADE MAN. ADDRESS

H. WATSON,
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YOUNG MAN, with good knowledge of general real estate brokerage business and office management; state qualifications; exceptional opportunity. Box 954, Record & Guide.

WANTS AND OFFERS

MONEY WANTED FIRST MORTGAGE IN-COME PROPERTY MIAMI, FLA. BOX 957, RECORD & GUIDE.

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

Edwards, Dowdney & Richart placed the following first mortgages: \$72,000 on southeast corner Davidson av and Kingsbridge rd for the Weeks Avenue Construction Co., Inc.; \$65,000 on northwest corner Ninth av and 22d st for the C. W. G. Realty Corporation; \$42,000 on premises north side of 174th st, 86 feet west of Grand av, for Elizabeth B. Dempsey; \$35,000 on southeast corner Boston rd and 168th st for Spear Construction Co., and \$8,000 on 237 West 16th st for Eliphalet L. Davis.

Lawrence, Blake & Jewell placed for the Columbian Realty Corp. a first mortgage of \$60,000 on the southeast corner of Eleventh av and 50th st, a 1-sty automobile service station, on a plot 150x100.

G. Tuoti & Co. obtained for Rose Pennacchio a first mortgage of \$16,000 on 109 Mulberry st.

The Prudence Bonds Corporation made a first guaranteed mortgage loan of \$135,000 on the 4-sty 154-room tapestry brick apartment house, now nearing completion by the Neiblum Building Corporation, at the southwest corner of Crown st and Albany av, Brooklyn, and opposite the grounds and buildings of the Peck Memorial Hospital.

The first mortgage loan for \$135,000 by the Prudence Bonds Corporation will extend for 5 years, amortizing at the rate of about 5 per cent, or \$6,800 per year. The estimated cost of the building is about \$235,000.

Lawrence, Blake & Jewell placed for the Leah Realty Co. a first mortgage of \$525,000, for 6 years, on 268-76 Fourth av, northwest corner of 21st st, a 12-sty office and show-room building, on a plot 98.9x75. For the same interests Lawrence, Blake & Jewell recently placed a \$400,000 loan on the northwest corner of Fourth av and 30th st, and \$600,000 on 213-23 West 35th st, making a total of \$1,625,000.

Charles B. Van Valen, Inc., negotiated a loan of \$102,000 on 131-133 West 28th st, a 7-sty and basement loft building, 53.4x98.9. The property rents for \$32,000.

Edwards, Dowdney & Richart placed the following first mortgages: \$220,000 on northwest corner of Boston rd and Charlotte st for the Boston Road Construction Co., Inc.; \$48,000 on 621-625 East 135th st for William Bogen; and \$45,000 on 699 Beck st for Boston Road Construction Co.

MANHATTAN SALES

South of 59th Street

WAVERLY PL.—An investing client of Charles K. Clisby & Co. bought the 8-sty loft and store building 28-30 Waverly pl, on a plot 37.9½x80.9¾, held at \$175,000.

ATTORNEY ST.—John McAuley, of Day & Day, Inc., sold for Joseph L. Butzenwieser to Rosemin Realty Corporation 155 and 157 Attorney st, two 6-sty brick tenement houses with stores, on a plot 50x100.

HENRY ST.—William H. Whiting & Co. sold for M. Minisman 27 Henry st, a 5-sty brick tenement house with stores, on a lot 25x100, to Peter Fiorentino.

LAFAYETTE ST.—William H. Whiting & Co. sold for the East River National Bank 252 Lafayette st through to 91 Crosby st, a 7-sty brick loft building, on a plot 26x126.9¾x irregular.

MOTT ST.—Canal Securities Corporation sold through the H. M. Weill Co. 302-304 Mott st, a 6-sty brick tenement house with stores, on a plot 60.10x83.7, adjoining the northeast corner of East Houston st. It accommodates 45 families. The property is opposite the former Police Headquarters building, now the home of the Traffic Court.

WASHINGTON ST.—Duross Co. sold for Edward E. Vollhart to Edward Brembel 655 Washington st, an old 3½-sty brick flat with store, on a lot 17.6½x60.

WATER ST.—William H. Whiting & Co. sold for Elix Burros to a client for occupancy 20 Water st, a 5-sty brick mercantile building, on a lot 24.3x94.6.

3D ST.—The 6-sty brick tenement house 383 and 385 East 3d st, on a plot 50x97, is to be taken over by the 383-385 East Third Street Corporation, represented by S. T. Siegel, attorney, and having for directors S. Mandell, S. Hendel and S. T. Siegel. The Etta Fine estate holds title.

16TH ST.—Brown, Wheelock-Harris, Vought & Co., Inc., sold for Frank Blanchard to Max Shipper of Elmhurst, L. I., the 5-sty brick tenement house 534 East 16th st, on a lot 25x103.3.

23D ST.—Manning-Bernard Realty and Construction Co. sold the 3-sty and basement brick dwelling 240 East 23d st, on a lot 20.10x 98.9. The purchaser will remodel and occupy. J. Lemle & Son were the brokers.

23D ST.—William A. White & Sons sold for the Wilson estate to Mrs. Maria S. Simpson 440 West 23d st, a 4-sty and basement stone dwelling, on a lot 25x98.9.

36TH ST.—Harry J. Schum sold for the Annette Holding Co. 358-360 West 36th st, two 5-sty stone tenement houses, on a plot 50x98.9, held at \$90,000, to an investor.

40TH ST.—Laura Seeman sold 314 East 40th st, a 5-sty brick tenement house with stores, on a lot 25x98.9.

48TH ST.—Douglas L. Elliman & Co. sold

19 West 48th st, a 5-sty American basement dwelling, with electric elevator, on a lot 25x 100.5, for Mrs. William Armstrong to Miss Adele Miller. The house was erected less than 20 years ago at a cost of approximately \$150,000. The new owner contemplates altering the structure into stores and apartments.

54TH ST.—The Brown, Wheelock-Harris, Vought & Co., Inc., sold for Mrs. Charles E. Miller the 4-sty and basement stone dwelling, on a lot 22x100.5, at 63 East 54th st. The property has been owned by the family for 53 years.

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54TH ST.—Empire Mortgage Co. bought through William A. White & Sons and Pease & Elliman from Mary I. Bryce and William Bryce, Jr., 20 West 54th st, a 4-sty and basement brick dwelling, on a lot 25x100.5.

AV. C.—Charles M. De Rosa Co. sold for Filippo Barone to Bernard Renzy 279 Av. C, a 5-sty brick tenement house with stores, on a lot 24.2x63. A resale is pending.

EIGHTH AV.—Samuel Brener sold to the Inland Realty Corporation 581 and 583 Eighth av, a 2-sty frame business building, on a lot 24.8x100. William H. Whiting & Co. were the brokers.

EIGHTH AV.—Max N. Natanson purchased 783 Eighth av, a 3-sty brick business building, on a lot 25x100. The building is leased to one tenant at a net annual rental of \$5,500, the lease expiring September 30, 1925. The property was held at \$80,000 and was sold for cash. The broker was James Boyd.

EIGHTH AV.—Byrne & Bowman resold for the J. H. M. Realty Corporation to a client of L. A. & J. P. Kissling 888 Eighth av, southeast of 53d st, a 5-sty stone and brick flat with store, on a lot 23.5x80, held at \$75,000 and renting for about \$6,000 annually. This is one of the parcels acquired recently by Max N. Natanson from Col. Jacob Ruppert in exchange for the 16-sty building at the northwest corner of Fourth av and 29th st. Byrne & Bowman resold the Eighth av piece for Mr. Natanson to the present sellers.

FIRST AV.—Biroteau Corporation sold to the Tyler Hill Corporation 4-sty brick tenement house with store at 318 First av, on a lot 18x70, through James Meehan. The 4-sty brick tenement house with stores at 287, on lot 23x100, has been bought by Fink & Brill from the Linmar Realty Corporation.

TENTH AV.—Max N. Natanson resold 682 Tenth av, a 5-sty brick tenement house with stores, on a lot 25.14x100, adjoining the southeast corner of 48th st. It is one of 20 parcels bought some weeks ago from the Astor estate by Mr. Natanson. It was resold for cash.

North of 59th Street

69TH ST.—Joseph Koch and Harriet Baer,

represented by Louis W. Osterweis, sold to Joseph Finkel, represented by Paul E. Janovic, the two 5-sty stone tenement houses 311-313 East 69th st, on a plot 50x100.5.

71ST ST.—Coughlan & Co. sold for Katherine A. O'Brien and others to a client for occupancy the 4-sty and basement brick dwelling, on a lot 20x100.5, at 36 West 71st st. This is the first sale of the property in 36 years. It was held at \$40,000.

71ST ST.—Douglas L. Elliman & Co. sold for C. M. Ingersoll 167 East 71st st, a 4-sty and basement brick dwelling, on a lot 16.8x102.2, to Henry Silcocks for occupancy. Mr. Silcocks was erroneously reported recently as the buyer of No. 161.

71ST ST.—Slawson & Hobbs sold for Sarah B. Gans the 4-sty and basement stone dwelling 52 West 71st st, on a lot 20x100.5.

72D ST.—James H. Cruikshank bought through William R. Ware & Co. and Folsom Bros. from Mrs. Frederic C. P. Haneman 334 West 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2. It was a cash transaction.

76TH ST.—James H. Cruikshank bought through Harry Sugarman from the 124 West 72d Street Co. the 4-sty and basement stone dwelling 140 West 76th st, on a lot 20x102.2.

77TH ST.—Charles A. Stadler sold to Harry Haggerty the 4-sty and basement stone dwelling 114 West 77th st, on a lot 21x102.2.

77TH ST.—Leo I. Meinhard & Co., in conjunction with Arthur Eckstein, sold for Mrs. Evelyn S. Auerbach 40 West 77th st, a 4-sty and basement stone dwelling, on a lot 24x104.4. It is opposite Manhattan Park. The buyers will remodel the structure into a sanitarium at a cost of \$35,000.

77TH ST.—Charles K. Clisby & Co. sold for the Butler estate to a client for occupancy 309 West 77th st, a 4-sty and basement stone dwelling, on a lot 19x102.2, and held at \$45,000.

79TH ST.—Pease & Elliman sold for Mrs. George Bell 138 East 79th st, a 4-sty and basement stone dwelling, on a lot 18x102.2, and held at \$68,000. The buyer is Harris A. Dunn, vice president of Columbia Trust Co.

82D ST.—James P. Walden sold for Erastus T. Tefft, banker, the 4-sty and basement dwelling 324 West 82d st, adjoining the south corner of Riverside dr, a 4-sty and basement stone dwelling, on a lot 36x64.2x irregular. The buyer will occupy.

82D ST.—Brown, Wheelock-Harris, Vought & Co. sold for George Thompson Lane the 3-sty and basement stone dwelling 153 East 82d st, on a lot 19.2x102.2, to Frank B. Washburn, who will alter and occupy.

90TH ST.—Pease & Elliman sold for W. H. Peck 59 West 90th st, a 4-sty and basement brick dwelling, on a lot 18.9x100.8½.

90TH ST.—Estate of Catharine M. Sherman sold through Pease & Elliman to a buyer, for occupancy, 59 West 90th st, a 4-sty and basement brick dwelling, on a lot 18.9x100.8½. The buyer will make alterations.

91ST ST.—Horace S. Ely & Co. sold for Morris Weiss 121 East 91st st, a 3-sty and basement stone dwelling, on a lot 15x100.8½.

94TH ST.—William R. Ware sold for Annette Negri 29 West 94th st, a 3-sty and basement brick dwelling, on a lot 16x100.8½, to Loretta J. Mendel, for occupancy.

94TH ST.—Leroy Coventry sold for the Audubon Mortgage Co. 33 West 94th st, a 4-sty brick American basement dwelling, on a lot 12.11x100.8½. The purchaser will occupy.

99TH ST.—Samuel Brener bought through the Herman Arns Co. from the estate of Mary Astor Woodcock 54 West 99th st, a 5-sty brick apartment house, on a lot 25x100.11.

99TH ST.—Samuel Brener resold to S. Osterwell 54 West 99th st, a 5-sty brick double apartment house, on a lot 25x100.11.

110TH ST.—Samuel Williams sold to M. Sussman the recently completed 6-sty and basement brick apartment house 239-241 West 110th st, on a plot 50x100.11. The structure was held at \$175,000 and rents for about \$32,000.

114TH ST.—Julius Marder sold to Jacob Saltzman the 3-sty and basement stone dwelling 115 East 114th st, on a lot 16x100.11.

115TH ST.—Bernard A. Ottenberg sold to

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E. Kelsch 274 West 115th st, a 4-sty and basement stone double flat, on a lot 25x100.11. J. Horn was the broker.

117TH ST.—Mulvihill & Co. sold for Rosa Smallback the 4-sty and basement stone single flat, on a lot 20x100.11, at 120 East 117th st, to Emelinda Perrella.

118TH ST.—Bernard A. Ottenberg sold to E. Coan 305 West 118th st, a 5-sty and basement brick triple flat, on a lot 25x100.11, held at \$35,000. William De Goode was the broker.

121ST ST.—Albert H. Stout sold for Peter Dahl 122 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Shaw, Rockwell & Sanford sold for Bella Meyer 166 West 121st st, a 5-sty brick single apartment house, on a lot 21x100.11.

123D ST.—Ralph Russo sold for P. Schneider to Dr. Francesco Cella, of Newark, N. J., the 3-sty and basement brownstone dwelling, on a lot 19.5x100.11, at 49 East 123d st.

123D ST.—Amer Realty Co., Inc., J. E. Mautner, president, purchased 118 to 122 West 123d st, a 9-sty and basement brick elevator apartment house, on a plot 60x100.11, arranged in suites of 4 and 5 rooms each. Max Monfried represented the purchaser.

127TH ST.—Shaw, Rockwell & Sanford sold for the estate of Marion W. Holly 65 East 127th st, a 3-sty and basement brick dwelling, on a lot 20x99.11, to a client for occupancy.

128TH ST.—Jennie A. Boland sold to Jacob Goodman 249 West 128th st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

130TH ST.—Shaw, Rockwell & Sanford sold for Mrs. Maude S. Ellison to Jacob Goodman 235 West 130th st, a 3-sty and basement stone dwelling, on lot 18.10x99.11.

130TH ST.—James L. Van Sant resold to Henry H. Moody 262 West 130th st, a 3-sty and basement stone dwelling, on a lot 16x99.11. The broker was James Smith.

130TH ST.—Alfred Olenick sold for Mrs. M. Gallagher to Jacob Lederer 43 West 130th st, a 4-sty and basement stone dwelling, on a lot 20x99.11.

138TH ST.—William Ward Jones sold for the Peter Freess estate the two 5-sty and basement brick and stone apartment houses, each on a lot 26x99.11, at 133 and 135 West 138th st to the Donald Holding Co.

147TH ST.—Charles A. Du Bois sold for Mrs. Margaret E. Bart to Mrs. Cecil Flaherty the 3-sty and basement stone dwelling 425 West 147th st, on a lot 18x99.11.

BRADHURST AV.—James L. Van Sant resold to Nicolo Lepore 124 Bradhurst av, a 5-sty brick double apartment house, on a lot 25x75. James E. Overton was the broker.

COLUMBUS AV.—Louis F. Sommer sold for William Sommer 841 Columbus av, northeast corner of 101st st, a 5-sty brick apartment house with stores, on a lot 25.11x80. The Roxford Holding Co., Reuben Fleig, president, is the buyer. It was held at \$65,000. It is the first change of ownership in 25 years.

EDGEcombe AV.—Albert H. Stout sold for Isabel Mackin 189 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 16.8x100.

FIFTH AV.—James H. Cruikshank resold to Hubert Foster 2108 Fifth av, a 5-sty brick American basement dwelling, on a lot 16.7x76.8. This completes the resale of the 8 houses which Mr. Cruikshank recently purchased from Vincent Astor. J. A. Steele was the broker.

