

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CIX
NO. 9 (2816)

NEW YORK, MARCH 4, 1922

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EDITORIAL

Labor Reforms Brighten Building Outlook

The outlook in the building industry, both national and local, was greatly improved when international union officials, representing the bricklayers, masons and plasterers, signed at Washington a code of reforms eliminating many of the trade abuses which for years have been prolific sources of contention. This document is destined to become historic in construction annals, as it settles several important questions and leaves the way open to harmony and prosperity for both workmen and employers. In the past building progress has been severely handicapped by disputes based upon these questions and the settlement now obtained will hasten an early return to normal conditions in the industry, along with a maximum of production, which is of paramount importance. That is, the new decree will most certainly prove of great benefit to all concerned if it is accepted in good faith and if a sincere determination to abide by its provisions is shown.

After conferences with Attorney-General Daugherty and United States District Attorney Hayward, the executive heads of the three International unions agreed to institute these reforms and signed a consent to the entry of a Federal Court decree affecting their national organizations and all of their local unions. In this action the unions represented have abandoned the tactics heretofore employed in labor disputes and have apparently decided to co-operate with capital in an effort to end the grave housing shortage without further delay. These trades, by their far-sighted policy in this respect, are deserving of the highest commendation. Their action will exert a salutary influence upon other important building trade organizations which are still operating under a schedule of union rules and regulations detrimental to an early return to normalcy in the construction industry.

The Washington agreement follows in its fundamentals the one made last year with the Lockwood Committee by local unions. It removes the limit of productive capacity of the individual workman and gives to the employer the right to purchase his building materials wherever and from whomever he pleases, whether those materials are union-made or not. The agreement also abolishes favoritism by organized labor toward trade organizations or contractors' associations and it furthermore forbids labor organizations from being used by material manufacturers and dealers, contractors and sub-contractors as instruments for the collection of debts or the enforced payment of disputed claims.

The new agreement brings about an understanding between building labor and employers at a time when conditions are growing more favorable for the resumption of building on a gigantic scale. Locally the construction industry is on the eve of one of the most active building seasons ever known. Prior to the announcement of this agreement building interests had expressed grave doubts as to the attitude of labor regarding certain well-established trade abuses which have hampered production and kept construction costs at extortionately high levels. The Wash-

ington agreement, however, removes in part the outstanding abuses and practices in three important trades long recognized as retardants, and the signatories to the consent should have the warm approval of the building fraternity for their action.

The Lockwood Committee, as the prime instigator of this effective effort to bring about a return of industrial peace, deserves a large share of the credit for the results obtained through the recent conferences between the national officers of justice and union building labor. Upon the disclosures of the pernicious trade practices brought out in evidence by Samuel Untermyer, Chief Counsel to the Committee, Col. Hayward based his investigation into union rules, regulations and practices which has now been brought to a successful conclusion.

"Reasonable Rent" Still in Doubt

It had been hoped that the decision of the Appellate Division in the case of Hall vs. Moos would establish principles that would finally resolve some of the complexities and uncertainties of the rent laws and make it possible for landlord and tenant, where the facts are conceded, to figure by a mere mathematical process the "reasonable" rent of an apartment. Unfortunately, the decision falls far short of accomplishing this much-desired result. It does settle one problem and that favorably to the contention of the landlords, viz: that "the rental should be based upon the fair percentage of profits, upon the fair valuation of the premises as though they were unencumbered by mortgages." In other words, the return must be figured on the full value of the property and not upon the owner's equity. The soundness of this cannot be doubted, as any other basis would result in gross inequalities between rentals paid by different tenants for similar accommodation.

The opinion, however, is far from clear as to the method of ascertaining and proving the "fair value" of the property. The court recognized the difficulty of this problem and criticized severely the expert evidence by which plaintiff had attempted to establish the value of the properties involved; but unfortunately supplies no solution. It states: "It is, of course, difficult to formulate an absolute rule for ascertaining the basis upon which the fair rental return to the landlord is to be calculated, at a time when a fair market value is not ascertainable." Having assumed that it is not possible to ascertain a fair market value, the court suggests that proof of an existing market value "before the period of abnormality set in" might be given. When this so-called period commenced, however, or whether it is now at an end, is left to the imagination.

Did values commence to be abnormal when the European War began, or when we entered the war, or when it was half over, or after the Armistice, or a year later? It is only the latter date which in fact marks the period of rapid advance in real estate values. Have we now reached a period of stability and normalcy, or does the court believe that we

must return to pre-war values first? If so, its opinion would be in conflict with the expert opinion of most economists.

The court says that the cost of the property when the owner purchased it or constructed the building, its assessed valuation, actual bona fide sales of similar property if any, and such other facts and circumstances as may be ascertained in a given case, should be considered in order to fix a fair value. While the learned judge who wrote the opinion quite evidently holds that the return should not be based on the amount of actual cash invested, he does not state positively that value and not original investment should be the basis of return. Proof of reproduction cost is not directly repudiated, but the criticism of the evidence offered in the instant case shows that the court did not value such proof very highly. Unfortunately, just how to prove value is left in the same state of obscurity and uncertainty as before the opinion was written, and the result will necessarily be further litigation until this question is determined.

The court discusses the allowance of 2 per cent. for depreciation and 1 per cent. for obsolescence, and, while throwing out the latter item on the ground that there was no evidence that the buildings were becoming obsolete, concedes that an allowance should be made for depreciation. The court criticizes as inadequate the proof that 2 per cent. was a proper percentage, adding "we understand that the Federal government, in the enforcement of the Income Tax Law, permits an annual loss on fireproof apartment build-

ings to the extent of 1 per cent." As a matter of fact, however, the Federal Government has uniformly allowed 2% depreciation on fireproof buildings.

The court excludes proof by expert evidence of the fair rental value of the premises on the ground that to permit such evidence would be "to permit a usurpation of the functions of the court or jury." Such evidence has been permitted in the past in rent cases and other cases where market or reasonable value is to be determined, its weight, of course, being for the consideration of the judge or jury.

Finally, the court expresses its views as to what a fair percentage of return under existing circumstances should be, and fixes 8 per cent. as the fair net return, not, however, indicating clearly whether this is intended to be a maximum or a minimum percentage.

After all, what a business man requires most in his business is certainty; an adverse but definite ruling is often less vexatious than continued indecision. The matter of renting apartments since the passage of the laws of 1920 has been involved in difficulty and surrounded by uncertainty and the reasonable landlord and tenant have tried but failed to find common ground on which to meet. It was hoped that the courts would ultimately clarify the vagueness of the rent laws; but we seem as far today as we were when the laws were passed from arriving at standards by which the reasonableness of rent can actually be tested.