LEXINGTON AV.—Philip B. Jenings of 33 West 51st st has purchased a large suite in the new 100 Per Cent. Joint-Ownership building which will be erected at the northeast corner of 69th st and Lexington av by the Joint-Ownership Construction Co., Inc., Frederic Culver, president.

MADISON AV.—Miss Eleanor Guest sold for Julian H. Kane to Yereoniles Morkatov 1185 Madison av, a 3-sty and basement stone dwelling, on a lot 16.8x62.2.

MADISON AV.—Adolph Weiss sold to Bundy & Teller 2085-2087 Madison av, two 5-sty brick flats with stores, each on a lot 25x98.

PARK AV.—Day & Day, Inc., sold for Mary E. Reilly to Richard Bohme 1865 Park av, a 4-sty brick flat, on a lot 25x70.

PARK AV.—Samuel Tucker purchased a suite in the 100 per cent. tenant owned apartment house, 485 Park av, through Douglas L. Ellman & Co. Mr. Tucker recently leased his residence, 155 East 61st st, to Mrs. Edward C. Potter, through the same brokers.

RIVERSIDE DR.—Ennis & Sinnott sold to Ida Remenyi the 4-sty and basement brick dwelling, 17.3x66.10x irregular, at 71 Riverside dr, adjoining the north corner of 79th st. William Marks was the broker.

THIRD AV.—William S. Baker, with H. J. Kantrowitz, sold for the Lurie estate to Nathan Wilson and Isidore Witkind the southwest corner of Third av and 74th st, a 6-sty brick apartment house with stores, known as the St. Denis, on a plot 52.2x105. It rents for about \$25,000.

THIRD AV.—O'Reilly & Dahn, in conjunction with John J. Cody, sold for William H. Corbitt and others, heirs, 1588 Third av, northwest corner of 89th st, a 5-sty brick tenement house with store, on a lot 22x95. It is the first sale of the premises in 50 years. Norman S. Reisenfeld and Joseph F. A. O'Donnell are the purchasers.

THIRD AV.—R. Telfair Smith, in conjunction with William S. Bogart, sold for Mary Shepard 1678 Third av, northwest corner of 94th st, a 5-sty brick tenement house with store, on a lot 25.2½x100.

RECENT LEASES.

Big Fees Leased in Penn Zone

H. M. Weill Co. leased for the Sanford estate 138-140 West 31st st to the Shenandoah Steel and Iron Corporation, Louis Scadron, president, a plot 50x98.9, for a period of 63 years. The company contemplates improving this plot to meet the needs and requirements of prospective tenants. The plot faces the site of the new Equitable building, which is in course of construction. The rental involved amounts to approximately \$700,000.

H. M. Weill Co. leased for the Tylrae Co. 208-210 West 30th st. to the Shenandoah Steel and Iron Corporation, Louis Scadron, president, a plot 46x98.9, for a term of 63 years. The erection of a new building is contemplated. The rental is approximately \$500,000.

Lease in Brooklyn's Auto Center

Percy G. Williams, builder and long owner and manager of the Orpheum Theatre in Brooklyn, has leased to Harold E. Wittemann and Samuel Ageloff, builders, the 5-sty brownstone buildings 1225-1235 Bedford av, between Fulton and Halsey sts, Brooklyn, for a long term of years, at an aggregate rental of \$750,000.

The lessees will remodel the structures into motor show and sales rooms, Bedford av being a center of the automobile trade. Charles A. O'Malley and Frank Slocum were the brokers.

Buy a Broadway Lease

A. V. Amy & Co. sold for Joseph J. Silver to Reuben and Samuel Osterweil the lease on the 3-sty taxpayer and store building, 2251-2259 Broadway, southwest corner of 81st st. The lease was originally made by Charles L. Bernheimer in 1920 and runs for 21 years, with the privilege of two renewals. The aggregate rental is \$2,000,000. The plot fronts 76.5 feet on Broadway and 104.4 feet on 81st st.

Some Store and Loft Leases

Ames & Co. leased for Frederick Hussey Realty Corp. stores at 455-7 Seventh av. to Kirschbaum Bros.; also, for the 28 West 31st Street Co. a loft at 28 West 31st st. to Electrical Reflector and Novelty Co.; also, for Kathryn C. Hughes a loft at 155 West 33d st. to Isidore Faber; and for Michael J. O'Keefe the store and basement in 514 Sixth av to Frank Rich, for a term of years.

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REAL ESTATE NOTES.

MANHEIMER BROS., Inc., were the brokers in the recent sale for Samuel Brener of the Seafield Arms, northwest corner of Broadway and 178th st.

MARGARET E. RUMSEY is the buyer of the block front on the east side of Ninth av, between 208th and 209th sts, sold several weeks ago by Charles C. Cook.

THE AMERICAN RAILWAY EXPRESS CO., with a receiving station at 311 to 319 West Broadway through to 11 to 19 Wooster st, is the buyer of 321 to 323 West Broadway, sold recently.

DUROSS CO. was the broker in the recent various large acquisitions of parcels by the National Biscuit Co. adjacent to its plant in the Chelsea district. Among these plots were the properties of Armour & Co., Swift & Co., the Eggers warehouse.

LAWYERS TITLE AND TRUST CO. has opened a branch office in the Bar Building, 36 West 44th st. Francis Weinheimer, for-

merly with Pease & Elliman, has been made manager and Palmer Coolidge is in charge of the legal department.

THE SALE of the New York Railways Co. property, the block bounded by East 32d and 33d sts, Lexington and Fourth avs, which was scheduled to be held on Oct. 20 by Joseph P. Day, has been adjourned to Nov. 20. It will be held on the steps of the County Court House.

EDGEMERE CREST CO., Maximilian Morgenthau, president, has concluded to liquidate its holdings at Edgemere, Queens, and has appointed the Lewis H. May Co. as sales agents to dispose of its entire holdings, consisting of lots, plots and houses, before November 25, at which time application will be made to the Secretary of State to dissolve this corporation.

Long Lease of Madison Ave. Corner
Cyrille Carreau leased to William Apper until 1939 1662 to 1670 Madison av, southwest corner of 111th st, five 4-sty brick flats with stores, on a plot 100.11 on the avenue and 75 feet on the street. The rental ranges from \$12,000 to \$14,000 net annually.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 17 to Oct. 23	1921 Oct. 18 to Oct. 24
Total No.....	170	159	293	223	1,020	813
Assessed Value.....	\$7,354,400	\$7,729,000	.....	.....	.....	.....
No. with consideration	11	11	23	25	30	45
Consideration	\$497,775	\$171,652	\$288,132	\$140,610	\$354,950	\$344,823
Assessed Value.....	\$422,000	\$112,500	.....	.....	.....	.....
	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.....	9,453	8,753	10,683	8,496	34,599	32,630
Assessed Value.....	\$652,318,450	\$495,277,949	.....	.....	.....	.....
No. with consideration	888	924	1,353	781	1,298	1,760
Consideration	\$61,062,198	\$58,420,647	\$8,815,214	\$438,565	\$18,524,687	\$18,925,292
Assessed Value.....	\$59,726,450	\$44,536,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 17 to Oct. 23	1921 Oct. 18 to Oct. 24
Total No.....	178	113	267	180	1,042	780
Amount	\$2,677,535	\$4,122,936	\$2,152,404	\$1,519,994	\$5,929,625	\$3,793,486
To Banks & Ins. Co.	31	24	26	11	201	130
Amount	\$809,450	\$2,940,000	\$258,950	\$210,000	\$1,420,950	\$937,000
No. at 6%	132	89	231	162	983	760
Amount	\$1,715,213	\$3,459,511	\$1,881,230	\$1,409,503	\$5,639,706	\$3,710,386
No. at 5 1/2%	16	1	5	5	29	15
Amount	\$533,750	\$15,000	\$77,500	\$23,270	\$148,660	\$43,100
No. at 5%	2	2	3	1	7	1
Amount	\$26,000	\$6,875	\$5,050	\$600	\$22,650	\$2,000
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	1	.....	.....	1	1
Amount	\$16,000	\$600	.....	.....	\$1,000	\$1,000
Interest not given..	27	20	28	12	22	4
Amount	\$386,572	\$640,950	\$188,624	\$86,621	\$117,609	\$37,000
	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.....	8,077	6,813	9,000	7,479	37,191	27,729
Amount	\$263,646,046	\$200,093,776	\$92,907,738	\$49,269,946	\$206,123,651	\$145,505,416
To Banks & Ins. Co.	1,258	1,087	1,050	324	7,483	3,915
Amount	\$90,088,235	\$83,651,927	\$18,611,510	\$6,079,856	\$59,695,811	\$35,388,751

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25
Total No.....	55	47	20	11
Amount	\$3,642,043	\$3,254,775	\$429,250	\$364,000
To Banks & Ins. Companies...	32	36	10	9
Amount	\$3,002,193	\$3,094,425	\$369,500	\$349,000
	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25
Total No.....	2,228	1,795	752	591
Amount	\$158,725,341	\$140,577,098	\$22,126,777	\$13,983,366
To Banks & Ins. Companies...	1,534	1,140	427	305
Amount	\$121,039,278	\$119,841,529	\$14,653,557	\$8,760,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25	1922 Oct. 18 to Oct. 24	1921 Oct. 19 to Oct. 25
New Buildings...	255	22	84	106	330	250	422	486	78	34
Cost	\$882,380	\$1,644,350	\$2,042,700	\$1,614,950	\$2,741,580	\$2,340,985	\$1,735,690	\$2,451,690	\$258,800	\$73,945
Alterations	\$210,191	\$268,250	\$46,300	\$46,000	\$201,740	\$146,680	\$37,625	\$23,155	\$10,375	.....
	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25	Jan. 1 to Oct. 24	Jan. 1 to Oct. 25
New Buildings...	947	606	3,404	2,470	10,069	7,092	16,771	10,970	1,802	2,256
Cost	\$112,792,677	\$113,052,841	\$76,747,158	\$49,524,215	\$99,727,756	\$77,008,340	\$103,668,567	\$61,789,310	\$5,817,413	\$6,880,505
Alterations	\$22,694,552	\$21,037,937	\$2,718,365	\$2,158,904	\$7,893,897	\$6,183,520	\$2,987,281	\$2,684,885	\$276,839	\$368,853

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BUILDING SECTION

Dwindling Forests Are Forcing a Decreased Use of Lumber

Forest Service Survey Shows Per Capita Consumption Has Declined About Thirty-Three and One-Third Per Cent. in Past Two Decades

DURING the past two decades the consumption of lumber in the United States has dropped one-third with the per capita consumption declining from 500 board feet in 1900 to 316 board feet in 1920, according to statistics recently tabulated by the Forest Service, United States Department of Agriculture.

This decreasing use of a fundamental commodity, according to forest experts, is not a result of decreasing needs but a result of forest exhaustion. It is not being accomplished without economic hardship or without curtailment of industrial expansion. It is not a temporary condition that will automatically adjust itself, for even at this reduced rate of consumption we are still cutting our forests more than 4 times as fast as they grow. The situation proclaims, according to the Forest Service, that if we are to remain a nation of timber users, we must become a nation of timber growers.

In 1906, when American lumber production reached its highest point, the average per capita consumption of lumber in the United States was approximately 500 board feet. Since that time the per capita consumption has rapidly and consistently decreased until in 1920 the average citizen used approximately 316 board feet. This is a reduction of 37 per cent in 13 years, or nearly 3 per cent a year. Should this decrease continue at its present rate, by 1940 the downward sweep of consumption would approach zero. This, of course, will not happen. The average consumption will ultimately reach a fairly stable level, which will depend mainly upon the extent to which our devastated forests are made again productive.

The consumption of lumber is not evenly distributed. Previous studies indicated that the States of the Pacific Northwest, now the last great stronghold of big lumbering operations, had a much higher per capita consumption than those of other regions, but the present figures are the first to give information for all States upon the same basis. Naturally the greatest per capita consumption occurs where wood is plentiful and the population is relatively small. In Washington and Oregon the consumption appears to be between 900 and 1,000 board feet annually per person.

Next come California, Montana, Idaho, and Wyoming, where the rate of consumption is from 500 to 800 feet per person annually. In these States timber is relatively plentiful as compared with the density of the population, and a very considerable expansion has been taking place in the development of farms and other natural resources.

The group next lower in per capita consumption includes the Lake States, and sweeps southwesterly across the prairie States through Colorado, New Mexico and Arizona. In this group the annual consumption is between 300 and 500 feet board measure.

Practically all the remaining States fall into a class in which the annual consumption is 200 to 300 feet. This group extends in a broad belt from Texas along the southern and eastern Atlantic Coast to Cape Cod, Mass. It also includes North Dakota, Iowa, Utah and Nevada.

The lowest consumption of all is in Rhode Island, the District of Columbia, South Carolina, and Georgia, in which the average consumption is rated between 100 and 200 feet per year. In the District of Columbia there is an extreme

situation in density of population. No lumber is produced, there is little farming or manufacturing, and the entire population consists of urban dwellers in the city of Washington, who live mainly in houses of brick and stone and require relatively little lumber. All the lumber used in the District of Columbia is imported from other States, just as it is in some of the non-timbered prairie States.

In general, the older and more densely settled States show the lowest average consumption. The States characterized by heavy agricultural operations come next, and the greatest use per individual is indicated in those States where there is still considerable timber and where the extension of home building is proceeding at a rapid rate, using the abundant material provided by the forests. The States are going through an evolutionary process, building first of lumber and later of more costly materials as the forests recede before fire and axe.

Considerable interest is attached to the recent composite report of 375 of the largest lumber mills in America, as compiled by the National Lumber Manufacturers' Association, from reports from eight regional associations. This report tells of immense production in the lumber industry and of the intense activity in the lumber mills and logging camps of the nation.

Of the mills in the report all but one have an established normal rate of production and their present output is approximately 99 per cent. of that. But this "normal" is a peculiar one; for some mills it is the rated capacity of the mill under ordinary conditions and running full time. For other mills it is the average production of a specific period. Consequently, the present rate of production for some mills and regions is vastly more than normal and for others far below it. On the whole, however, if normal production were taken to represent the average production during the past five years, the prevailing rate of output would be considerably more than 100 per cent. of normal.

The production of lumber by all of the reporting mills for the week ending October 14 was 236,958,030 board feet, which is about 3,000,000 feet more than the record for the preceding week and about 40,000,000 more than the average weekly production for 1919, 1920 and 1921. On the other hand, lumber shipments declined a negligible amount to 17,172,466 and have now fallen to about the average level of weekly shipments in the three years before 1922, and are about 22,000,000 feet below the average during the first seven months of this year.

Orders continue to register decreases, the falling off a week ago amounting to more than 4,000,000 feet, and orders are now almost down to the weekly average of the past three years and about 35,000,000 below the weekly level of the first seven months of this year.

In consequence of this situation the surplus of accumulated orders over shipments, which has hitherto been a source of anxiety, is decreasing and the mills are beginning to stock up. This is very interesting to the lumber buying public but not particularly attractive to the manufacturers who find themselves compelled to reject orders in a year which is extremely favorable to their business from a selling standpoint but now become normal from a shipping point of view. Shipments are only 72 per cent. of normal and orders but 74 per cent. With respect to current production of all the reporting mills shipments are 74 per cent. and orders 76 per cent. of normal.

Large Mid-Town Commercial Project Nearly Completed

Modern Office and Showroom Building, Near Garment Center, Erected by Julius Tishman & Sons from Plans by Schwartz & Gross

AS a reflection of the continued demand for showrooms and executive offices in the mid-town section of Manhattan, Julius Tishman & Sons, builders and owners of the sixteen-story commercial building at 142 to 146 West Thirty-sixth street, report that approximately fifty per cent. of the space in this structure was rented before the brick work was completed. The building is now nearing completion and will be ready for occupancy by November 1. Its occupancy will be restricted to showrooms, executive offices and light manufacturing.

Having been constructed in accordance with the Zoning Law the front wall of this building extends, unbroken, to the twelfth floor, where the first setback occurs. An additional setback occurs at the fifteenth floor level. The building is strictly fireproof throughout and the various floors contain approximately 4,500 to 6,600 square feet of rentable area. The first floor is of sufficient height to permit of a large mezzanine floor.