Is the problem insoluble or are the courts unable to cope with it?

Lockwood Committee Gets Extension for Another Year

(Special to THE RECORD AND GUIDE)

Albany, March 2.

THE Lockwood Housing Committee has been granted an extension of life to February 1, 1923, the Assembly on Tuesday having adopted the Senate resolution to this effect. The resolution carried an appropriation of \$119,000 for the committee, and \$40,000 of this sum is intended for the committee's expenses during the current year, and \$79,000 for deficit.

Earlier in the session there was much opposition to the continued activities of the Lockwood Committee. It was pointed out that Senator Lockwood and his associates had been delving into the housing shortage over a period of three years, and many of the legislators believed the time had come to give the landlords and tenants and the courts a rest. In fact, it was generally expected when the Legislature met that the Lockwood Committee would go out of business with the filing of its report and the presentation of the various bills which are being prepared to carry out its recommendations. The members of the Legislature, however, experienced a change of view last week, and as a result the resolution to continue the committee's activities for another year passed both branches of the Legislature practically without opposition. The committee, under this resolution, retains all of the powers it has possessed heretofore, but additional powers which were sought by Chairman Lockwood and Chief Counsel Untermeyer have not been granted.

Assured by Governor Miller that the present draft of the Gibbs-McWhinney bill licensing real estate brokers and salesmen over-

comes the objections which prompted him to veto a similar measure last year, supporters of this legislation are contemplating an intensive drive to pass it before adjournment, which is set for March 17. The scope of the legislation has been confined to New York City and the up-state cities. This limitation is designed to meet the objections which Governor Miller saw last year when he vetoed a real estate brokers' license bill which was State-wide in its application. The Governor pointed out at that time that he did not believe the rural communities would be benefitted by such a law.

In addition to providing for the licensing of real estate brokers and salesmen the bill contains several punitive provisions designed to prevent splitting of commissions and other alleged sharp practices. The State Tax commission is made the administering body for the new law and the license fees are fixed as follows: First-class cities, brokers fee \$25, salesmen \$5; Second class cities, brokers fee \$15, salesmen \$3; Third class cities, brokers fee \$10, salesmen \$2. Where a corporation or co-partnership, the license issued to it shall entitle the president thereof or such other officer as shall be designated by such corporation to act as a real estate broker. Additional licenses shall be issued to the corporation for the benefit of its agents at one half the cost of the original license procured by the corporation.

The Davenport committee was given a new lease of life during the last week, after Speaker Machold had withdrawn his opposition to further appropriations for investigations.

New York's Receipts and Expenditures Each Now Exceed a Billion Dollars

COMPROLLER CRAIG'S annual report, published last Tuesday, shows that in gross receipts and expenditures New York City, for the first time in its history, passed the billion dollar mark in 1921.

The gross receipts, including all the fund transactions and those between the city treasury and the sinking funds, and vice versa aggregated \$1,243,429,411; the gross payments amounted to \$1,194,-

705,153. After eliminating all entries reflecting the transactions between funds, the annual cash receipts amounted to \$1,050,813,512, and the actual cash payments to \$1,002,089,254. The entire over- turn was considerably more than \$2,000,000,000.

The transactions for 1921 aggregated \$338,500,000 more both in income and outgo, than the gross transactions in 1920, which were greater in receipts and expenditures than the transactions in 1919 by nearly \$583,000,000.

REAL ESTATE SECTION

New Law Provides Uniform Tax Rate for All Boroughs

Amendment to Greater New York Charter Transferring Certain County Charges to the City Budget Rushed Through Legislature to Safeguard Tax Levy

BY the enactment of a bill amending the Greater New York charter in relation to county charges the tax rate throughout the five boroughs will be uniform this year. The bill was introduced in the Legislature at the instance of Comptroller Craig, and after it had passed both branches was sent to Mayor Hylan, who signed it after a public hearing, at which protests were made against it by the Real Estate Board, the Citizens' Union and the United Real Estate Owners' Association.

Before signing the bill the Governor held a hearing at which Comptroller Craig and Senator Downing appeared in support of the measure, and Stewart Browne, of the United Real Estate Owners' Association, opposed it. The latter threatened a taxpayers' action to test the legality of the measure if it was approved.

The Comptroller said the geographical and political conditions prevailing in Greater New York were different from those in other counties.

"In New York City," he said, "there is such a community of interests between the several counties comprised in the Greater City that this legislation is not only beneficial but necessary.

"There is indeed a distinction between Greater New York and up-State counties. Down there the Board of Aldermen is paid by the city at large, not by any county. We have no county treasurers, but rather a Chamberlain and a Comptroller. All the court houses in the various counties were built or reconstructed at the expense of the taxpayers in all the counties, that is in the Greater City. Our interests are identical."

The Comptroller admitted that the effect of this bill would be to increase the tax rate in Manhattan and to reduce it materially elsewhere. He said that the bill was drafted to correct what the administration believed were serious defects in the 1922-1923 tax levy. The Comptroller, in an interview on the bill, stated that the tax rate for all boroughs would probably be \$2.74 per \$100.

The Craig bill was introduced at Albany by Senator Downing following the decision by Justice May, of the Supreme Court, in which he held that the action of the Board of Aldermen in eliminating about \$280,000 from the budgets of Richmond and Bronx Counties to bring them within the constitutional limit of not to exceed two per cent of the city's personal and real estate assessments, was illegal. The items eliminated provided for the payment of salaries of certain county officials, largely judicial.

With these items remaining in the county budgets, the whole tax levy for the city, was imperilled and Comptroller Craig decided to appeal to the legislature for relief. The bill, which legalizes the transfer of county charges to the city budget, follows:

[EXPLANATION—Matter in *italics* is new; matter in brackets [] is old law to be omitted.]

Section 1. Section nine hundred and two of the Greater New York Charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one, and last amended by chapter four hundred and fifty of the laws of nineteen hundred and fourteen, is hereby amended to read as follows:

§902. In the statement submitted by the comptroller to the board of aldermen, as above provided in this chapter, he shall each year include and state specifically the sum or sums necessary to be raised to pay during the current year the salaries of the county officers and other county charges and expenses in the counties of New York, Kings, Bronx, Queens and Richmond, respectively, and the board of aldermen is hereby authorized and directed to levy upon and collect from taxable property within [each of the said counties respectively] *the city of New York as now constituted*, the sum or sums so necessary to be raised to pay the salaries of county officers and other county charges and expenses of such [county] *counties* [;]. [to the end that each of such counties shall ultimately bear and pay all expenses necessary to be incurred within the county for county as distinguished from city purposes.]