The structure occupies a plot 75x98 feet and the building is being completely equipped to comply with all regulations of the Building Bureau, Department of Labor and Board of Fire Underwriters. A smoke-proof fire tower and a fire-proof stairway provide a quick and safe exit in case of fire. Ample lavatory facilities are provided for employees.

The elevator equipment of this building will consist of four high speed electric traction machines with special elevator signals and safety devices, a vacuum steam heating system and a sprinkler system of 100 per cent. efficiency.

The facade of the building has been constructed of granite and face brick, with trimmings of limestone and terra cotta. The entrance and show windows will be of bronze, which has been carried up to a height of three stories above the sidewalk level. Above this point large window space is provided, in addition to protected light on the East and West. The structure was designed by Schwartz & Gross.

The owners of this commercial building are also very active in apartment house construction. The New York Title & Mortgage Company recently made a loan of \$550,000 on the project scheduled for 146 to 152 West Fifty-fifth street, where they will shortly start the construction of a modern nine-story apartment house which will be similar in many respects to the one recently completed by them at 110 West Fifty-fifth street.

These owners have also started work on a fourteen-story fireproof apartment house project at the northeast corner of



J. Tishman & Sons, Builders.

Schwartz & Gross, Architects.

NEW COMMERCIAL BUILDING NOW NEAR COMPLETION.

Park avenue and Eighty-sixth street. This structure will be built according to plans prepared by Schwartz & Gross and will provide accommodations for thirty-seven families. Its cost is estimated to be approximately \$1,500,000.

Conference Planned to Standardize Metal Lath

FOLLOWING the reduction in standard sizes of paving brick and lumber initiated by the Department of Commerce, work is now under way in the standardization of metal lath. A reduction from seventy-one to nine in the number of weights and styles of lath was recommended at a preliminary conference held at the Department of Commerce October 2. The manufacturers have worked out a plan for

this reduction which they believe will be acceptable to contractors and other consumers.

A general conference will be held December 12 to which manufacturers, distributors and consumers will be invited. At that conference, it is expected that a definite conclusion will be reached which will benefit not only the producers but the consumers as well.

Significant Improvement Noted in Building Outlook

Construction Statistics, Tabulated by F. W. Dodge Company, Indicates Increasing Activity Among Architects and Contractors in New York

CONSIDERABLE new construction is being released for an immediate start at various locations in this territory.

According to tabulated statistics, gathered by the F. W. Dodge Company, the forty-second week of this year was a period of intense activity in the building industry in New York State and New Jersey, north of Trenton. This report shows that 792 new building and engineering projects were being planned by architects and engineers at an estimated total valuation of \$23,266,500. During the same week contract commitments in this territory numbered 540 and represented an outlay of more than \$19,028,000. These totals are considerably above those for the previous two or three weeks and indicates a very active winter building season this year.

Construction records for New York City for the past week also show a decided improvement when compared with the preceding week's totals. The new work reported planning involves 305 construction projects at an estimated total cost of \$12,640,800 and 127 projects placed under contract at a total valuation of \$9,284,200. There is a decided improvement in the

amount of commercial and industrial work in immediate prospect which is a most gratifying feature to the local construction industry.

Included in the 305 projects for which plans were reported during the forty-second week of this year were 44 business buildings including stores, offices, lofts, commercial garages, etc., \$2,221,500; 2 educational buildings, \$110,000; 10 industrial projects \$209,000; 1 military building, \$3,000; 2 public buildings, \$250,000; 7 public works and public utilities, \$527,600; 238 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$9,313,700 and 1 recreational building, \$6,000.

Among the 127 operations for which contracts were awarded in New York City during the week were 24 commercial projects of various types, \$1,060,500; 7 educational buildings, \$108,300; 2 hospitals and institutions, \$1,010,000; 6 industrial projects, \$361,500; 2 public buildings, \$325,000; 7 public works and public utilities, \$1,218,100; 3 religious and memorial buildings, \$195,000; 75 residential operations, \$4,975,800 and 1 recreational project, \$30,000.

PERSONAL AND TRADE NOTES.

Bell Brothers Lumber Company announces a change of address to 781 East 138th street. Telephone: Melrose 5727.

National Marble & Slate Corporation, 236 West 55th street, announces a change of name to the Clayton Tile & Marble Corporation. John J. Burns is the president of this corporation.

Warren Foundry & Machine Co., Phillipsburg, N. J., has changed its name to the Warren Foundry & Pipe Co., the latter being regarded as more indicative of the character of the company's work.

Voychok Construction Co., Inc., 21 East 14th street, has obtained contracts for concrete arches on the new church at Clifton, N. J., and also for the cement finishing on the same project.

Victor J. Shear, who for the past eighteen years has had a large and varied experience in the electrical supply line, is now assistant to George A. Lichtenstein, head of the Garfield Electrical Supply Company.

J. J. Rafferty was recently appointed manager of the New York branch of the Manhattan Electrical Supply Company, Inc., 125 Church street. He was formerly with the Western Electric Company, and recently on the staff of the Curtis Publishing Company.

Dwight P. Robinson & Company, Inc., has obtained a contract for the construction of a cement mill at Birmingham, Ala., for the Lehigh Portland Cement Company of Allentown, Pa. The new mill will have a capacity of about 1,000,000 barrels a year.

Henry M. Weitzner, Inc., 145 West 45th street, has the general contract for a one-story hollow tile and stucco gasolene station at the junction of Flatbush and Ocean avenues, Brooklyn, for the Petro Service Company, Inc., from plans by Sibley & Featherston, architects. This project will cost about \$10,000.

A. Behrer & Sons, dealers in plumbers' supplies, have purchased a large brick building adjoining the Long Island Railroad, between Hilton and Franklin avenues, Garden City, and intend to make it the principal warehouse for the handling of plumbing supplies for this section of Long Island.

Alfred D. Flinn was recently elected Director of the Engineering Foundation, which is fostering organized industrial research on a nation-wide scale. Mr.

Flinn has been identified with municipal engineering enterprises in New York and Boston and was formerly a lecturer in Lawrence Scientific School of Harvard University.

Panels and Supporting Framework

"Switchboard Panels and Supporting Framework" is the title of an informative bulletin issued by the General Electric Company. The number assigned to the Bulletin is 47002 and groups Switchboard panels under two general classifications, the vertical type and the bench type.

Slate and marble are the two materials mentioned as being universally used for switchboard panels. The standard heights vary from 16-in. single section panels mounted on supports 48-in. to 99-in. high; panels in three sections on support 99-in. high. All panels have $\frac{3}{8}$ -in. bevel.

To obtain sufficient mechanical strength, it is suggested, panels should be at least $1\frac{1}{2}$ -in. thick with the exception that isolated panels not over 24 by 16-in. mounted on wall brackets and containing light equipment may be made of $1\frac{1}{4}$ -in. slate.

The standard supporting framework for panels adopted by the company consists of $1\frac{1}{4}$ -in. wrought iron pipe for the uprights and $\frac{3}{4}$ or $1\frac{1}{4}$ -in. pipe for tie rods bracing the panel to the floor. For very small isolated panels containing light weight equipment, wall brackets in place of pipe supports are sometimes used to advantage.

The grille work supplied for panels is of the "basket weave," square mesh, welded to an angle iron frame. A hinged grille door with lock and key is provided at one or both ends of the board.

The bulletin contains much useful information for prospective buyers of switchboards.

Contract Awarded for Large Building

Harby, Abrons & Melius, Inc., who recently completed the fourteen-story apartment house at the northeast corner of Fifth avenue and 9th street, have obtained a general contract from the 33 West 60th Street Corporation for the construction of an eleven-story business building, containing stores, offices and showrooms, at 27 to 37 West 60th street, on a plot 109 x 100 feet. The plans for this project have been prepared by Rouse & Goldstone, and call for a structure that will be modern in every respect. A building and permanent loan for \$450,000 at $5\frac{1}{2}$ % has been made by the Prudential Life Insurance Company. The Cross & Brown Co. has been appointed renting agent for this building, and it is reported that negotiations are

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York holds its regular meetings on the second Tuesday of each month. Charles H. Merritt, executive secretary, 220 Broadway.

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

American Association of Engineers will hold its annual convention at Norfolk, Va., May 7 to 9, 1923. Details of this meeting will not be decided for some time.

New York Building Congress will hold a luncheon for its members and friends at the Hotel Commodore, Tuesday, October 31, at 12.30 p. m. sharp. At this meeting Dr. Wm. L. Ettinger, Superintendent of Schools, New York City Board of Education, will speak on "Education of Apprentices," and Charles Brady, Superintendent of Buildings for the Borough of Manhattan, will speak on "Problems in Plan Approval by the Building Department." The meeting will start promptly and will terminate at 2 p. m. sharp.

under way for the leasing of several floors, including the street stores, to important firms.

Lumber Standardization Program

Agreement has been reached by the central committee on lumber standards, which was appointed by the several branches of the industry last July, to formulate a program for simplification of the industry. It is planned (1) to collect and analyze all information that will aid in the simplification of sizes, grades, and names of lumber products; (2) to submit these findings to the producers, distributors, and consumers by means of the associations in these fields; (3) to promote discussion of the questions involved and to harmonize differences of opinion; (4) to establish a grade-marking and inspection service that will guarantee to the consumer the quality and quantity of his lumber purchases; and (5) to arrange a national conference of representatives of all branches of the industry which would finally adopt specific practices in these fields that will conform to the requirements of the Department of Agriculture and the Department of Commerce.

CURRENT BUILDING OPERATIONS

CONDITIONS in the local building field have not changed to any appreciable extent during the past week. There is a large amount of active work and some interesting jobs are being planned, and in all likelihood will be released for estimates within a short time. The prospects for the coming months are generally considered good, and the entire industry is optimistic about the outlook for next year.

Although it is doubtful if next season there will be as much residential construction as there was during the past year, it is almost certain that the industry will be offered as much new construction of a widely varied type as it can possibly absorb. According to those in close touch with the situation, the volume of building during 1923 will only be limited by the number of men and material stocks available for the work.

Building material dealers in the Metropolitan District all report extremely active business with orders of good size and a considerable number of new inquiries. There is some scarcity developing but not sufficient to warrant any anxiety on the part of prospective builders. Prices are very firm and, with the exception of Hudson River common brick, the local market is exhibiting a marked tendency toward stiffer price levels.

Common Brick—Demand for Hudson River common brick was more active this week than it has been for the past month or more. The sales of the week numbered 46 and, as a fair amount of new inquiry has developed, the brick producers are more hopeful than they have been. Prices are somewhat easier than they were, however, with a range from \$14 to \$15.50 a thousand to dealers for top grades. The manufacturing season is now practically ended and, although some of the open yards are still in operation, they will undoubtedly suspend production for the current year in a few days at most. Coal remains difficult to obtain, and a large amount of green brick is being held over for burning during the winter months.

Summary—Transactions in the North River brick market for the week ending Thursday, October 26, 1922. Conditions of market: Demand improved, prices slightly easier. Quotations: Hudson Rivers \$14 to \$15.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 39; sales, 46. Distribution: Manhattan, 15; Bronx, 2; Brooklyn, 17; New

Jersey points, 7; Astoria, 2; Yonkers, 1; Mt. Vernon, 1.

Portland Cement—The demand for this material is exceedingly active and, according to the amount of new construction in early prospect, there is every probability of a sharp increase very soon. Prices are very firm and quotations for delivery in New York reflect the recent advance announced by the manufacturers. A recent statement issued by the U. S. Geological Survey states that the production of Portland cement in the United States in September totaled 11,424,000 barrels

compared with 11,664,000 barrels in August and 10,027,000 barrels in September, 1921. Shipments reached 12,444,000 barrels in September, against 14,361,000 in August and 11,329,000 in September a year ago. Stocks on hand at the end of September amounted to 4,726,000 barrels as compared with 6,953,000 at the same time last year.

Reinforcing Bars—The demand for concrete reinforcing bars is not quite as active as it was several weeks ago, but there are some large projects now being planned for release at an early date which

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.. \$14.00 to \$15.50
Raritan

Second-hand brick, per load

of 3,000, delivered.....\$47.00 to

Face Brick—Delivered on job in New York:

Rough Red\$42.00 to

Smooth Red 42.00 to

Rough Buff 45.00 to

Smooth Buff 45.00 to

Rough Gray 50.00 to

Smooth Gray 50.00 to

Colonials 47.00 to

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

Domestic Portland cement, per bbl. \$3.20

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\$11.00 per 1,000

Lime—

Delivered at job site in Manhattan,

Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-

lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags 24.00 per ton

Hydrate Common, in paper

bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan,

Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth

bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

Finishing Plaster (320-lb.

barrel)..... 5.35 per bbl.

Plaster Blocks—

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

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

HAVE YOU READ THIS FOLDER?

If you've received one through the mail, read it carefully. If you've not received one or lost the one you had, write for a copy at once.

It tells you a quick and desirable way to rent or sell your apartments or houses.

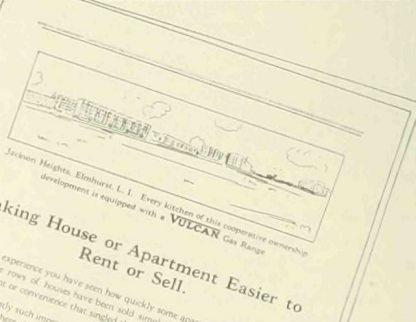
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Making House or Apartment Easier to Rent or Sell.

In your experience you have seen how quickly some apartments have filled up or whole rows of houses have been sold simply because of some distinctive improvement or convenience that singled them out from others.

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Naturally to her the kitchen is the most important room in the place—and the she is quick to appreciate anything that simplifies cooking and adds to her comfort and convenience. Provide her with some innovation, no cost really found elsewhere—show her a kitchen equipped with the newly created **VULCAN SMOOTHTOP** Compact Cabinet Gas Range—and the signature is much more easily obtained to lease of agreement.

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Jackson Heights, Elmhurst, L. I. Every kitchen at this cooperative ownership development is equipped with a **VULCAN** Gas Range.

MATERIALS AND SUPPLIES

will involve heavy bar requirements. Although there is a decided improvement in the outlook for commercial and industrial construction next year, the remaining months of 1922 are likely to be quiet as far as new work of this type is concerned.

Structural Steel—Structural awards of outstanding importance have been negligible during the past week and new inquiry has been light, but there is a confident tone to the market and, with the large amount of new construction being planned for the Metropolitan District, there is every likelihood that business in

this line will materially improve within a short time. Prices on structural steel range upward from 2.00c Pittsburgh, depending entirely upon time of delivery, which generally ranges from two to three months. Fabricated prices are practically unchanged. A feature of the local steel market has been the recent sharp improvement in the outlook for industrial building. Several important contracts for industrial jobs have been awarded within the past month or so and others are pending.

Electrical Supplies—There has been a

steady improvement in the demand for electrical materials and supplies for the past two months or more and both manufacturers and dealers are looking toward the future with considerable optimism because of the amount of new business in sight. Conduit stocks have been increased and, as a result, the market situation for this commodity is much better than it was. There is quite some activity in wiring materials and the demand for lighting fixtures is brisk on account of the large amount of residential construction now in progress. Prices are very firm all along the line.

Cast Iron Pipe—Market conditions remain substantially unchanged with demand heavy and prices very firm. Although there is a decided let-up to municipal demand, private buying continues strong and is maintaining the market on a firm basis. As a general thing, the manufacturers are booked up for nearly three months in advance and deliveries on orders for 6 in. and smaller sizes are still extended. Recent improvement in the fuel situation and in railroad transportation has greatly assisted the manufacturers of this commodity. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, f. o. b., New York in carload lots; 4 in. and 5 in., \$59, and 3 in., \$64.80, with \$4 extra per ton for Class A and gas pipe.