§2. Section fifteen hundred and eighty-three of the Greater New York charter is hereby amended so as to read as follows:

§1583. The salaries of all county officers in the counties of New York, Kings, Queens and Richmond shall, unless otherwise provided by law, be fixed by the board of aldermen on the recommendation of the board of estimate and apportionment, and all county charges and expenses and salaries of county officers in said counties and each of them shall be audited and paid by the department of finance out of the fund or appropriation applicable thereto, and the audit of said department in respect to such charge and expenses shall extend to the reasonableness thereof and shall be, in all respects, as full and complete as the audit of city charges and expenses provided for by section one hundred and forty-nine of this act, but nothing in this section contained shall be construed as in any way changing or modifying the provision contained in section nine hundred and two of this act. [To the effect that the sums necessary to defray the salaries of county officers and to pay county charges and expenses in said counties shall be levied and assessed upon the property of said four counties, respectively, so that each shall ultimately bear and pay all its own county charges, nor to affect the county of Queens until after the thirty-first day of December, eighteen hundred and ninety-nine.]

3. This act shall take effect immediately.

At the hearing before Mayor Hylan, representatives of the Citizens' Union protested that the bill should not be accepted for the following reasons: That it violates Article VIII, Section 10 of the State Constitution, which by clear implication requires that the tax for county purposes shall be kept distinct from the tax for City purposes; while it is said to be demanded by an emergency created by this year's budget, the operation of the bill purports to change the existing order permanently and its enactment in its present form would tend to encourage repetitions of the present situation with a view to preventing repeal or amendment next year or thereafter; it is unfair because it would make the City at large, and particularly the Borough of Manhattan, pay for the extravagances of mandatory county legislation and all counties, which need not be and is not submitted to the Mayor for approval and over which the municipal authorities have no control; it is unwise because it will effect the concealment from the public of the cost and waste of county government in this City, thereby increasing the difficulty of reducing the City budget by constitutional and legislative changes which will abolish certain county offices, consolidate others and assimilate still others to the existing municipal government and is unnecessary because the Board of Estimate can eliminate a sufficient amount of non-mandatory Richmond and Bronx County charges and City-wide appropriations to keep within the constitutional tax limit.

The Real Estate Board objected to the bill because it amended out of existing law the "one check we now have on county extravagance, which is the fact that each county pays its own expenses and the difference in borough rates of taxation is due mainly to this." Quick action on the bill by the Legislature, the Mayor and the Governor was made necessary because the Board of Alderman is obliged to fix the tax long for the year on or before March 3.

While a uniform tax rate for all boroughs does away with a great amount of confusion on the part of taxpayers the feeling of property owners generally in Manhattan and Brooklyn boroughs is that they should not be compelled to pay any share of expenses incurred by action of county officials. When the Comptroller proposed the measure to correct the 1922 tax levy so as to bring it within the constitutional limit of not to exceed two per cent. of the assessments it was understood that the bill was so drawn as to apply to the present emergency only. But the bill as passed does not limit its provisions to this year or any other fixed period, and the Comptroller's explanation of it, made at the hearing before the Governor at Albany, indicates that the city administration considers that these county charges should hereafter be carried in the general appropriations.

The statement of the Comptroller that the tax rate will be \$2.74 indicates a reduction from last year's figure.

Mr. Simon Defines Real Estate Operators' Point of View

Points Out Necessity for Thorough Knowledge of Realty Business and Duty of Spreading Correct Information About It in Y. M. C. A. Lecture Course

ROBERT E. SIMON was the speaker at the West Side Branch of the Y. M. C. A., on Fifty-seventh Street, last Tuesday evening, his topic in the lecture course on various phases of the realty business being "The Real Estate Operators' Point of View." Frank E. Perley, President of the RECORD AND GUIDE Company, presided.

Mr. Simon, in opening, said that it was rather a large contract to express the operators' viewpoint. There are as many different points of view as there are operators, he said, and as there are classes of property in which they deal. He enumerated some of the kinds of operators as the speculators, dealers, developers, auctioneers (when they have an interest in the profits beyond the fees) the semi-investors and the building loan operators, who all deal in vacant, improved and semi-improved properties, either in special localities, in a particular borough or throughout the city generally. Then there is the operator's attitude towards the seller, the buyer and the broker.

"This course," continued Mr. Simon, "is the only serious attempt I know of to definitely encourage the study of the subject of real estate. It should be encouraged and developed. The 'Realtors,' the operators and brokers as a class are not nearly sufficiently well informed. The growth and development of a city should be a matter of scientific research and study. There are theories which should be analyzed, criticised and reduced wherever possible to a basis of fact—a course in economics and psychology should be taken by every real estate man. The broker, especially, could vastly improve his methods if he learned scientifically how to approach a prospective buyer and seller. The lack of knowledge of how to study the strength or weakness of an individual and how to size up your man, has been the cause of many a lost deal.

"The trend of business, its major and minor waves, moves on through the centuries with appalling regularity, and many a failure, and even general depressions or panics, could be averted, if a proper amount of knowledge were had by a sufficiently large number of people who are willing to unselfishly use this knowledge for the benefit of the good of all. The operator especially should learn how to employ his money to best advantage. There are times when it is profitable to be active and times when it pays to look on and do little or nothing. Too much idle capital is a source of great danger and has caused the downfall of many operating companies. One must either learn to be able to keep money idle, awaiting the opportune moment for investment, or to employ it temporarily and yet keep it liquid for the same purpose.

"Buying on a basis of inflated rents, or at the peak of high building costs leads to disastrous investments. Lack of courage to take a loss is also a fault. The average merchant, banker, stock operator all take a loss much more readily and willingly than does the average real estate operator.

"Take the question of management. There is no doubt a general impression that the ownership of real estate is a source of annoyance. We have all heard the remark, 'I invest in stocks and bonds and I have no trouble.' The individual does not give real estate a fair chance. He will buy a large block of stock of a corporation, in the majority of cases, totally ignorant of its actual financial condition or the character of its management. His money is handled for him. All the complications of management and financing, of legislative interference and tax problems, affecting real estate, affect these corporations, and many more in addition. If he would invest in real estate and permit some competent agent of his own selection to take complete charge of it—to assume all the burdens, with authority to create reserves for depreciation and future financing, and account monthly, quarterly or semi-annually, and the owner give it no more attention than he does his other investments represented by securities in his box, he would find real estate no more difficult. I took occasion to look over the New York Times stock exchange list one day last week. Out of a total of 390 securities, including common and preferred stock of industrials and railroads, I found 213 quoted as paying no

dividends. I am convinced the return from real estate would compare favorably with such a showing. Intelligent moulding of public opinion would prevent much of the useless waste caused by shifting centres.

"We frequently hear uninformed people remark, 'Thirty Fourth Street is too far down town,' or 'The movement is north of 42nd Street,'" the speaker continued. "Such meaningless statements, frequently repeated and left unanswered, gain force, like a snow ball rolling down hill. Too far down town for what? What movement is north of 42nd Street?

"In the last ten years there has been more hotel accommodation built at or south of 42nd Street than north; more transportation facilities have been created south of 42nd Street than north. Taking Metropolitan New York, as bounded by Governor Miller at the Real Estate Board dinner, from Port Washington to Plainfield, and from Tottenville to White Plains, there is a greater population residing south of 42nd Street than north. The two greatest railroad terminals on Manhattan Island, are either at or below 42nd Street, and all the ferries connecting with railroads in New Jersey and the McAdoo tunnel, are south of 42nd Street. In short, the whole United States and Europe and South America enters New York South of 42nd Street.

"Fifty Seventh Street no doubt will be the street for exclusive shops, and there is room on upper Fifth Avenue and the side streets north of 42nd Street for similar uses, but that has no actual bearing on the permanency of the greatest retail shopping centre of the world, from 34th Street to 42nd Street, East and West of Fifth Avenue.

"The real estate man should make it his duty to gather the facts to prevent the spreading of these erroneous impressions. Look at the devastation of the area from 14th to 23rd Streets, which was in my opinion absolutely unnecessary. It was almost a stampede, based solely on false premises, and started by two unreasonable property owners who tried to hold up Altman's and Macy's followed by the Claffin failure.

"On 14th Street, in 1908, from actual figures taken from the building at 5th Avenue and 14th Street, stores renting in 1908, for \$10,000, during the depression on that street caused by this wholesale moving north, dropped to \$4,500, but today are back again to \$10,000, rented to the same class of tenants. Lofts in the same building in 1908, renting for \$6,000, dropped to \$4,500, and today bring \$8,000. In many cases the same tenant has occupied the space throughout these 3 periods. Buildings 25 feet wide, principally store value on 14th Street, between 5th and 6th Avenue, rented in 1911-1912 for \$7,500 net, and are now taken up at \$20,000 net. Hearn's on 14th Street stand out as a shining example of calmness and vision. They were not stampeded; they remained where they were; did not have to take a loss by scrapping their buildings, and they have been rewarded for their patience and good merchandising efforts by not only actually increasing their business 80% in volume, but also being able to sell a better grade of merchandise at better prices. Wanamaker's likewise have gone right on in the same location where A. T. Stewart did business a half a century ago, during which time McCreery's have moved from 10th Street to 23rd Street and then to 34th Street. Figures and facts as these, and other data of similar nature should be compiled and used intelligently to insure the stability of real estate.

"The same applies to the amusement centre. How many people realize that between 34th and 42nd Streets there are twelve theatres, not including the opera house, all doing business. Are they not just as accessible to the crowds using the Times Square station of 42nd Street as a theatre north of 42nd Street, and are they not nearer the Pennsylvania station? Do you believe there are many merchants or theatrical producers in the city who know how much of their trade comes to their door by automobile, or how much by other forms of transportation, and how much comes from the north

(Continued on page 265)

Coal Merchants Get Consumers' Plan for Lowering Prices

Program of New Association Aiming at Better Freight Rates and Clean Fuel Explained to Them by President Charles G. Edwards of Realty Board

PLANS of the Anthracite Coal Consumers' Association to reduce the price of fuel in this territory were discussed at the meeting of the New York State Coal Merchants' Association at the Hotel Pennsylvania last Thursday, March 2. The consumers' viewpoint was explained by Charles G. Edwards, President of the Real Estate Board of New York and a member of the Advisory Committee of the Anthracite Coal Consumers' Association. Mr. Edwards had been invited to address the coal merchants on the subject of "Preparation of Coal," but he declared that as he was not a coal man he could not go into the technical matter. He continued:

"Consumers generally feel that the price of coal is too high, the quality is very poor, and the sizes are decidedly mixed. I do not attempt to say at what stage of the production and distribution of coal there enters the excessive quantity of refuse matter and the degradation of sizes that the consumer discovers when the coal is delivered to him in his cellar, although I have been reliably informed that a piece of equipment that used to play a prominent part in the activities of the retail distributor is coming to be regarded, even by the coal man, as an article more likely to be found in a furniture store than in a coal yard—I refer to the screen. As you gentlemen are those with whom we come directly in contact, of course we look to you to assist in remedying the conditions of which the consumers complain. There are five phases of the subject demanding attention:

"First, a reduction in the freight rate. This is an effort in which it seems to me every retail coal dealer could and should promptly and heartily join for two reasons, the first to bring about a reduction in the price of the commodity to the consumer and, second, to effect an economy in his own operation, in this way: My information is that the average time over which you carry the account of the consumer, from the date of the payment of the freight bill until your bill is paid, is about sixty days. Interest on the money for that time amounts to one per cent. A reduction

in the freight rate of so little as one dollar a ton would mean a saving to the retail coal dealer, in interest charges alone, of \$10,000 on every million tons handled. Surely this is worth considering, from your viewpoint.

"The second step in the program of the Association is directed to eliminating the excessive quantity of refuse matter in all sizes of anthracite. I am informed that the theoretical standard for presence of slate and bone runs about as follows:

	Slate	Bone
Egg	2½%	2½%
Stove	3 %	4 %
Nut	5 %	5 %
Pea	8 %	

"There is apparently no standard fixed for the quantity of bone to be expected in the pea size or of either slate or bone in any of the smaller sizes. The seasonal freight rate, providing for a lower rate in summer than in winter and thus lending an additional incentive to summer storage, must have your approval and support.

"The proposal of the Association to instruct consumers in burning a scientific mixture of bituminous and anthracite coal has as its object reducing the cost of fuel, without in any way affecting your return, as I am informed that the profits you make on bituminous are equal to, if not greater than, on anthracite. I am satisfied that the enlightened coal man of today desires to see the consumer burn fuel in as an economical manner as possible. To accomplish this is the fifth and last step in the present program of the Association.