Nails—The demand for nails has been very heavy and at present exceeds the supply. Local stocks are quite low and assortments are badly broken. Jobbers have been actually forced to decline business because of the shortage and their inability to obtain shipments from the manufacturers. There is every prospect that the demand for nails will hold strong throughout the next three or four months, and there is every likelihood that deliveries will be slow during this period. Prices are very firm and range considerably with base quotations as follows: Wire nails, \$3.75 to \$3.90 base per keg, and cut nails, \$4.10 to \$4.20 base per keg.

Window Glass—Business in this line has been fairly active and is likely to continue so for some time to come, as there is still a large volume of building in the final stages of construction and the total glass requirements of this work will be heavy. Stocks are very light and some sizes are entirely out. Prices are stiff and subject to advance at almost any time.

Linseed Oil—The market for this commodity is exceedingly dull. Orders have been very light during the past week or so and new inquiry is negligible.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

17x48x½ in.	\$0.34 each
22x36x¼ in.	0.20 each
22x36x½ in.	0.22 each
22x36x¾ 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.	1.63
Gray Canyon sandstone, per cu. ft.	1.65
Buff Wakeman, per cu. ft.	1.90
Buff Mountain, per cu. ft.	1.80
North River bluestone, per cu. ft.	1.85
Seam face granite, per sq. ft.	1.20
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed) New York, per cu. ft.	3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 2.00c. to 2.10c.
Beams and channels over 14 in. 2.00c. to 2.10c.
Angles, 3x2 to 6x3..... 2.00c. to 2.10c.
Zeas and tees 2.00c. to 2.10c.

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	.....

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 \$0.95
Less than 5 bbls.	0.95 to 0.98

Turpentine—

Turpentines	\$1.28 to \$1.30
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

DEVOE PL.—John P. Boyland, 120 East Fordham rd., has been retained to prepare plans for a 5-sty brick and steel apartment house, 75x90 ft., on the east side of Devoe pl, 150 ft north of Webb av, for James Murray, Jr., 1138 St. Nicholas av, owner and builder.

8TH AV.—Paul C. Hunter, 191 9th av, has preliminary plans in progress for a 6-sty brick and marble apartment, 85x100 ft., with stores, at the northwest corner of 8th av and 22d st for Catherine T. Moore, 191 9th av, owner. Cost, \$275,000.

64TH ST.—Geo. F. Pelham, 200 West 72d st, has plans in progress for a 9-sty brick and stone apartment house, 50x105 ft., at 23-25 West 64th st for 23 West 64th Street Corp., J. Goldstein, president, 299 Broadway, owner and builder.

STORES, OFFICES AND LOFTS.

BOWERY.—Schwartz & Gross, 347 5th av, have preliminary plans in progress for an 8-sty brick loft building, 37x111 ft., at 108-108½ Bowery for E. Kastenbaum, 1786 1st av, owner.

34TH ST.—Gronenberg & Leuchtag, 450 4th av, have completed plans for a 9-sty brick and steel store and showroom building, 65x93 ft., with office, at 156-60 West 34th st for Ren Zone Realty Co., Barnett Klar, president, 3 West 29th st, owner. Cost, \$200,000.

THEATRES.

BROADWAY.—C. W. & G. L. Rapp, 190 State st, Chicago, have been retained to prepare plans for a 16-sty brick and steel theatre, 200x207 ft., with stores and offices, at 1483-1491 Broadway for 1493 Broadway Corp., Adolph Zukor, president, 485 5th av, owner. Cost, \$300,000. Supervising engineer, Russel B. Smith, 452 5th av.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CROTONA AV.—Chas. Schaefer, Jr., 394 East 150th st, has completed plans for a 6-sty brick apartment, 100x92 ft., on the west side of Crotona av, 100 ft south of Tremont av, for Tremont Crotona Co., Inc., Samuel Rubin, 1060 Findlay av, owner and builder. Cost, \$195,000.

VALENTINE AV.—Jacob M. Felson, 1133 Broadway, has plans in progress for a 6-sty brick apartment house, 100x100 ft., on the east side of Valentine av, 90 ft south of 197th st, for Saml. Klein, 677 Lenox av, owner and builder. Owner will take bids on separate contracts about January 5.

DEVOE TERRACE.—J. P. Boyland, 120 Fordham rd., has plans in progress for a 5-sty brick and limestone apartment house, 75x78 ft., on Devoe terrace, near Webb av, for Beam Realty Co., J. Murray, president, 1138 St. Nicholas av, owner. Cost, \$115,000.

GRANT AV.—Meisner & Uffner, 501 E. Tremont av, have plans in progress for two 6-sty brick and limestone apartment houses, one 81x100 ft and one 75x100 ft., at the southwest corner of Grant and McClellan st and on the west side of Grant av, 81 ft south of McClellan st for West 190th Street Corp., care of Mr. Gillman, 540 Bergen av, owner. Cost, \$325,000.

PROSPECT AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 5-sty brick and limestone apartment house, 60x90 ft., at the northwest corner of Prospect av and 178th st for Elwood Bldg. Corp., D. J. Ludins, secretary, 178th st and Prospect av, owner and builder. Cost, \$120,000. Owner will take bids on separate contracts about October 30.

DWELLINGS.

BEACH AV.—Edw. W. Crumley, 355 East 149th st, has completed plans for a 2-sty brick dwelling, 21x52 ft., on the west side of Beach av, 245 ft south of 174th st, for Nicola Isaro, 1074 Southern blvd, owner. Cost, \$13,000.

LORING PL.—Chas. S. Clark, 441 Tremont av, has plans in progress for twenty 2½-sty brick dwellings, of irregular dimensions, on Loring pl and Andrews av, from 179th to 180th sts, for Wm. C. Bergen, 130 West 180th st, owner and builder.

236TH ST.—Chas. Schaefer, 394 East 150th st, has plans in progress for thirty-seven 2-sty frame and stucco dwellings, 21x55 ft., in 236th st, Carpenter av and Bronx blvd for Daniel Houlihan & Sons, 2889 Bainbridge av, owner. Cost, \$12,000 each. Owner will take bids on separate contracts about October 30.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

84TH ST.—Philip Caplan, 16 Court st, has plans in progress for a 4-sty brick apartment, 100x99 ft., at the southwest corner of 84th st and 19th av for corporation now forming, owner, care of architect. Cost, \$125,000.

51ST ST.—Adolph Goldberg, 164 Montague st, has plans in progress for a 3-sty brick apartment, 20x74 ft., in the north side of 51st st, 200 ft west of 6th av, for John Olsen, 555 51st st, owner. Cost, \$20,000.

BAY PARKWAY.—Shampan & Shampan, 188 Montague st, have completed plans for an apartment house, on plot 200x100 ft., on the

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west side of Bay parkway, from 80th to 81st sts, for Oscar Kaiser, owner. Cost, \$400,000.

DWELLINGS.

AV K.—Seelig & Finkelstein, 44 Court st, have completed plans for a 2-sty frame dwelling, 22x42 ft., on the north side of Av K, 50 ft east of Elmore pl, for Samuel W. Schwartz, 1104 Park pl, owner and builder. Cost, \$20,000.

19TH AV.—Salvati & Le Quornick, 369 Fulton st, have plans in progress for sixteen 2-sty brick dwellings, 20x40 ft., on the north side of 19th av, between 59th and 60th sts, for Elderts Lane Bldg. Co., 11 Liberty pl, owner and builder. Cost, \$8,000 each.

Queens

DWELLINGS.

RICHMOND HILL, L. I.—G. Crane, 8711 114th st, Richmond Hill, has plans in progress for twelve 2-sty frame dwellings, 16x36 ft., on the south side of 109th av, between 106th and 107th sts, Richmond Hill, for Gascoyne Realty Co., 8918 Jamaica av, Woodhaven, owner and builder. Cost, \$5,000 each.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has plans in progress for a 4-sty brick and limestone apartment, 100x163 ft., on the north side of Park av, 150 ft north of Prospect av, for F. J. Thiel, 27 Prospect av, Mt. Vernon, owner and builder. Cost, \$200,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has plans in progress for a 4-sty brick and limestone apartment, 110x98 ft., at the southwest corner of East Lincoln av and Cray av, Mt. Vernon, for Joseph H. Samuels, 166 Esplanade st, Mt. Vernon, owner and builder. Cost, \$250,000.

MT. VERNON, N. Y.—Clarence J. J. Wolff, 17 South 3d av, Mt. Vernon, has completed plans for a 3-sty brick apartment, 60x83 ft., with stores, at the southwest corner of Franklin av and Monroe st, Mt. Vernon, for E. L. Phipps, 102 South 6th av, Mt. Vernon, owner and builder. Cost, \$35,000.

MT. VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have completed preliminary plans for a 5-sty brick apartment, 142x88 ft., on Union av, Mt. Vernon, for L. A. Silver, Stevens av, Mt. Vernon, owner and builder. Cost, \$250,000.

MT. VERNON, N. Y.—Sibley & Fetherston, 101 Park av, Manhattan, have completed plans for a 4-sty brick apartment, 311x207 ft., at the corner of Hartley, West Lincoln and Gramattan avs, Mt. Vernon, for Abraham Gevirty, 273 Primrose av, Mt. Vernon, owner and builder. Cost, \$200,000.

MT. VERNON, N. Y.—Geo. L. Miller, 3 South 3d av, Mt. Vernon, has plans in progress for a 4-sty brick and limestone apartment, 153x150 ft., at the southwest corner of Franklin av and 5th st, Mt. Vernon, for Mrs. Jane Frassano, American National Bank Bldg., Mt. Vernon, owner and builder. Cost, \$150,000.

DWELLINGS.

MT. VERNON, N. Y.—Louis Laskin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2½-sty frame and brick veneer dwelling, 60x30 ft., on California rd, Mt. Vernon, for Arthur Stebbins, owner, care of architect. Cost \$35,000.

MT. VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have plans in progress for a 2½-sty brick dwelling, 27x45 ft., with garage, at Chester Hill Park, Mt.

Bonded Securities Corporation

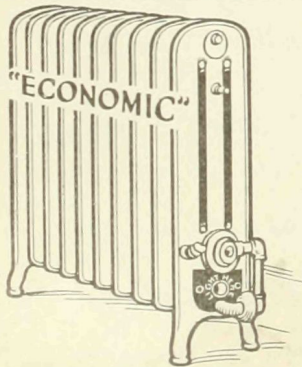
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Vernon, for Louis A. Grossman, owner, care of architect. Cost \$20,000.

MT. VERNON, N. Y.—Louis Laskin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2½-sty stone and frame dwelling, 80x35 ft, with garage, on California rd, Mt. Vernon, for Harry M. Werner, owner, care of architect. Cost, \$60,000.

NEW ROCHELLE, N. Y.—Hector O. Hamilton, 342 Madison av, Manhattan, has preliminary plans in progress for a 2-sty brick dwelling, 34x55 ft, at New Rochelle, for N. D. Ambur, Room 721, 342 Madison av, Manhattan, owner. Cost, \$25,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame and brick veneer dwelling, 42x30 ft, with garage, on Broadview av, New Rochelle, for Malcolm Johnson, 175 Clinton av, New Rochelle, owner and builder. Cost, \$20,000.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 40x38 ft, on Pershing av, New Rochelle, for Frank Di Buono, 4 Lafayette av, New Rochelle, owner. Cost, \$20,000. Architect will take bids on general contract.

BRONXVILLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2½-sty frame and clapboard dwelling, 30x88 ft, with garage, at Bronxville, for Dr. W. C. Fisher, 9 Maple av, Bronxville, owner. Cost \$30,000. Architect will take bids on general contract.

PELHAM, N. Y.—Lorillard Wise, 46 5th av, New Rochelle, has completed plans for four 2½-sty frame and brick veneer dwellings, of various dimensions on plot 400x600 ft, at Pelham, for Sigmund Krauter, 570 Fowler av, Pelham, owner. Cost, \$15,000 each. Owner will take bids on general contract.

WHITE PLAINS, N. Y.—Wm. A. Hewlett, 129 East 27th st, Manhattan, has completed plans for a 2½-sty rubble stone and stucco dwelling, 66x24 ft, at Rosedale av and West st, White Plains, for John S. Clark, Rosedale av, White Plains, owner and builder. Cost, \$20,000.

MT. VERNON, N. Y.—Louis Laskin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2½-sty stone and frame dwelling, 30x60 ft, with garage, on California rd, Mt. Vernon, for Benj Goety, owner, care of architect. Cost, \$30,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has completed plans for four 2½-sty frame and stucco dwellings, 57x27 ft, on the east side of Nuber av, Mt. Vernon, for S. Berman and M. Siron, 130 South 4th av, Mt. Vernon, owners and builders. Total cost, \$60,000.

NEW ROCHELLE, N. Y.—Chas. Lupprian, 458 Main st, New Rochelle, has completed plans for a 2½-sty frame and brick veneer dwelling, 38x32 ft, on Boulevard, New Rochelle, for L. V. Ensinger, Rochelle Heights, New Rochelle, owner and builder. Cost, \$26,000.

NEW ROCHELLE, N. Y.—Lorillard Wise, 46 5th av, New Rochelle, has completed plans for a 2½-sty frame dwelling, 45x31 ft, on Coligni av, New Rochelle, for Katherine Hellock, Chauncy av, New Rochelle, owner and builder. Cost, \$15,000.

WHITE PLAINS, N. Y.—W. W. Dawson, Jr., 280 S. Lexington av, White Plains, has completed plans for a 2½-sty frame and clapboard dwelling, 28x37 ft, on Grandview av, White Plains, for Harry E. Speller, Greenridge av, White Plains, owner and builder. Cost, \$8,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Chamberlain & Fairbrook Assoc., 18 So. Broadway, Yonkers, have completed plans for a senior high school on plot of 6 acres at Park av, Summit pl and Convent pl, Yonkers, for City of Yonkers, Board of Education, Dr. B. W. Stillwell, president, 240 Palisade av, Yonkers, owner. Structural engineer, Gonvald Aus, 244 Madison av, Manhattan.

New Jersey

APARTMENTS, FLATS AND TENEMENTS

EAST ORANGE, N. J.—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 7-sty brick, limestone and terra cotta apartment, 112x141 ft, at the northeast corner of Prospect st and Park av, East Orange, for Criterion Construction Co.—Wm. Lunsky—43 Prospect st, East Orange, owner and builder. Cost, \$300,000.

NEWARK, N. J.—Alfred Peters, 828 Broad st, Newark, has completed plans for two 3-sty frame and clapboard flats, 20x60 ft, at 372-374 Chadwick av, Newark, for Samuel Kamanoff, 885 Bergen st, Newark, owner and builder. Cost, \$15,000 each.

JERSEY CITY, N. J.—Nathan Weltoff, 249 Washington st, Jersey City, has completed plans for a 4-sty, brick apartment, 47x106 ft, on Jewett av, near blvd. Jersey City, for J. Smith, 235 Jewett av, Jersey City, owner and builder. Cost \$80,000.

MONTCLAIR, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for

a 4-sty brick apartment, 33x90 ft. in Bay st, Montclair, for Austin Caust, Bay st, Montclair, owner. Cost, \$35,000.

JERSEY CITY, N. J.—A. De Paola, 106 18th st, West New York, has completed plans for a 5-sty brick apartment, 69x82 ft, at the southwest corner of Van Wagener and Pavonia avs, Jersey City, for Salvatore Cassaro, 34 Logan av, Jersey City, owner and builder. Cost, \$70,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg., Newark, has completed plans for five 3-sty frame clapboard and shingle flats, 24x55 ft, at Hawthorne and Ridgewood avs, Newark, for Troy Realty Co., Morris Woltz, president, 35 Renner av, Newark, owner and builder. Cost, \$15,000 each.

WEST NEW YORK, N. J.—Carl J. Goldberg, 437 Broadway, Bayonne, has completed plans for a 4-sty brick apartment, 50x77 ft, in 10th st, near Palisade av, West New York, for F. J. Weisberg, 501 Palisade av, West New York, owner and builder. Cost, \$75,000.

CHURCHES.

ROCKAWAY, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, Deber, has been retained to prepare plans for a 1-sty frame and brick church at Rockaway, for Methodist Church, Rev. Fletcher S. Cariss, Church st, Rockaway, owner. Details will be announced later.