"We recognize the fact that the conditions existing are partly, if not largely, the outgrowth of neglect on the part of the consumer to demand a clean and reasonably pure product for his money and that the money paid shall be a reasonable price. Surely no retail coal man can find fault with that proposition. That is what we are contending for and is all that we are contending for. Likewise it is what we are going to get."

Mr. Simon Defines Real Estate Operators' Point of View

(Continued from page 264)

or the south of 42nd Street? Do you think many realize that while the total population of Greater New York increased in the ten years, 1910 1920, 853,165, the population of Manhattan actually decreased 47,439, while Brooklyn increased 384,005.

"The real estate operators should study conditions throughout the city. They should be in the vanguard, urging public improvement such as transit facilities, port development, zoning regulations, building and tenement house reforms. They should be the students of and authorities on all phases of the economic life of the community.

"The operators should encourage methods and legislation to protect the uninformed purchaser. Rebates to a tenant not expressed in his lease; placing a deposit on a contract of purchase and dropping it; issuing statements of income and expenses not strictly

accurate; misstatements and sharp dealing by brokers should all be vigorously discouraged. Misleading advertisements should be discouraged through the press. Auction books should be more complete and give more detailed information as to physical condition and public improvements affecting the property and the auctioneer and the seller should be held responsible for the accuracy of the information given. Mortgages sold to the public in serial bond or certificate form should be properly supervised or else abuses will accumulate and will surely lead to radical control as is now the case of the railroads.

"In short, the operators are the recognized experts, and as a group they should be the men of vision and integrity who will guard against evil conditions, which unchecked may gain strength until they reach such proportions that they may 'kill the goose that lays the golden eggs.'"

Appellate Division Upholds Murray Hill Restriction

SUPREME COURT JUSTICE GEORGE V. MULLAN'S decision prohibiting the estate of William Waldorf Astor from building a business block on the West Side of Madison Avenue between Thirty-fifth and Thirty-sixth Streets, in the restricted Murray Hill residential district, was affirmed unanimously by the Appellate Division, First Department last week.

Justice Mullan's decision held that the Board of Appeals of the City of New York had exceeded its jurisdiction in granting permission to the late Baron Astor in May, 1918, to put up a business block, and in changing the designation of the property from residential to business.

An appeal from the decision was taken to the Appellate Division

by Henry W. Taft, of Cadwalader, Wickersham & Taft, for the Farmers Loan and Trust Company, executors of the Astor Estate. John G. Milburn, of Carter, Ledyard & Millburn, for the property owners, including J. P. Morgan, contended that the action of the Board of Appeals was beyond its statutory powers.

"The proposed action of the Board of Appeals," he said, "would have resulted in a substantial change in the boundaries of a district, a matter exclusively within the jurisdiction of the Board of Estimate and Apportionment and beyond the powers of the Board of Appeals."

Counsel for the Astor estate have referred to their client the question of applying to the Appellate Division for the right to appeal to the Court of Appeals.

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Review of Real Estate Market for the Current Week

Riverside Drive, Washington Heights and the Fifth Avenue Section Were the High Spots of a Generally Good Market

DISTINGUISHING the Manhattan real estate market, this week, was the sale of the Foster mansion, on a large plot at the north corner of Riverside Drive and 102nd street. It will soon give way to two large apartment houses, as the property was bought by builders. Thus passes one more of the few remaining large plots on the lower part of the Drive undeveloped on a modern scale. The mansion was a landmark and its passing emphasizes the fact that the taxes on a large private residence, with grounds, on the Drive, nowadays, makes such a home there almost prohibitive. So many old mansions, throughout the city, are steadily passing from view that it is probable that another decade will witness very few if any remaining on Manhattan Island. The mansion of Mrs. Whitelaw Reid, on Madison avenue and the one of Mrs. Andrew Carnegie, on Carnegie Hill, are now the most conspicuous private residences in this city.

Washington Heights was prominent in the general dealing of the week. An entire block front, there, was hold for a garage site; a large corner plot in the former James Gordon Bennett tract, on Bennett avenue, changed hands, for improvement; and some elevator apartment houses in the section were bought. This lofty part of town has a steady popularity with apartment dwellers.

There were several good sales in the Fifth avenue neighborhood, one a 7-story loft building and others of lesser size.

Also, in the same section, several dwellings remodeled for business changed hands. A fine old dwelling, at 9 East 36th street, that had been in the ownership of one family for two generations, passed into the hands of an adjoining owner, to be superseded by a business building.

Medium sized apartment houses of all kinds were in fairly good demand throughout the city. Dwellings in Harlem and in the upper West Side formed an important factor in the trading. Downtown, a few small office and loft buildings were sold. There was one sale on lower Washington street, in the Syrian quarter, that would seem to give indication of a reviving activity there. The boom in that part of the city subsided more than a year ago. The latest sale was to Syrians. They are proving to be active participants in a market that was first stirred by Americans. There are many retail and wholesale merchants among the Syrians in that part of town. Greenwich Village, too, was a contributor of some good sales.

A sale that smacked of early boom days in the Bronx was that of a tract of 4 1/2 acres on Westchester avenue. It was the old Munn mansion and grounds, a relic of the suburban or rural era of the northerly borough. It sounds odd to hear of an acreage deal in the Bronx, now, whereas a decade ago many old country estates were sold that are now covered with apartment houses. It all illustrates the fact that it does not take New York City long to grow in any of its parts.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 68 as against 76 last week and 64 a year ago.

The number of sales south of 59th st was 32, as compared with 18 last week and 18 a year ago.

The number of sales north of 59th st was 35, as compared with 58 last week and 46 a year ago.

From the Bronx 36 sales at private contract were reported, as against 44 last week and 31 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 274.

Object to Proposed License Law

At a special meeting of the Brooklyn Real Estate Board, held on February 28, the members of the Board voted against the bill now in the Assembly, introduced by Mr. McWhinney as No. 1059, Introductory No. 1013, which purports to license real estate brokers and salesmen, as not meeting their ideas of a proper license bill.

It is clearly indicated that the Board is not opposed to the principle of a license bill, but a careful consideration of this bill brought out so many objectionable features that a majority of the members voted against supporting the same.