RUTHERFORD, N. J.—Delano & Aldrich, 126 East 38th st, Manhattan, have been retained to prepare plans for a 1 and 2-sty stone church of irregular dimensions, with community building, at Rutherford and Park avs, Rutherford, for congregation of the Rutherford Avenue Presbyterian Church, Rev. J. D.

Long, pastor. Rutherford, owner. Cost, \$50,000.

DWELLINGS.

RIDGEWOOD, N. J.—Thos. C. Rogers, 3 No. Broad st, Ridgewood, has plans in progress for six 2-sty frame brick and stucco dwellings, 28x30 ft, on the north side of Ridge rd, Ridgewood, for owner, care of architect. Cost \$48,000.

MONTCLAIR, N. J.—Herman Fritz, News Bldg., Passaic, has plans in progress for five 2½-sty frame dwellings, 24x30 ft, at Montclair, for Criterion Construction Co.—Wm. Lunsky, president—43 Prospect st, East Orange, owner and builder. Cost \$75,000.

BLOOMFIELD, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty brick veneer dwelling, 28x40 ft, at Bloomfield av and Berkeley pl, Bloomfield, for Chas. L. Duke, 334 Bloomfield av, Bloomfield, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

LINDEN, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for a 1-sty brick factory, 100x100 ft, on Union av, Linden, for E. Barkowitz & Bros., Tuckahoe, owners. Cost, \$35,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—Wm. T. Fanning, Colt Bldg., Paterson, has been retained to prepare plans for an addition to the 2-sty brick school and convent, at Brunswick and Montgomery sts, Jersey City, for St. Bridget's R. C. Church, Rev. John F. Ryan, pastor, 372 Montgomery st, Jersey City, owner. Cost, \$200,000. Bids will be taken this winter.

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MISCELLANEOUS.

JERSEY CITY, N. J.—John F. Jackson, 1819 Broadway, Manhattan, has completed plans for a 6-sty and basement brick and steel Y. M. C. A. building, 50x80 ft, at 652-660 Bergen av, Jersey City, for Y. M. C. A.—S. M. Lipscomb, secretary—76 Montgomery st,

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—T. W. Stemmler, Jr., Inc., 52 Vanderbilt av, has the general contract for a 5-sty and basement brick apartment house, 50x100 ft, at the southeast corner of St. Nicholas av and 160th st for Nine-Ninety St. Nicholas Av. Corp., Wm. M. Hewson, president, 50 East 42d st, owner, from plans by Shape, Bready & Peterkin, 50 East 42d st, architects. Cost, \$250,000.

BROOKLYN.—Justus D. Doencke & Son, 371 Fulton st, have the general contract for a 4-sty brick and limestone apartment, 50x85 ft, at 28 East 17th st, Maple Court, for Wentworth Hall Apartments, room 300, 367 Fulton st, owner, from plans by John Linn, 367 Fulton st, architect. Cost, \$60,000.

BANKS.

MANHATTAN.—C. T. Wills, 286 5th av, has the general contract for alterations to the 4-sty and basement bank building, on plot 24x100 ft, at the southeast corner of Madison av and 40th st for New York Trust Co., J. G. Blaine, in charge, 1 East 57th st, owner, from plans by Walker & Gillette, 128 East 37th st, architects.

CHURCHES.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1-sty brick church, 65x90 ft, at 238-40-42 Clinton st for R. C. Church of St. Mary the Virgin, Rev. Father Paul Sanky, pastor, 401 Henry st, owner, from plans by Fredk. Schwartz, Woolworth Bldg., Manhattan, architect. Cost, \$40,000.

DWELLINGS.

CEDARHURST, N. Y.—Roger Black Co., 452 Lexington av, Manhattan, has the general contract for a 2½-sty frame dwelling, 38x52 ft, at Ocean and Lakeview avs, Cedarhurst, for Jos. W. Welsh, 54 Wall st, Manhattan, owner, from plans by E. P. Mellon, 350 Madison av, Manhattan, architect. Cost, \$25,000.

RYE, N. Y.—John A. Reardon, Railroad av, Rye, has the general contract for a 2½-sty rubble stone dwelling, 40x50x30 ft, at Rye for Russell Lea, owner, care of architect, from plans by S. Edson Gage, 28 East 49th st, Manhattan, architect. Cost, \$25,000.

MONTCLAIR, N. J.—J. R. Johnson, 170 Pine st, Montclair, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 24x32 ft, on Fernwood av, Montclair, for W. H. Connell, 34 Camden st, Paterson, owner, from plans by H. Messinger Fisher, 460 Bloomfield av, Montclair, architect. Cost, \$13,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, N. Y.—Ettinger Contracting Co., 44 Court st, Brooklyn, has the general contract for a 2-sty brick and concrete factory, 80x400 ft, at Richmond Hill for Unique Leather Goods Co., owner, care of architect, from plans by Wm. Higginson, 15 Park Row, Manhattan, architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Walter Kidde & Co., 140 Cedar st, Manhattan, has the general contract for a 2-sty and basement brick school, 100x105 ft, with parish house, on Flatbush av, near Church av, for Reformed Dutch Church of Flatbush, Rev. J. Frederic Berg, pastor, 2103 Kenmore terrace, owner, from plans by Meyer & Mathien, 316 Flatbush av, architect.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Fred Kilgus, Inc., 13 S. 6th st, Newark, has the general contract for a 2-sty brick and limestone store and office building, 60x107 ft, on Clinton av, near Wright st, Newark, for Fourteenth Ward Bldg. & Loan Association, John A. Linnet, president, 10 Elizabeth av, Newark, owner, from plans by J. Fred Cook, Union Bldg., Newark, architect. Cost, \$100,000.

MISCELLANEOUS.

BRONX.—L. M. Neckerman & Co., 103 Park av, has the general contract for a 3-sty brick, limestone and granite magistrates' court house, 57x77 ft, in the north side of East 161st st, between Washington and Brook avs, for City of New York, Borough of Bronx, Henry Brucker, president, Municipal Bldg., Crotona Park and Tremont av, owner, from plans by Max Hausle, 3307 3d av, architect. Cost, \$250,000.

EAST ORANGE, N. J.—Chas. R. Hedden Co., 763 Broad st, Newark, has the general contract for an addition to the 4-sty brick and steel telephone building, 30x40 ft, at 9 Baldwin st, East Orange, for N. Y. Telephone Co., H. F. Thurber, president, 104 Broad st, owner, from plans by E. A. Munger, architect, care of owner. Cost, \$90,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

KENMARE ST, 30-40, 6-sty bk apts, 94x48, conc & steel tile finish rf; \$100,000; (o) Stephen Guardino, 8222 19 av, Bklyn; (a) Cyrus P. Meli, 52 Vanderbilt av (565).

22D ST, 301-3 W, 6-sty bk apt, 84x89, slag rf; \$200,000; (o) Katherine T. Moore, 191 9 av; (a) Paul C. Hunter, 191 9 av (554).

VERMILYEA AV, n s, 70 e Dyckman, 5-sty bk apt, 55x85, slag rf; \$85,000; (o) Wacht Const. Co., 805 Fairmount av; (a) J. M. Felson, 1133 Broadway (555).

WADSWORTH AV, 240, 5-sty bk apt, 60x85, slag rf; \$110,000; (o) St. Nicholas Bldg. Corp., 1540 Bway; (a) Gronenberg & Leuchtag, 450 4 av (560).

STABLES AND GARAGES.

VARICK ST, 120-22, 1-sty galv iron garage, galv sheet metal rf, 14x13; \$200; (o) Wm. S. Coffin, 14 Wall; (a) Albert E. Davis, 258 E 138 (559).

16TH ST, 407-11 W, 3-sty bk garage & repair shop, 70x20, compo rf; \$60,000; (o) National Biscuit Co., 85 9 av; (a) James R. Torrance, 85 9 av (551).

32D ST, 405-15 E, 15-sty bk public garage, 200x98, plastic slate rf; \$60,000; (o) Standard Gas Light Co., 130 E 15; (a) John J. Dunningan, 394 E 150 (556).

149TH ST, 219-253 W, 1-sty iron garages, 10x17, gauge steel rf; \$150 each (\$36,450 total); (o) Vincent Astor, 152 W 42; (a) Sidney Daub, 5 Beekman (552).

AMSTERDAM AV, 121-141, 5-1-sty galv iron steel garages, 9x18; \$500; (o) Consolidated Gas Co., 130 E 15th; (a) Belmont Metal Co., 2463 Tiebout av (550).

STORES, OFFICES AND LOFTS.

MADISON AV, 301, 5-sty bk office bldg, 24x100, Barrett spec rf; \$30,000; (o) Ed. Coffin, 15 E 46th; (a) L. E. Denslow, 44 W 18th (561).

ST NICHOLAS AV, 1213-21, 2-sty bk store & office bldg, plastic slate rf, 195x123; \$100,000; (o) Est. Rob't E. Wescott, 70 E. 45; (a) Sommerfeld & Steckler, 120 Bway (558).

5TH AV, 585, 6-sty bk office bldg, 18x100, slag rf; \$100,000; (o) Oceanic Investing Co., 49 Wall; (a) Montague Flagg & C. F. Rosberg, 42 E 57 (557).

MISCELLANEOUS.

154TH ST, 230 W, 1-sty iron gasoline station shed, 10x12, galv iron rf; \$230; (o) August Oppenheimer, 527 5 av; (a) Geo. W. Dallery, 340 Mott av, Bronx (553).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

170TH ST, s s, 151.55 w Walton av, 5-sty bk tnt, 200x88, slag rf; \$350,000; (o) Realty Managers, Inc., Frank Begush, Jr., 342 Madison av, Pres.; Moore & Landseidel, 3 av & 148th (2702).

DWELLINGS.

PARKER ST, s e c Purdy, 2-sty bk dwg, 22x26.1, rubberoid rf; \$8,000; (o) Aniello Tabino, 1612 Purdy; (a) B. Ebling, 1372 Zerega av (2701).

205TH ST, s s, 59.7 e 205th, 2-2-sty fr dwgs, 20x50, slag rf; \$14,000; (o) Essig & Conway, 230 E 204; (a) Chas. S. Clark, 441 E Tremont av (2669).

213TH ST, n s, 22 e Laconia av, 2-sty bk dwg, 21x61.1, rubberoid rf; \$8,000; (o) Louis Cohen, 309 W 128; (a) Max Muller, 115 Nassau st (2679).

242D ST, s s, 152.4 w Martha av, 2-2-sty fr dwgs, 16x62, slag rf; \$21,000; (o) Edw. S. Ramsay, 332 Bainbridge av; (a) A. V. B. Morris, 1161 Fulton, Bklyn (2697).

ANDREWS AV, n w c 178th, 2½-sty bk dwg, 22x52, 1-sty bk garage, 12x20, asbestos rf; \$16,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 E Tremont av (2670).

ANDREWS AV, w s, 99.8 n 179th, 2-2½-sty bk dwgs, 24.1x42, 2-1-sty bk garages, 12x20, asbestos rf; \$26,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 E Tremont av (2673).

ANDREWS AV, s w c 180th, 2½-sty bk dwg, 30x44, 1-sty bk garage, 12x21, asbestos rf; \$19,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 E Tremont av (2674).

ANDREWS AV, w s, 59.2 n 179th, 2½-sty bk dwg, 22.1x42, 1-sty bk garage, 12x20, asbestos rf; \$16,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 E Tremont av (2672).

BAISLEY AV, s s, 140 w Willow la, 2-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Jas. B. Kelly, 3014 Baisley av; (a) Anton Pirner, 2069 Westchester av (2677).

CEDAR AV, w s, 100 s 179th, 2½-sty h. t. dwg, 21x36, asphalt rf; \$6,000; (o) Jerry Buckley, 2233 Creston av; (a) Wm. A. Kennedy, 5645 Newton av (2693).

COLLEGE AV, s e c 166th, 1-sty bk str, 99x50, slag rf; \$45,000; (o) Rothbart Garage Corp., May Rothbart, 141 Marcy pl, pres.; (a) J. M. Felson, 1133 Bway (2676).

GRAFF AV, w s, 25 n Harding av, 1-sty fr dwg, 18x40, shingle rf; \$2,500; (o) Mary Levy, 2362 Ryer av; (a) Anthony Derrenbacher, 72 E 124th (2699).

RIVERDALE AV, e s, 54 s 234th, 2-sty bk dwg, 29x37, 1-sty bk garage, 21x20, tar & gravel rf; \$12,000; (o & a) J. Maddick, 4441 Bway (2700).

SEDGWICK AV, w s, 153.10 n Independence, 2-sty & attic bk dwg, 40x26, asbestos tile rf; \$14,000; (o) J. R. McLernon, 128 W Fordham rd; (a) John P. Boyland, 120 E Fordham rd (2694).

TIEMAN AV, w s, 250.4 n Bartow av, 2-sty fr dwg, 22x40, 1-sty fr garage, 16x18, shingle rf; \$9,300; (o) Chas. J. Marmanish, 505 E 63; (a) Frank J. Schefcik, 4168 Park av (2667).

UNIVERSITY AV, w s, 150 s 197th, 2½-sty bk dwg, 38x30, slate rf; \$16,000; (o) Russell S. Schneider, 2331 Grand Concourse; (a) J. J. Gloster, 110 W 40 (2678).

WATERBURY AV, w s, 125 e Puritan av, 1-sty bk dwg, 21.1x37.1, shingle rf; \$4,500; (o) John Giovanni, 112 E 118th; (a) Frank Salvani, 108 E 125th (2698).

WEEKS AV, e s, 80 s 174th, 5-2-sty bk dwgs & garages, 21.1x73, tar & gravel rf; \$70,000; (o) Success Bldg. Co., G. Tabor, 1730 Topping av, pres.; (a) Morris Rothstein, 26 Court st, Bklyn (2681).

FACTORIES AND WAREHOUSES.

LINCOLN AV, n e c 137th, 3-sty bk warehouse, 100x100, rubberoid rf; \$200,000; (o) Berth & Reilly Co., Archibald Berth, 2475 3 av, Pres.; (a) John P. Boyland, 120 E Fordham rd (2695).

STABLES AND GARAGES.

234TH ST, n s, 117.1 w Katonah av, 1-sty bk garage, 30x18, rubberoid rf; \$500; (o) J. E. Butterworth, 86 E 235; (a) Geo. W. Flagg, 2742 Creston av (2668).

ANDREWS AV, w s, 25.3 n 179th, 2½-sty bk dwg, 20x41, 1-sty bk garage, 12x20, asbestos rf; \$16,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 E Tremont av (2671).

BELMONT AV, e s, 72 n 183d, 1-sty garage, 28x22, rubberoid rf; \$2,000; (o) Mrs. Delph Perruci, 661 E 183; (a) Anthony Lombardi, 1221 Sheridan av (2675).

STORES, OFFICES AND LOFTS.

FEATHERBED LA, n s, 51.8 e Nelson av, 1-sty bk str, 25x60, plastic slate rf; \$9,000; (o) Nathe Sebarer, 2580 Bway; (a) Morgan M. O'Brien, 45 E 90th (2696).

DEHALT AV, n w c Gun Hill rd, 1-sty bk str, 102.2x50, slag rf; \$18,000; (o) Fridholm & Karlbach, 2741 Sedgwick av; (a) McMahon & Groben, 1208 Tinton av (2666).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

PARK PL, 1583-9, n s, 100 e Buffalo av, 4-2-sty bk tnts, 20.6x80; \$60,000; (o) Isaac Polleck, 1952 Douglas; (a) Cohn Bros, 316 Stone av (17699).

DWELLINGS.

TAPSCOTT ST, 1103-11, e s, 100 s Sutter av, 3-2-sty bk 2 fam dwgs, 22x70; \$36,000; (o) Morris & Ike Mihken, 44 Blake av; (a) Chas. Infanger & Son, 2634 Atlantic av (17663).

UNION ST, 1703-15, n s, 100 e Schenectady av, 6-2-sty bk 2 fam dwgs, 20.6x65; \$73,000; (o) Sol Kramer, 44 Court; (a) Seelig & Finkelstein, 44 Court (17704).

E 3D ST, 498-556, w s, 100 n Cortelyou rd, 20-2-sty bk 2 fam dwgs, 20.6x65; \$280,000; (o) A. Berford, 1635 44th; (a) Seelig & Finkelstein, 44 Court (17644).

E 18TH ST, 1477-83, e s, 280 n Av O, 4-2-sty fr 1 fam dwgs, 13.1x50; \$24,000; (o & a) Geo. M. Craigen Co., 637 E 24th (17626).

E 19TH ST, 2228-30, w s, 220 s Av V, 2-2-sty fr 1 fam dwg, 15x36; \$8,000; (o) Dr. Emil G. Raeder, 413 Grove; (a) C. E. Murray, 142 Livingston (17710).

E 27TH ST, 915, e s, 115 s Av I, 2-2½-sty fr 1 fam dwgs, 16x38; \$13,000; (o) Kellner Dev. Co., Inc., 367 Lincoln pl; (a) Slee & Bryson, 154 Montague (17664).

E 28TH ST, 916, w s, 115 s Av I, 2-2½-sty fr 1 fam dwgs, 16x38; \$13,000; (o) Kellner Dev. Co., Inc., 367 Lincoln pl; (a) Slee & Bryson, 154 Montague (17665).

E 52D ST, 1799-1817, e s, 120 n Filmore av, 6-2-sty fr 1 fam dwgs, 16x22; \$24,000; (o & a) W. W. Scott, 2503 Av D (17643).

60TH ST, 2146-72, s s, 100 w Bay pkway, 10-2-sty bk 2 fam dwgs; \$120,000; (o) F. & D. Bldg. Corp., 340 Bristol; (o) Morris Whinston, 116 W 39th, Manhattan (17627).

65TH ST, 1026-44, s s, 200 e 10 av, 6-2-sty bk 2 fam dwgs, 20x68; \$48,000; (o) John Ferrano, 1026 65th; (a) Philip Freshman, 350 Fulton (17613).

65TH ST, 1035-41, n s, 28.6 e 10 av, 2-2-sty bk 2 fam dwgs, 21x68; \$16,000; (o) Jos. Franzetta, 87 Coffey; (a) Philip Freshman, 350 Fulton (17621).

80TH ST, 360-70, s s, 120 w 4 av, 5-2-sty bk 2 fam dwgs, 20x57; \$60,000; (o) Jos. Smith, 127 15th; (a) Felix J Wasselle, 197 Bedford av (17686).

80TH ST, 1410-72, s s, 100 w 15 av, 20-1-sty fr 1 fam dwgs, 18.2x26.2; \$80,000; (o) S. R. Co., 158 Remsen; (a) Arthur M. Gaynor, 158 Remsen (17651).

SIST ST, 614-26, s s, 105.9 e 6 av, 6-2-sty bk 1 fam dwgs, 18.8x34; \$36,000; (o) Syd. Mac Const. Co., 248 50th; (a) John C. Wandell Co., 425 86th (17629).

E 95TH ST, 1491-1503, e s, 19.6 s Av M, 4-2-sty fr 2 fam dwgs, 18x38; \$24,000; (o) W. C. Horening Co., 51 Chambers, Manhattan; (a) G. I. Prowler, 36 Fulton (17625).

NICHOLS AV, 42-54, w s, 333.4 s Jamaica av, 5-2-sty fr 2 fam dwgs, 20x52; \$22,500; (o) Jacob Brigaglio, 8319 Chichester av, Woodhaven; (a) Jos. W. Magrath, 367 Fulton (17632).

NICHOLS AV, 42-54, w s, 333.4 s Jamaica av, 5-2-sty fr 2-fam dwgs, 20x52; \$27,000; (o) Jacob Brigoglio, 8319 Chichester av; (a) Jos. Jacob Brigaglio, 8319 Chichester av, Woodhaven; (a) Jos. W. Magrath, 367 Fulton (17633).

15TH AV, 7910-20, w s, 60 s 79th, 4-2-sty fr 1-fam dwgs, 18.2x26.2; \$16,000; (o) O. S. R. Co., 158 Remsen; (a) Arthur M. Gaynor, 158 Remsen (17652).

23D AV, 7804-12, w s, 20 s 78th, 3-2-sty bk 2 fam dwgs, 20x58; \$37,500; (a) Harry Hemmeroff, 436 Hopkinson av; (a) Jacob Lubroth, 44 Court (17681).

23D AV, 7802, s w c 78th, 2-sty bk 2 fam dwg, 20x58; \$12,500; (o & a) same as above (17682).

FACTORIES AND WAREHOUSES.

ADAMS ST, 294-306, s w c Johnson, 6-sty bk factory, 82.9x111.4; \$250,000; (o) Brooklyn Daily Eagle, Washington & Johnston sts; (a) Wm. Higginson, 15 Park Row (17634).

STABLES AND GARAGES.

PARK PL, 1583-93, n s, 100 e Buffalo av, 4-1-sty bk garage, 25x19; \$12,000; (o) Isaac Pollock, 1952 Douglass; (a) Cohn Bros., 361 Stone av (17698).

84TH ST, 1049, n s, 266 w 11 av, 2-sty bk garage & 2 fam dwg, 19.4x60; \$12,000; (o) Peter Orlando, 438 Union; (a) W. J. Conway, 400 Union (17684).

EMPIRE BLVD, 183-207, n s, 280 e Bedford av, 1-sty bk garage, 220x100; \$115,000; (o) Bessie A. Davies, 44 Court; (a) Benj. Driesler, Jr., 153 Remsen (17617).

STONE AV, 17-21, e s, 100 n McDougal, 1-sty bk garage, 55x100; \$10,000; (o) Wolcott Holding Corp., 1438 Park pl; (a) M. Margolin, 1384 St. Marks av (17667).

STORES AND DWELLINGS.

CONEY ISLAND AV, 1604-20, w s, 120 n Av M, 7-2-sty bk str & 2 fam dwgs, 20x65; \$84,000; (o) Barney Cohen Realty Co., Inc., 91 Sherman; (a) Allen A. Blaustein, 432 15th (17635).

NEPTUNE AV, 444-8, s s, 20 w W 2d, 3-2-sty bk str & 2 fam dwgs, 20x53.2; \$30,000; (o) Westnep Const. Co., 5204 5 av; (a) Jos. J. Millman, 26 Court (17618).

Queens

DWELLINGS.

BELLE HARBOR.—Beach 132d st, e s, 295 s Rockaway Beach blvd, 2½-sty fr dwg, 30x40, shingle rf, 1 family, gas, steam heat, elec; \$15,000; (o) James R. Graingers, 145 Beach 92d, Rockaway Beach; (a) Edw. Berrian, 163 Beach 91st, Rockaway Beach (14666).

CORONA.—Hayes av, s s, 100 e 46th, 2-sty bk dwg, 20x54, tar & gravel rf, 2 families, gas, steam heat; \$9,500; (o) Jange Real Estate Corp., 56 45th, Corona; (a) A. Di Blasi, 99 E Jackson av, Corona (14621).

DOUGLSTON PARK.—Virginia rd, s s, 80 e Forest dr, 2-sty fr dwg, 28x20, shingle rf, 1 family, elec, steam heat; \$7,500; (o) H. V. Iderstein, Hotel St. George, Bklyn; (a) C. L. Maher, Douglaston Park (14662).

ELMHURST.—88th st, w s, 220 s Corona av, 4-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Wm. Robinson, 17 Maurice av, Elmhurst; (a) Chas. Stidolph, 15 Ivy, Elmhurst (14707-8-9-10).

FRY ROCKAWAY.—Broadway, n s, 70 w Mott av, 5-2-sty bk dwgs, 24x56, rubberoid rf, elec, steam heat; \$50,000; (o) Joda Realty Co., 24 W 30th, Manhattan; (a) Blum & Katz, 505 5 av, Manhattan (14582).

HOLLIS.—Bryan av, n s, 100 e Charles, 2-2½-sty fr dwg, 16x42, shingle rf, 1 family, elec, hot water heat; \$12,000; (o) Caroline Peterson, 64 Flushing av, Jamaica; (a) E. Peterson, 64 Flushing av, Jamaica (14655-6).

JAMAICA.—Union Hall st, e s, 212 s State, 14-2½-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$242,000; (o) John Monsees, 110-22 Washington, Jamaica; (a) Ernest G. Peterson, 64 Flushing av, Jamaica (14647 to 14654).

JAMAICA.—Sutphin blvd, s w c Lincoln av, 2-sty bk dwg, 38x52, tile rf, 1 family, elec, steam heat; \$17,000; (o) Dr. V. Pennisi, 367 Sutphin blvd, Jamaica; (a) Fred B. McDuffie, 65 Clifton pl, Bklyn (14705).

QUEENS.—North Wertland av, w s, 40 s Langdon, 2½-sty fr dwg, 24x37, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Geo. Mueller, Monroe st, Queens; (a) A. F. Meissner, 53 Union av, Jamaica (14631).

QUEENS.—Preston st, n e c Grand av, 6-2-sty fr dwgs, 16x32, shingle rf, 1 family, gas; \$24,000; (o) Williams & Krouk, Inc., Creed av & Hempstead av, Queens; (a) Harry Dean, Springfield blvd & Hempstead av, Queens (14721-2-3-4-5-6).

Richmond

DWELLINGS.

WEST NEW BRIGHTON.—Gansevoort blvd, w s, 340 s Richmond Turnpike, 2-sty fr dwg, 22x26, shingle roof; \$4,600; (o) Competent Home Bldg. Co., 940 Egbert av, New Brighton, N. Y. (2281).

WEST NEW BRIGHTON.—Gansevoort blvd, ws, 520 s Richmond Turnpike; same as 2281 (2282).

WEST NEW BRIGHTON.—Gansevoort blvd, e s, 600 s Richmond Turnpike; same as 2281 (2283).

WESTERLEIGH.—John st, w s, 40 s Waters av, 2½-sty fr dwg, 19x30, shingle roof; \$4,200; (o) Wm. J. Colyer, 31 Edgecombe av, N. Y. C.; (a) Peter Larsen, 50 Decker av, Port Richmond, N. Y. (2216).

WESTERLEIGH.—Deems av, es, 40 n Washington pl, 2-sty fr dwg, 29.4x39.2, asphalt slate roof; \$7,500; (o) A. M. Watson, 30 Dakota pl, Westerleigh, N. Y.; (a) Henry G. Jefferson, Egbert Bldg, Tompkinsville, N. Y. (2294).

WESTERLEIGH.—Bidwell av, w s, 80 s Waters av, 2-sty fr dwg, 24x24, cedar shingle roof; \$5,400; (o & a) I. C. G. Cooper, 89 Taft av, New Brighton, N. Y. (2291).

WESTERLEIGH.—Boulevard, n s, 86 w Jewett av, 2-sty fr dwg, 35x26.6, shingle roof; \$8,000; (o) Wm. Ide Mowry, Boulevard, Westerleigh, N. Y.; (a) James Whitford, Tompkinsville, N. Y. (2236).

STABLES AND GARAGES.

TOMPKINSVILLE.—Castleton av, garage, autopsy room, living quarters, storage, 26.2x58.5, slag rf; \$15,000; (o) Staten Island Hospital, Castleton av, Tompkinsville; (a) F. P. Platt & Bros., 680 5 av, Manhattan (2335).

STORES AND DWELLINGS.

ROSEBANK.—St. Mary's av, s s, 100 w Fletcher, 2-sty fr str & dwg, 21x42, shingle rf; \$4,000; (o) Giuseppe Schipani, St. Mary's av, Rosebank; (a) Raphael Lungere, 207 Chestnut av (2333).

STORES, OFFICES AND LOFTS.

CASTLETON CORNERS.—Cor Richmond ter & Butchers lane, 1-sty bk stores, showrooms & garage, 64x125; \$5,000; (o & a), Wm. Caimsey, 274 Potter av, West Brighton, N. Y. (2225).

COVERLY MANOR, NEW DORP.—S e c New Dorp lane & Milton pl, 1-sty fr store & dwg, 26x36, boards & rubberoid roof; \$2,500; (o) John Darato, 14 Monroe st, N. Y. (22284).

OAKWOOD.—Ocean av, w s, 125 n Beach Front, 2-sty fr store & dwg, 30x45, shingle roof; \$5,000; (o) Victor Timprone, 16 Brighton av, New Brighton, N. Y.; (a) H. G. Jefferson, Egbert Bldg, Tompkinsville, N. Y. (2308).

MISCELLANEOUS.

CLIFTON.—Willow av, n s, 452 w Bay st, 1-sty bk pump house, 48x17, corrugated iron roof; \$4,000; (o) N. Y. & Richmond Gas Co., Bay st, Stapleton, N. Y. (2253).

PLANS FILED FOR ALTERATIONS

Manhattan

BEDFORD ST, 13-15, new str fronts, new addition, brick up openings, remove laundry sinks & tubs in 4-sty bk apt; \$4,000; (o) Jos. & Louis Ronegno, 13 Bedford; (a) George J. Cassazza, 1133 Bway (2537).

CANAL ST, 202-4, excavate pit for elevator & t. c. block wall on 6-sty bk factory; \$2,500; (o) Ella V. Cann, 401 Grand; (o) Max Muller, 115 Nassau (2635).

FRANKLIN ST, 70-72, new timber 200-gar. tank on 5-sty bk office bldg; \$150; (o) Haggin Estate, Inc., 165 Bway; (a) Frank S. Schwaner, 123 William (2556).

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HENRY ST, 298, remove front wall, remove partitions in 5-sty bk apt; \$1,500; (o) Est of A. Ottenberg, 27 Cannon; (a) Louis A. Shearnart, 194 Bowery (2559).

MACDOUGAL ST, 17, lower first floor to street level, new slag rf, new walls in 5-sty bk dwg; \$10,000; (o) C. Franchi, 21 Macdougall (o) Wm. M. Schwab, 172 W 96th (2554).

ST. MARKS PL, 34½, rearrange partitions, install new wash basin in 6-sty bk apt; \$3,000; (o) Markus Rosenberg, 34½ St. Marks pl; (a) Philip Bardes, 230 Grand (2552).

WASHINGTON ST, 695-99, new iron platform, remove window in 4-sty bk factory; \$300; (o) The Fleischman Co., 701 Washington; (a) Louis L. Tieman, 693 Washington (2550).

WAVERLY PL, 176, 2 new bath rooms in 3-sty bk dwg; \$2,500; (o) Mattakeunnk-Tying Colony, Inc., 51 Barrow; (a) E. M. Anderson, 50 E 41st (2557).

WAVERLY PL, 178, new bath rooms in 3-sty bk dwg; \$2,500; (o) Mattakeunnk-Tying Colony, Inc., 51 Barrow; (a) E. M. Anderson, 50 E 41st (2555).

7TH ST, 102 E, remove bk wall partitions, set new columns & beams in 5-sty bk apt; \$1,500; (o) Max Bierman, 75 Av A; (a) Jacob Fisher, 25 Av A (2538).

13TH ST, 453 W, remove bk walls & extend bldg to bldg line in 1-sty bk shed; \$8,000; (o) Vincent Astor, 152 W 42d; (a) Erhard Djourup, 1345 Chisholm (2627).

14TH ST, 243 E, remove pier, new entrance, new partitions in 4-sty bk apt; \$2,500; (o) John A. Anger, 243 E 14th; (a) Chas. B. Meyers, 31 Union Sq W (2560).

16TH ST, 357 W, add new str in 4-sty bk str & apt; \$400; (o) H. Brown Realty Co., 357 W 16th; (a) A. S. Wiedemann, 357 W 16th (2545).

19TH ST, 8-10 W, install new f. p. windows, cut openings in floor & rf for elevator, new g. i. skylight in 11-sty bk mfg bldg; \$2,000; (o) Jacob Levy, 35 Nassau; (o) Jack J. Feinberg, 3904 Clarendon rd, Bklyn (2631).