Riverside Drive Landmark Passes

One of the largest remaining unimproved plots on Riverside dr was sold this week when Harris and Albert Sokolski, builders, bought from Mrs. Bertha M. Foster the plot, 100.11x200, holding a 3-story stone detached mansion and garage, at the north corner of the Drive and 102d st.

The buyers will raze the mansion and build on the entire plot two apartment houses, one of 14 stories, on a plot 100x145 and fronting on the Drive; and one of 9 stories, on a plot 55x100, fronting on 102d st. There will be a spacious restaurant in the larger structure and the floors of both houses will be divided into 3, 4 and 5 room suites.

Big Deal in Fifth Ave. Section

A syndicate of investors, including Cornelius Hearn, Frederick W. Hearn, Edwin Weisl and Cornelius Hearn, Jr., purchased the 16-story Springs Building, 29-33 West 38th st, from J. C. & M. G. Mayer. Byrne & Bowman were the brokers. The property consists of stores and showrooms and occupies a plot 64x98.9. It was held at \$1,200,000. Weisl & Co., who are interested in the purchase, are downtown bankers.

In addition to cash above the mortgage the Messrs. Mayer took in part payment two loft buildings, one at 11 East 22d st, near Broadway, an 8-story fireproof structure on lot 26x98.9,

renting for about \$22,000 per annum, and the other at 32 West 22d st, a 6-story loft building, 32.7½x98.9, renting for \$17,000 per annum. The total considerations in the deal amount to about \$1,500,000.

J. C. & M. G. Mayer purchased the Springs Building two years ago from Max N. Natanson, who had bought it through Byrne & Bowman from Mr. Springs, the original owner. It is considered one of the best constructed buildings in the vicinity, having been built by day's work and having permanent light on either side. The sales are recorded.

Good Sale Near Fifth Avenue

James B. Speyers & Co., Inc., sold for an investor for the Excelsior Estates Co., Samuel H. Stone, president, the new 7-story mercantile building 4 East 53d st, 25x100.5. Negotiations are now under way to lease the premises. The property was held at \$300,000.

Woolworth Co. Buys on Eighth Avenue

The F. W. Woolworth Co. purchased from Edward Schnaper, an executor, 587 Eighth av, a 4-story building with stores, 24.8x100. The recorded consideration was \$70,000. They occupy No. 585, adjoining.

An Old Dwelling Sold

Mrs. S. A. Robbins sold through Frederick Fox & Co. 9 East 36th st, adjoining the northwest corner of Fifth av, a 4-story and basement brick dwelling, on a plot 31x98.9. For more than 55 years it was the home of the Robbins family. The parcel was held at \$175,000.

Astors Sell West Side Block

Estate of William Waldorf Astor sold to Henry Claman 700-718 Eighth av, the entire easterly block front from 44th to 45th st, comprising eight 3-story stone and brick flats with stores and one 4-story brick flat with stores, all on a plot 201x100.

James S. McQuillen, Herman Arns Co. and D. Kempner & Son were the brokers.

Stewart Heirs Sell Ancient Holdings

Ruland & Benjamin sold for the estate of Helen Le Roy Stewart to Salin F. Zaloom and Michael D. Kaydoah 43-45 Washington st, adjoining the northeast corner of Morris st, two old 6-story brick tenement houses with stores, on a plot 50x79.2. The parcels had been owned by the Stewart family more than 125 years. It is the first sale of the holdings in all that time.

Operator Takes Quick Profit

The 5-story home of the Actors' Equity Association at 115 West 47th st, which figured in a change of ownership 3 weeks ago, has again passed to a new owner. The sale was made by the Winter Realities, Inc., Benjamin Winter, president, which held it at \$75,000, to an investor. The building stands on a lot 20x100.5

near Sixth av, and is under lease to the Actors' Equity Association at a net annual rental of about \$6,000. Hollins C. Renton was the broker.

Mr. Winters acquired the property in part payment for the 12-story apartment house at the southwest corner of West End av and 98th st in a deal with Thomas J. McLaughlin and the Joseph Gordon Realty Co.

Overlooking Harlem Lane Park

Slawson & Hobbs sold for Otto Sinauer to the Pleasant Avenue Garage Corporation, Louis Klok, president, the vacant block front on the west side of Macombs pl, between 153d and 154th sts, a plot 228.1½x195x199.10x85. The purchaser will either close a sale on pending negotiations with the Western Auto Co. for a service station or will build at 1-story public garage on the entire plot. It is opposite Harlem Lane Park.

Sells Corner in Bennett Tract

George Steinman, Inc., sold for the Greater New York Vaudeville Theatres Corporation, B. S. Moss, president, the northeast corner of 181st st and Bennett av, adjoining the Coliseum Theatre Building, a vacant plot consisting of 4½ lots. The property was held at \$80,000. The purchaser, a well known Heights builder, will immediately erect a 6-story elevator apartment house.

Land Assembled for Hospital

Through the gift of a large sum of money by an unnamed donor, the Union Hospital of the Bronx is preparing to erect a larger home on the block front on 188th st, between Valentine and Tiebout avs, which property it completed control of last October through the State of New York. The site fronts 235 feet on 188th st and 113.6 feet on each avenue. The proposed building, plans for which are now being prepared, is to be laid out in four wings. One section will be erected at once and the others as soon as funds are obtainable.

Albert J. Schwarzer, a Bronx builder, is chairman of the building committee, and will be assisted by former Building Superintendent Robert J. Moorehead. The hospital was started in 1909. Its officers are Joseph Bostwick, president; Nathan B. Van Etten, M. D., vice-president; Gustave Starke, M. D., treasurer; and Walter M. Jackson, recording secretary.

Pasadena Apartments Sold

The 1851 Broadway Realty Corporation, capitalized at \$50,000 and having for directors D. Marks, E. Weinberger and M. Tobias, has been formed to take over of Broadway and 61st st. The property consists of a 12-story structure with stores, fronting 87.3 feet on Broadway and 81.6 feet on 61st st. A lease of the premises for 18 years and 2 months by the Pasadena Apartments Co. to the 10 West 61st Street Corporation was recorded last April.

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Sells Heights Business Corner

McDonald & Byrnes sold for Simon and J. Wolf, executors, representing the old firm of Heilner & Wolf, the northwest corner of 181st st and Audubon av, a 1-sty building containing 13 stores, on a plot fronting 100 feet on each thoroughfare, and held at \$175,000. The new owner is Donald Robertson, who has been identified with the construction of several big apartments on the heights, and owns the structure at the opposite northwest corner. He has no definite plans for the property. The stores were erected by Heilner & Wolf several years ago.