22D ST, 432 W, install 3 new bath rooms, kitchen, build new studio in rear, remove iron stairs in 3-sty bk dwg; \$3,500; (o) Louis H. Lanne, 535 W 100th; (a) Wm. A. Erler, 331 Madison av (2562).

23D ST, 312 W, alter 1st sty, remove ext, remove partitions in 4-sty bk dwg; \$15,000; (o) Louis Philippe, 316 W 23d; (a) Irving Kudroff, 25 W 43d (2561).

24TH ST, 203 E, new tier steel beams, conc arches, new ext in 2-sty bk garage; \$5,000; (o) J. M. Horton Ice Cream Co., 205 E 24th; (a) Jos. Reydel, Jr., 205 E 24th (2628).

25TH ST, 173 W, remove fire-escapes, install new ones, also f. p. s. c. doors on 4-sty bk bnt; \$350; (o) E. E. Goodale, 205 7 av; (a) A. S. Weideman, 357 W 16th (—).

27TH ST, 629 W, raise first floor, remove bk arches, new steel lintels in 7-sty bk warehouse; (o) Terminal Warehouse Co., 25 S William; (a) R. L. Fairbairn, 289 New York av, Bklyn (2553).

29TH ST, 6 E, extend front to bldg line, 2-sty rear ext on 4-sty bk dwg; \$15,000; (o) Manlik Realty Co., 101 Park av; (a) Dietrich Wortmann, 116 Lexington av (2539).

30TH ST, 39 E, construct front & rear ext, new stairs & toilets on 4-sty bk dwg; \$25,000; (o) 45 W. 30th St. Corp., 103 Park av; (a) Gronenberg & Leuchtag, 450 4 av (2549).

31ST ST, 43 E, erect new fire-escapes on 3-sty bk mfg bldg; \$1,000; (o) 43 E. 31st St. Corp., 43 E 31st; (a) Rudolf C. B. Boehler, 116 W 30th (2558).

47TH ST, 413-15 E, build new 1-sty bk ext, new brick walls, plastic cement rf on 2-sty bk office & mfg bldg; \$10,000; (o) Est of Theo. Sauer, 415 E 47th; (a) Phillip Goerlitz, 168 W 121st (2636).

49TH ST, 220-22 W, erect storage room on rf in 9-sty bk hotel; \$1,600; (o) Wm. W. Green, 220-22 W 49th; (a) K. Kalfas, 200 7 av (2629).

54TH ST, 46 W, wood & mastic tile floor, lath & plaster partitions; in 4-sty bk —; \$7,500; (o) Barbara Castleton, 19 W 69th; (a) Hyde Shepherd, 588 Lexington av (2544).

59TH ST, 241 E, install new plumbing in 5-sty bk dwg; \$2,500; (o) Est C. Dillenber, 29 W 84th; (a) Matthew W. Del Gaudio, 158 W 45th (2543).

66TH ST, 126 E, new fire-escapes, f. p. s. c. windows in 8-sty bk garage; \$900; (o) Payne Whitney, Esq., 972 5 av; (a) Warren & Clark, 15-17 W 44th (2548).

163D ST, 457 W, new 1-sty bk add on 4-sty bk hospital; \$15,000; (o) Columbus Hospital, 475 W 163d; (a) Geo. H. Phole, 2316 Andrews av (2568).

AV A, 1397-9, new f. p. partitions, new w. c. & new steel beams in 2-sty bk factory; \$2,000; (o) E. N. Adler, 1506 1 av; (a) Arthur J. Stener, 55 Bway (2541).

AV A, 325-41, extend ext in rear on 2-sty bk engine room; \$2,150; (o) Consolidated Gas Co., 130 E 15th; (a) W. Cullen Morris, 130 E 15th (2563).

BROADWAY, 4249-51, alter str into 4 small str, new str fronts, partitions in 2-sty bk theatre & str; \$1,500; (o) Est of Robert Westcott, 52 William; (a) Philip Markowitz, 1145 47th, Bklyn (2566).

BROADWAY, 1131-37, reduce 26th st sidewalk 24 ins. in width in 16-sty bk office bldg; \$5,000; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) D. Everett Waid (2535).

BROADWAY, 1401, erect new marquee on 2-sty bk restaurant; \$1,000; (o) Ward Shoe Co., 1401 Bway; (a) Lawrence F. Sheehan, 371 E 204th (2540).

BROADWAY, 2251-55, new toilet, partitions in 3-sty bk office & str bldg; \$150; (o) Chas. L. Burnheimer, 120 Franklin; (a) Chas. Schaefer, Jr., 394 E 150th (2536).

3D AV, 2289, remove columns, str fronts, install new str fronts, steel girders in 3-sty bk str & dwg; \$2,000; (o) Chas. E. & F. G. Nauss, 2291 3 av; (a) Moore & Landsiedel, 148th & 3 av (2547).

6TH AV, 416-18, extend interior stairs, construct new bulkhead, new f. p. window in 4-sty bk apt; \$5,000; (o) 6th Av. Development Co., 1181 Bway; (a) Herman Wolff, 30 E 23d (2551).

7TH AV, 711, erect new marquee on 3-sty bk restaurant; \$300; (o) Oliverage Realty Co., 711 7 av; (a) Wm. Gallagher, 711 7 av (2542).

Bronx

FORDHAM RD, 26 to 30, 1-sty bk ext, 37.1x36, to 3-sty bk & fr str & offices; \$6,000; (o) Fordham Holding Co, premises; (a) John P. Boyland, 120 E Fordham rd (606).

MOSHOLU PKWAY, 369 E, move 2½-sty fr dwg; \$1,000; (o) Stanton Imp. Co., 38 Park Row; (a) Margon & Glaser, 2804 3 av (603).

SHORE RD, w s, 150 s Philip av, 1-sty fr ext, 9x31, to 2½-sty fr club house; \$900; (o) White Coss Fishing Club, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (598).

SPUYTEN DUYVIL PARKWAY, w s, 110 s 227th, 1-sty fr ext, 25x12 & new partitions to 2-sty fr dwg; \$3,000; (o) Anna M. McCormick, on prem; (a) David A. Lucas, 2224 E 19, Bklyn (569).

137TH ST, 281-83, new fireproof windows to 6-sty bk factory; \$600; (o) G. J. L. Realty Co., 3 W 29th; (a) Samuel Cohen, 45 W 57th (601).

146TH ST, 258 E, new wall, beams & girders to 2-sty fr dwg; \$700; (o) Giuseppe Santaglia, on prem; (a) Della, Penna & Erickson, 289 E 149th (594).

172D ST, 1002 E, 1-sty bk ext, 21x14, & new str front to 2-sty fr str & dwg; \$2,000; (o) A. Arcaro, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (587).

172D ST, 490 E, 1-sty bk ext, 14x14, & new str front to 2-sty bk str & dwg; \$1,600; (o) Morris Ossoff, 423 E 169th; (a) Chas. A. Newburgh, 884 Crotona Park N (592).

176TH ST, 145 E, new plumbing, str, windows & partitions to 2½-sty bk sanitarium; \$4,000; (o) Dr. N. Kramer, 2081 Grand Concourse; (a) Geo. W. Flagg, 2742 Creston av (591).

214TH ST, 580 E, 2-sty fr ext, 20.1x19.1, & new plumbing to 2-sty fr dwg; \$2,200; (o) Anna & Martin Bonatto, on prem; (a) F. J. Ross, 1137 E 224th (597).

219TH ST E, s s, 194 w Barnes av, 1-sty fr ext, 20x6, to 1-sty fr dwg; \$100; (o) Rev. E. F. Hannigan, 54th & Fort Hamilton pkway, Bklyn; (a) Kolb Bldg. Co., Inc., 250 W 57th (593).

ARTHUR AV, 1971, 1-sty bk ext, 25x31.6, & new str front to 2-sty fr str & dwg; \$4,000; (o) Antonio Canti, 1971 Andrews av; (a) Della, Penna & Erickson, 289 E 149th (588).

BALCOM AV, w s, 100 n Lawton av, move 2-sty fr dwg; \$1,000; (o) R. Coppola, Pennyfield av; (a) Cannava & Viviani, 145 W 41st (590).

BROOK AV, s w c 153d, new bk walls, elevator shaft, str fronts, plumbing & new partitions on 2-sty bk str & storage; \$8,000; (o) Greason & Horn, premises; (a) Archibald Cook, 103 Park av (604).

COLLEGE AV, n w c 144th, 1-sty bk ext, 14x20, to 3-sty bk bnt; \$1,500; (o) P. Masello, on prem; (a) Della, Penna & Erickson, 289 E 149th (595).

GARRISON AV & BARRETTO ST, LAFAYETTE & TIFFANY ST, new bk walls, c. i. girders & new concr floor to 5-sty bk factory; \$2,000; (o) American Bank Note Co, on prem; (a) John M. Birmingham, New Rochelle (596).

PERRY AV, 3313, 2-sty bk & fr ext, 17x13.1, to 2-sty fr dwg; \$1,200; (o) A. A. Dietz, on prem; (a) H. W. Ridlein, 10415 88 av, Richmond Hill (602).

PILGRIM AV, w s, 325 s Evelyn pl, 1-sty fr ext, 20x20 to 2-sty & attic fr dwg; \$4,000; (o) Isidor Claggio, premises; (a) Anthony Lombardi, 1221 Sheridan av (605).

PILOT AV, n e c City Island av, move 1½-sty fr dwg; \$500; (o & a) John Monds, on prem (589).

ROEBLING AV, 2830, 1-sty fr ext, 23x22, to 2-sty fr dwg; \$2,000; (o) Gustav Peda, on prem; (a) Anton Pirner, 2069 Westchester av (566).

TREMONT AV, w s, 32.9 s Appleton rd, 1-sty stn ext, 16x14, to 3-sty stn dwg; \$500; (o) Isabella Lagonia, 3044 E Tremont av; (a) H. Nordheim, 565 E Tremont av (600).

TREMONT AV, s s, 80 e West Farms rd, 1-sty bk ext, 100x78, to 5-sty bk garage & storage; \$4,000; (o) Bronx Co., 177th st & Bronx River; (a) E. H. James, 70 E 45 (565).

3D AV, s e c 178th, new exits, new fireproofing to 1-sty bk str & skating rink; \$400; Kolfiel Imp. Co., 775 Southern Blvd; (a) Thos. C. Petersen, 1028 McCombs rd (599).

Brooklyn

LA GRANGE ST, 5-9, e s, 36.11 s Grand st, int alts 3-sty fr shop; \$5,000; (o) Plaza Metal Bed Co, premises; (a) Jas. J. Millman, 26 Court st (17393).

HOPE ST, 30-32, s s, 706 w Havemeyer st, fire passage two 2-sty bk shop and theater; \$2,000; (o) Julius Salkin, 301 Grand st; (a) John F. Reiger, 154 Nassau st, N Y (16976).

JACKSON ST, 100, s s, 118.5 e Leonard, ext on 3-sty fr 6 fam dwg; \$6,500; (o) Antonio Camporese, prem; (a) Louis F. Waillant, 394 Graham av (18133).

LIVINGSTON ST, 198-202, s s, 75 w Hoyt, exterior & int alts to 2-sty bk str & offices; \$30,000; (o) The Perfect Remodel Realty Const. Co., 44 Court; (a) Paul Lubroth, 736 Greene av (18096).

WELLINGTON COURT, 57, n s, 160 w E 17th st, ext 2 1/2-sty bk & fr dwg; \$2,000; (o) Mary V. Hughes, premises; (a) Jos. A. McCarroll, 852 Monroe st (16967).

SO 1ST ST, 299-301, n s, 40 e Marcy av, int alts and plumbing, 3-sty bk & fr dwg; \$3,000; (o) Michael Gromack, 409 Rodney st; (a) Robt. Teichman, 66 Beaver (17008).

W 9TH ST, n s, 75 e Court, tank in factory; \$3,500; (o) Doehler Die Casting Co., premises; (a) Edwin H. Thatcher, 60 Park av (—).

E 18TH ST, 1353, e s, 252 1 1/2 s Av M, ext & int alts in 2-sty fr 2-fam dwg; \$2,000; (o) Gaetano Palumbo, premises; (o) Vespucci Petrone, 67 W 44th, N Y (16882).

60TH ST, 1048, s s, 300 e 11th av, ext, st frt & int alts in 2-sty fr store and 2-fam dwg; \$8,000; (o) Henry Moscola, 1221 60th st; Adolph Goldberg, 164 Montague st (16964).

72D st, 216-8, s s, 110 e Ridge Blvd, ext & int & plbg 3-sty fr 2 fam dwg; \$4,000; (o) Mrs. Florence Kirk, 279 73d; (a) John C. Wandell Co., 425 86th (17600).

83D ST, 2372, s s, 60 n 24 av, ext, 2 1/2-sty fr 2-fam dwg; \$2,000 (o) Jos. Monte, premises; (a) Fred B. McDuffee, 65 Clifton pl (16772).

DRIGGS AV, 742, w s, 19.3 s South 2d st, st frts, 3-sty bk store & 2-fam dwg; \$1,800; (o) Jacob Lewis, 586 Bedford av; (a) Hy. M. Entlich, 413 South 5th st (16817).

DRIGGS AV, 740, s w c South 2d, str frts, int alts & plumbing in 3-sty bk store & 2-fam dwg; \$1,800; (o & a) same as above.

GLENMORE AV, 532, s w c Van Sicklen av, ext, int alts and plumbing in 2-sty fr store and 2-fam dwg; \$2,500; (o) John Kopf, premises; (a) Louis F. Schellinger, 167 Van Sicklen av (16999).

GREENE AV, 611, n s, 125 e Tompkins av, ext & int alts, 3-sty fr, store & 2-fam dwg; \$3,000; (o) Julius Held, 26 Court st; (a) Abraham Brook, 26 Court st (16859).

KNICKERBOCKER AV, 355, e s, 25 n Stockholm st, str frt, exterior & int, 3-sty bk stores; \$3,000; (o) Julius Kahn, 353 Knickerbocker av; (a) Harry Dorf, 614 Kosciusko st (17384).

RIDGE BLVD, 7431, 23 n e c 75th st, ext & int alts & plumbing, 2 1/2-sty fr 1-fam dwg; \$7,500; (o) Earl H. Mayne, M.D., 137 Bay 17th st; (a) Slee & Bryson, 154 Montague st (16801).

WASHINGTON AV, 750-54, w s, 30 s Park pl, str frt, int & pl 2-4-sty bk stores & tnt dwg; \$6,000; (o) Frank J. Lyons, 404 Park pl; (a) Scott & Prescott, 34 E 23, N. Y. (17363).

Queens

LONG ISLAND CITY.—Hallett st, n w c Astoria av, new store front, int & ext, alt to store & dwg; \$3,000; (o) Mrs. James Growney, 100 Henry st, Passaic, N. J.; (a) Richard Lukowsky 49 Stevens st, L. I. City (1846).

LONG ISLAND CITY.—Ridge st, 72, raise bldg, build new foundation, 25x40, concrete, for tenement; \$1,400; (o) D. D. Giordano, premises (1876).

SPRINGFIELD.—Merrick rd, e s, 258 s Boom st, raise roof 2-sty, peak roof, of dwg; \$1,200; (o) H. O. Puff, Springfield (1892).

WINFIELD.—Worthington st, w s, 555 n Woodside av, 2-sty fr ext, 16x11, rear, shingle roof, change from flat to peak roof, int alt to provide for additional rooms, int alt to dwg; \$3,800; (o) Alois Havel, 37 Worthington st, Winfield; (a) Chas. Hajek, 65 Forest st, Winfield (1877).

WOODHAVEN.—129th st, w s, 565 n Metropolitan av, plumbing in dwg; \$100; (o) Chas. Cadeno, prem (1458).

WOODHAVEN.—Emerald st, 1128, plumbing in dwg; \$50; (o) Wm. Ulrig, prem (1494).

WOODHAVEN.—78th st, w s, 275 s 88 av, plumbing in dwg; \$50; (o) John Columbia, prem (1514).