Sale of Co-operative Apartment

Douglas L. Elliman & Co. sold the stock and proprietary lease of an apartment in 863 Park av, northeast corner of 77th st, for C. S. Petrasch to Dr. Ralph Waldo Lobenstine.

An Old Downtown Parcel Sold

Estate of Caroline B. Brown sold through the Charles F. Noyes Co. to Ennis & Sinnott, operators, 222 Pearl st, a 5-sty brick mercantile building, on a lot 21.1x79.1x20.7, opposite the intersection of Platt st.

The building was built by the Brown family in 1835 and was in its ownership until this sale. It was a cash transaction.

Bronx Garage Quickly Resold

Fred Oppenheimer resold through H. White the new 1-sty brick garage covering a plot at the junction of Boone av and West Farms rd, Bronx. The building fronts 154 feet on the avenue and 101 feet on the road, with a rear width of 137 feet.

Buys Abutting Bronx Parcels

Cahn & Cahn bought from Adalena Bachmann 2946 Third av, a 3-sty frame business building with double store, on lot 25x86, through to and including 637 Bergen av, a 4-sty and basement brick double flat, on a lot 25x100.

The Third av part of this property is in the business center and practically the last of the available property to be had in that section, all of the surrounding properties having already been acquired for merchants. Goldner & Blackner were the brokers.

A Bronx Landmark Passes

George Price, as broker, sold to Benjamin Packer, for improvement, the property known as the Munn estate, on the south side of Westchester av, from Glover st to Parker st, comprising 41-3 acres, with the old family home occupied by the Munn family since Revolutionary times.

Sells Queens Acreage

L'Ecuse, Washburn & Co. sold for Clarence Rapelye to a client of Douglas L. Elliman & Co. 11 acres located just north of Jackson Heights, in Elmhurst, Queens. The purchaser will develop the property immediately.

Famous Tenor Sells Estate

Douglas L. Elliman & Co. sold for John McCormack, the well-known tenor, the estate known as "Lillydale Farm," at Noroton, Conn., consisting of 163 acres of farm and wood land, to the Highland Farm Co., of Darien, Conn., who in turn have leased the property to the Ox Ridge Hunt Club, for a long term of years. This club will lay out two polo fields, riding rings and several bridle paths. The present stables will be extensively remodeled and enlarged. The property was held at \$100,000. David Challinor represented Douglas L. Elliman & Co. in the transaction.

Columbia Mortgage Co.'s New Home

The Columbia Mortgage Company, formerly at 8 West Fortieth st, has taken possession this week of the white marble building at 4 East 43d st, midway between Fifth and Madison avs. This building, 25x68 feet, 7 stories high, faces north on 43d st, with a wide court running down the west side, which gives ample daylight on all the floors and it is expected that the floor space will be sufficient for the company for some time to come. Under the personal direction of Clarence F. Waldman, vice-president and general manager, the company has become active in the real estate, loan and mortgage business and outgrew its old offices some time ago. The officers of the Columbia Mortgage Co. are Russell B. Smith, president; Clarence F. Waldman, vice-president and general manager; W. R. Edrington, vice-president; Grafton W. Minot, secretary and treasurer, and Harold C. Marsh, assistant secretary and assistant treasurer.

MORTGAGE LOANS

Leon S. Altmayer negotiated a first mortgage of \$17,000 on the 5-sty apartment house with 2 stores at 418 East 72d st.

Charles B. Van Valen, Inc., negotiated recently \$2,000,000 in mortgage loans. The largest were: \$1,300,000 on the Commonwealth Hotel property, Broadway and 7th av, 55th to 56th st;

\$130,000 on the 5-sty building 140 West 34th st; \$350,000 on the 12-sty building 343-345 Madison av; and \$195,000 on 40 West 57th st.

Among the loans which the Franklin Savings Bank has recently made are the following: 410 West 44th st, \$8,000; 431 West 40th st, \$8,500; 2112 Honeywell av, \$17,000; 529 West 158th st, \$49,000; and the southwest corner of St. Nicholas av and 163d st, \$185,000.

Charles Heymann negotiated mortgage loans aggregating \$26,800 on a hotel and bathing houses on the Boardwalk and Beach 94th st, at Hollands, Rockaway Beach.

For the erection of a 5-sty apartment house the J. & W. Construction Co. has obtained from the City Mortgage Co. a building loan of \$100,000 on the plot, 81.3x100, on the west side of Crotona Park North, 140 feet south of 175th st.

New York Title & Mortgage Co. loaned to the Gotham Building Co., composed of Wolf Frank, Morris Frank and Joseph M. Newman, two building loans aggregating \$310,000, for the erection of two 5-sty and basement modern apartment houses, on a plot on the east side of University av, 275 feet north of 190th st, and on the same side of the same avenue, 400 feet north of 190th st, respectively.

Leon S. Altmayer negotiated a first mortgage of \$12,000 on the 5-sty apartment house with two stores at 239 East 80th st.

MANHATTAN SALES

South of 59th Street

CEDAR ST.—Charles F. Noyes Co. sold for the Takamine Commercial Corporation to the Kasebier-Chatfield Shellac Co., Inc., 7 Cedar st, a 5-sty brick office building, on a lot 21.1½x 40.11, between Pearl and William sts. It was held at \$40,000.

EAST HOUSTON ST.—Meister Builders, Inc., bought 100-106 East Houston st, two 6-sty brick tenement houses with stores, each on a plot 37.6x100, between the Bowery and Second av. They contain a total of 60 apartments and 6 stores.

WASHINGTON ST.—George W. Murray and Clifton N. Phillips, trustees, sold to Edward C. Maynard, commission merchant, the 5-sty brick loft building, 228 Washington st, on a lot 22.1x 55.10, near Barclay st. The sale is recorded.

WAVERLY PL.—D. Kempner & Son sold for the New Amsterdam Realty Co., Isadore H. Kempner, president, to Dr. S. Satine, 184 Waverly pl, southwest corner of 10th st, a 3-sty brick flat with store, on a lot 23.4x85.6.

WEST HOUSTON ST.—Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., to a client the three 2½-sty and basement brick dwellings, on a plot 69x80, at 138 to 142 West Houston st. This concludes the selling campaign conducted by this firm which resulted in the sales by them in the last few months of the entire block front of West Houston st, from Sullivan to Macdougall sts, ten parcels in all, held at \$250,000.