Richmond

CONCORD.—Cor Clove & Targee st, build 1-sty fr store, 9x22, to present 1-sty fr dwg; \$1,000; (o) John Harke, 1841 Clove av, Concord, N. Y.; (b) Chas. F. Lange, 229 Broad st, Stapleton, N. Y. (555).

MARINERS HARBOR.—Harbor rd, alt Sunday school rooms; \$6,000; (o) Sommerfield M. E. Church, Harbor rd, Mariners Harbor; (a) Louis Larsen, 95 Egbert av, Port Richmond; (m) H. Hermansen, 340 Oakland av, West New Brighton; (c) archt (—).

MIDLAND BEACH.—Midland av, 582, front ext 2 stys high, removal of existing 1st fr partitions, 1st fr altered into a store, ext 16x18, to 2-sty fr dwg, 18x44; \$3,000; (o) Simon Miller, 303 W 28, N. Y. City; (b) Rudolf R. Feni, 2d st cor Lincoln av, Midland Beach, N. Y. (543).

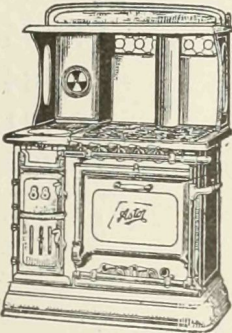
NEW BRIGHTON.—Jersey st, 204-6, lower floor 5 ft. 4 ins. & build two str to 3-sty bk dwg & str, 34x45; \$1,000; (o) Joseph Rivken, 200 Jersey, West New Brighton; (b) Block & Usian, Oxford pl, New Brighton (371).

NEW BRIGHTON.—Jersey st, ws, 25 n Stanley av, replacing wooden girders by steel girders resting on brick piers, new store fronts, new cornices & windows, new metal ceiling in 3-sty stores & dwg, 23x24; \$1,500; (o) Joseph Goldberg, 1036 Intervale av, N. Y. City; (b) Usian & Block, Oxford pl, New Brighton, N. Y. (534).

STAPLETON.—Roff st, 3, add ext, 19 1/2x24 to rear of present bldg, replace old flat roof with new hip roof to present 2-sty fr dwg, 19.2x22; \$1,500; (o) A. Gardella & J. Garbarini, 3 Roff st, Stapleton, N. Y.; (b) A. Peirdno, 282 9 av, N. Y. City (546).

STAPLETON.—Water st, 111, alter middle of 1st sty for refrigerator room, new 8-in bk wall, 1-sty, removing ice house in 2-sty fr shop & res, 22.6x36; \$11,000; (o) C. Dinkel, 111 Water st, Stapleton, N. Y.; (b) C. Lange, Broad st (551).

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Analysis of Construction Projects

First 6 Months 1922

($\frac{3}{4}$ of Total Construction in U. S.)

Built by	No. Projects	Cost
Architect and Contractor	14,685	\$ 809,736,800
Architect without Contractor	6,484	265,729,200
Contractor without Architect	20,481	472,076,800
Without Architect or Contractor	10,797	143,441,400
Total	52,447	\$1,690,984,200

Figures tabulated from Dodge Reports

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MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

OCT. 19.

72D ST, 399 E; Julius Oehrlein—Pelroc Realty Corp & Sherman Square Constn Corpn (66) 431.25
EAST BROADWAY, 236; Lily Basner—James G Blaine Realty Corp & Jacob Siegel (67) 301.86
163D ST, 549 W; Peerless Roofing & Constn Co—Steinfeld Realty Corp & Harry N Steinfeld (68) 15.00
139TH ST, 313 W; Adolph Liroff—Lula Fielde (69) 87.55
44TH ST, 110 W; Adolph Liroff—Teresa Risetto & Bartholomew A Risetto (70) 30.00
5TH AV, 1323; Anderson Brick & Supply Co—Gold & Gold & Gerry Rottella (71) 450.45

OCT. 20.

1ST av, 1344-6; Geo H Storm & Co—Pelros Realty Corp; Sherman Sq Construction Corpn (72) 864.05
29TH ST, 308-10 E; Manhattan Roofing Co—Rachele Bonanno; Chas S Bonanno (73) 200.00
35TH ST, 334 E; Moucha & Quelch, Inc—Iago Realty Corp; Bachman & Wells (74) 321.17
57TH ST, 149 E; Adolph C Gmelin—John J Dillon; George Stepat & Jno T Fitzgerald (75) 467.00
55TH ST, 16 W; Israel Swirsky—Gertrude I Bergoff; John Warshawsky (renewal) (76) 194.21
BOWERY, 14; Joseph Cohen—Morris Kulok; Isaac Lustgarten & Ah Ghin (77) 285.00
LEXINGTON AV, 1861; Philip Lieberman—Dwight C Harris; Louis Gorkin, Jacob Glickman & Israel Wolvick (78) 1,973.00
BROADWAY, nec 74th, 56.10x149.6; Central Sheet Metal Works, Inc—201 West 74th St Corp; Twenty One Twenty Broadway Corpn (79) 2,200.00
9TH AV, 562; Adolph Weiss—Mantle Realty Co; Benjamin Clapman (80) 425.00
75TH ST E, ns, 228.4 w 1 av, 28.4x 102.2; Michael A Cardo—Max Acker; Arthur Guarino (81) 75.00
GRAND ST, 50; David H Bair—Carneval Realty Corp; Chas & Louis C Russo (82) 823.66
7TH AV, 431; Eastern Construction Co—431 7th Ave Corp; Hugh G Miller (83) 1,500.00

OCT. 23.

PARK AV, 1812; Cohen & Shansky—Hester A Booth, Joseph Tarr, Alex Kaminsky & Travelers Lunch & Restaurant Co (84) 2,300.00
BOWERY, 295; Louis Berliant—Brooklyn Jobbing House, Inc—Maxis Engineering & Constn Co (85) 475.00
48TH st, 60 W; Sam Basile—Isaac Schiff & L M Kurlauchik (86) 235.00
GRAND ST, 46; Peyton M Hughes—Philip J Knobloch (87) 700.00
1ST AV, 333; Louis Berkowitz—Morris Meyer (88) 1,037.15

OCT. 24.

116TH ST, 11-13 W; Atlas Art Metal Iron Works Co—Manfried Amusement Co, Samuel Friedman, Philip Lieberman, Samuel Levine & Simon Hanau (89) 10,700.00
26TH ST, 205-7 W; Schor Contracting Co—Catherine Stewart & S & M Fur Co (90) 480.41
PARK AV, 1812; Chas Jacobson—Hester A Booth et al & Cohen & Shansky (91) 320.00

OCT. 25.

116TH ST, 11 & 13 W; Bernard Holl—Manfried Amusement Co; Atlas Art Metal Works (92) 553.50
23D ST, 162 E; Barnett Appelbaum—Polish-American Investment Constn Co; Aberdeen Contracting Co (93) 325.00
LEXINGTON AV, 653; Barnett Appelbaum—Estate of Henry Morse; Aberdeen Contracting Co (94) 925.00
23D ST, 54 W; Tide Water Roofing Co—Annie Gould; Acme Realty Co (95) 585.44

Bronx

OCT. 16.

CARPENTER AV, sec 233d, 25x50; Samuel Cohen et al—Arthur Rampe; Robert M Barnhalter 595.00
LOTS 119 to 127, 147, 148, 419A, blk 5117; also LOTS 5 to 8, 11 to 14, blk 5118, sec 17, tax map; Dominic Delacava—Cranford Gardens, Inc; Raskin & Lewis 392.60

INTERVALE AV, 839-61; also FOX ST, 840-6; Miscione & Ehrlich—Davis Park Realty Co; Harold Constn Co & Louis Werner 1,246.00
YOUNG AV, es, 145 n Pelham Parkway N, 25x100; Edelstein & Baer—Samuel Weinstein; Pelham Parkway Home Builders, Inc 740.00

OCT. 17.

HEWITT PL, es, 100 s Longwood av, 35x99.9; H T Crowe Co—Hewitt Rose Bldg Corp & Abraham Klein 280.00
WESTCHESTER AV, 632-8; Isidore Auster—Ebling Realty Co & Sherman Square Const Corpn 200.00
JESSUP AV, 1564-6; R A Belmont & Co—David Broadwin & Henry C Zinn, Inc 364.50
204TH ST, 310-12 E; Robt H Corbetta—John Watson & R M Burkhalter 230.00
JESSUP AV, 1564-6; Abraham J Tetefsky—David Broadwin & Henry C Zinn, Inc 600.00
CRANFORD AV, 817-37; Jacob Gorin—Cranford Gardens, Inc & Raskin & Lewis 144.00
KELLY ST, swc 167th, 90x100; Morris Marks—Weingold Realty & Const Co 822.00
HUGHES AV, 2027; Hinkle Iron Co—Vincenzo Apuuzzo & Louis Brooks 255.00

OCT. 18.

RAINBRIDGE AV, ws, 22.4 s 212th, 50 x103.5; Frank Zambetti—Jane L Bianchi 3,120.60

OCT. 19.

BUSH ST, 218; Samuel Losen—Naphthely Kemelman 711.95
SAME PROP; Roland J Keesing—Naphthely Kemelman & Samuel Losen 275.00
TREMONT AV, 792 E; Max Baliks Sons—Levine & Klar & H J Newman 290.00
BRONXWOOD AV, es, 200 s Duncan st, 25x200; Larkin Lumber Co—John & Rose Fraoli & Vincent J Milano 255.50
RICHARDSON AV, 4385; Wanner Bros—Anton Hermansen & Fredk Holste 150.00
BRONX BLVD, ws, 242.2 n 241st, 25x 95; Joseph Rusciano—Anna & Wm Mooney & Alvin A Allison 150.00
BRONX BLVD, ws, 242.2 n 241st, 25x 95; same—Fredk Eschbach 950.00
BRONX BLVD, ws, 242.2 n 241st, 25x 95; Biase Rusciano—same 62.50
BRONX BLVD, ws, 267.2 n 241st, 25x 95; Biase Rusciano—Anna & Wm Mooney & Alvin A Allison 62.00
134TH st, 452 E; David Dworkin—Stephen O'Brien 200.00
HOFFMAN ST, 2458-60; Morris German—Petra Ruocco & Thas Sanfrontello 98.00
WHITE PLAINS AV, es, 49.5 s 240th, 51.2x95.5; Belmont Metal Co—Zerger & Ecker & Kayare Const Co 225.00
MACY PL, sec Prospect av, 100x125.5; David Mofenson et al—Cong Talm Torah Torah Moses & Meyer J Siegel 250.00

OCT. 20.

MACE AV, 655; Church E Gates & Co—Sarah A Rauch & Carl J Swenson 389.24
BRONX BLVD, ws, bet 241st & 242d, —x—; Wm J Soles—Fredk E Eschbach & A A Allison 509.35
167TH ST E, swc Kelly, 90x100; Jos Eschini—Weingold Realty & Constn Co 1,548.44
BAINBRIDGE AV, ws, 25 s Niles, 25x 100; Jos Goldstein—J Henry Sievers, Jr, & Geo Raemond 123.04

OCT. 21.

LOGAN AV, ws, 100 n Barkley av, 25 x100; James A Driscoll—Michael & Anna Griffin; Themar Bldg Corpn 565.86
167TH ST, 888 E; Sol Langer—Weingold Realty & Constn Co & Frank Weintraub 595.00

OCT. 23.

OAKLEY ST, ws, 366.3 n 218th, 50x 100; Domenico Laperuta—Louis Terminiell & James Haines, Inc 910.00
MELROSE AV, ns, whole block front between 151st & 152d, —x—; E C Hern Sons—Tyrol Realty Corpn (renewal) 7,653.97

OCT. 24.

167TH ST E, swc Kelly st, 90x100; Sol Langer—Weingold Realty & Constn Co & Frank Weintraub 515.00
MACE AV, 655; Joseph Roman—Sarah A Rauch & Carl J Swenson 145.00
PELHAM PKWAY, 1435; August Vitali—Max Fox & Arvid Johnson 250.00
SEDGWICK AV, es, 369 n 183d, 49.7x 125.3; Ames Bldg Material Co—Frank & Janet B Wheat & Westfield, Havens & Co 679.53
MATILDA AV, swc 237th, 25x100; Henry A Schroeder—Eliz Lindeman & Economy Built Homes & Lumber Co 150.00
RICHARDSON AV, ws, 75 n 238th, 25x 100; Ames Bldg Material Co—Anton Hermanson & Fredk Holste 100.00

SATISFIED MECHANICS' LIENS

Manhattan

OCT. 19.

60TH ST, 125 E; Arthur A La Porte—Joseph Litwin et al; Sept14'21 1,532.80
73D ST, 102 W; Hugo P Voss—Otto R Roeder et al; May23'22 963.88
11TH AV, 666; Yorkville Acetylen Welding & Wire Works—Wm S Dempsey Realty Co et al; Oct4'22 148.55

OCT. 20.

3D AV, 1945; Fells, Lent & Cantor, Inc—B & H Photo Play Corpn et al; Oct10'22 135.00
41ST ST, 18 E; Ralph Astrove—18 East 41st St, Inc, et al; July28'22 446.88
SAME PROP; Unity Electric Co—same; Aug15'22 346.50
35TH ST W, ss, 350 w Bway; Harrington Contracting Co—R H Macy Co et al; Aug21'22; by bond 1,128.00

OCT. 21.

MULBERRY ST, 109; Mulberry Roofing Co—Rose Pennacchio et al; June 14'20; canceled 180.00

OCT. 23.

9TH AV, 607; Rudolph Levin—Louis Lublin; Sept18'22 350.00
183D ST, 560 W; Saml Seiden, Jr, et al—Thos A Melody et al; Sept27'22 145.00

OCT. 24.

99TH ST, 260 W; Fredk R Smith—99th St Realty Corp; Apr19'22 763.15
114TH ST, 115 E; Jacob Plotkin—Julius Marcha et al; Sept28'22 500.00
50TH ST, 200 W; Fells, Lent & Cantor, Inc—Lee Shubert et al; Oct6'22 (by bond) 800.00
5TH AV, 77; Samuel Ellis—Abr Shapiro et al; Dec2'20 (vacated) 1,100.00

OCT. 25.

DIVISION ST, 241; Philip Goldstein et al—Samuel Rabinowitz; Aug31'22 255.00
110TH ST, 238 & 240 W; John Fiorentino et al—Conwall Corpn et al; Sept 25'22 750.00
111TH ST, 239 & 241 W; John Fiorentino et al—same; Sept25'22 285.00
10TH ST, 61 W; Robert J Rofrano—Elena Realty Corpn et al; June9'22 2,645.50
33D ST, 23 W; Claremont Cut Stone Works, Inc—Edgerton L Winthrop, Jr, et al; Feb1'22 1,311.00
WEST END AV, 599; Peerless Roofing & Construction Co—Frederick A Clawson et al; July19'22 72.00
S9TH ST, 300 W; David H Morris—F Arthur Clawson et al; June17'22 391.45
64TH ST, 412 E; Jan Woslowski—Rubin Sininsky et al; May19'22 554.40
WEST END AV, 215; Edw A Prah—Henry Phillips et al; Dec24'20 6,562.62

Bronx

OCT. 18.

WILLIAMSBRIDGE RD, es, 276.2 n Pierce av, 25x10; Henry G Silleck—Jos H Brink et al; Sept8'22 976.41
217TH ST E, ss, 100 e Bronxwood av, 25x100; Lanigan Bros, Inc—Lorillard Bldg Co et al; Aug25'22 108.75
PIERCE AV, nwc Yates av, 100x100; Jos Liggio—Mendel I Weissman et al; Aug14'22 570.00

OCT. 20.

PAULDING AV, ws, 125 n Rhineland av, 50x100; Jos Cardillo—Vincenzo Caruso et al; Sept23'22 2,360.00
SEDGWICK AV, es, 369 n 183d, 76.2x 125.3; Home Builders Material Co—Janey B Wheat et al; Sept27'22 1,449.01
MERRY AV, 1543; Wm C Boyle—Saml Taylor et al; Sept16'22 800.00
PROSPECT AV, 896-8; Z M Davis & Son, Inc—Gussie Bild et al; Sept20 '22 18,414.42

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