12TH ST.—Sophie Griese sold through the Duross Co. to Frank Francesco, 321 West 12th st, a 3-sty and basement brick dwelling, on a lot 22x62.10.

16TH ST.—Land Estates, Inc., with the New York Title and Mortgage Co., sold to an investor, 31 West 16th st, a 4-sty and basement brick dwelling, on a lot 25x92. Alterations are contemplated by the new owner.

21ST ST.—F. & G. Pfommler sold for Esther Dryer to I. Elson, 217-219 West 21st st, two 3-sty and basement brick dwellings, each on a lot 25x98.9. The buyer will improve the sites with a business building for his own use.

23D ST.—Schindler & Liebler sold for a client to the Leo House For German Catholic Emigrants, 334 West 23d st, a 4-sty and basement brown stone dwelling, on a lot 25x98.9. Philip A. Schindler is treasurer of the institution.

29TH ST.—The 15 West 29th Street Corporation, with R. Hoffman, H. Maftus and R. Haberman as directors, purchased the 4-sty and basement stone building with store, on a lot 23x 98.9, at that address, adjoining the northeast corner of Broadway.

36TH ST.—The newly formed 59-61 West 36th Street Corporation, having for directors Abraham, Alice, Isidore and Molly Stark, purchased the 4 and 5-sty buildings, with stores, on plot 45x98.9, at that address, east of Sixth av. The properties were acquired last August by Gladys K. Gleiman.

37TH ST.—Estate of George Bliss, lawyer, sold through Pierre Van Arsdale to Paul Bonwit, of the retail firm of Bonwit, Teller & Co., the 3-sty brick stable, 25.3x98.9, at 13 East 37th st. The buyer owns the two abutting parcels, 14-16 East 38th st, 50x98.9. The 11-sty Bonwit-Teller building is at the southeast corner of Fifth av and 38th st. Plans are under way to improve the combined adjoining plottages on 37th and 38th sts with a 12-sty annex to the corner building. The Bliss estate had owned the stable 50 years.

47TH ST.—Brown-Wheelock Co. sold for a client 30 West 47th st, a 4-sty and basement

stone dwelling converted to business, on a lot 20x100.5.

47TH ST.—Henry Hof sold for Terrence J. Lynch to M. Marrafeno, 133-135 East 47th st, two 3-sty and basement brownstone dwellings, on a plot 35x100.5. The buyer will remodel 135 and occupy it.

49TH ST.—The Mandel-Ehrich Corporation purchased from Anna W. Sherman, 36 East 49th st, a 4-sty and basement stone dwelling, on a lot 21.6x75.5. It adjoins the Dr. Henry H. Tyson dwelling at the southeast corner of Madison av and 49th st. The property was valued at \$90,000.

53D ST.—William B. May & Co. sold for Frederick W. Lincoln the 4-sty and basement stone dwelling, 38 West 53d st, on a lot 25x100.5. The dwelling is equipped with an elevator, and was held at \$110,000. Mr. Lincoln bought the house in 1918 through the same broker and spent considerable money in fitting it up for his use.

North of 59th Street

73D ST.—Le Roy Coventry sold for Ernest Siedler 42 West 73d st, a 4-sty and basement brick dwelling, on a lot 19.1x102.2.

74TH ST.—Estate of Frank L. Froment sold to Ashbel P. Fitch, 50 East 74th st, a 5-sty stone American basement dwelling, on a lot 20.4x102.2, between Madison and Park avs. It was held at \$90,000.

76TH ST.—J. M. Kelly & Co. sold for the Rochester Athenaeum & Mechanics Institute, of Rochester, N. Y., to James H. Cruikshank 51 West 76th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

95TH ST.—Pease & Elliman sold for Henry C. Opitz, 8 West 95th st, a 3-sty and basement stone dwelling, on a lot 16.8x100.8½.

105TH ST.—Charles S. Kohler, Inc., sold for Frieda Ellison to a buyer, for occupancy, 41 West 105th st, a 3-sty and basement stone dwelling, on a lot 16.4x100.11.

111TH ST.—I. Lincoln Seide Co. sold for the Pora Realty Corporation, 147 West 111th st, a 5-sty and basement brick apartment house, on a plot 37.6x100.11, adjoining the northeast corner of Seventh av.

111TH ST.—Morris Moore's Son sold for a client 226-228 West 111th st, a 6-sty brick elevator apartment house, on a plot 62.6x71.10. It was an all cash transaction. It is the sixth parcel sold on this block within the last month.

115TH ST.—Harry Sugarman sold for the Edcele Realty Co. 5 East 115th st, a 5-sty brick flat with store, on a lot 25x100.11, to George Solomon.

114TH ST.—John Peters sold for Gustav Reylet to George Munzh, 306 West 114th st, a 5-sty and basement brick double flat, on a lot 26x100.11.

121ST ST.—Mulvihill & Co. resold for Davis Cohen and Isaac Denberg to Mrs. Annie Martin 149 East 121st st, a 5-sty and basement brick tenement house with store, on a lot 20x78.11.

126TH ST.—Richardson estate sold to the Hudson P. Rose Co. 237-239 East 126th st, two 3-sty and basement stone dwellings, each on a lot 16.8x99.11. David S. Gerstenfeld was the broker.

126TH ST.—James H. Cruikshank resold to the Charlotte Realty Corporation 6 East 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11, adjoining the southeast corner of Fifth av.

126TH ST.—Mary Mott Low sold through J. M. Kelly & Co. to James H. Cruikshank 6 East 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11, adjoining the southeast corner of Fifth av. Shaw, Rockwell & Sanford were associate brokers.

127TH ST.—Frank Landwehr sold through Samuel A. Kelsey to James H. Cruikshank 114 West 127th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

127TH ST.—C. M. Folsom & Co. sold for the Bauman-Mark Realty Co., 122 East 127th st, a 5-sty and basement brick triple tenement house, on a lot 25x99.11.

127TH ST.—George W. Brettel & Son resold for Julius Reich to William Better 128 East 127th st, a 3-sty and basement brick dwelling, on a lot 21x99.11.

133D ST.—Hudson P. Rose Co. bought from James Lowe and Emma Jones, 64 East 133d st, a 3-sty and basement stone dwelling, on a lot 20x99.11, adjoining the southwest corner of Park av.

178TH ST.—Resale of the 5-sty brick apartment house at 663-665 West 178th st has been made by the Manport Realty Co. (I. Portman), which bought the property two weeks ago from the Rosner Realty Co. through the Wood, Dolson Co. The buyer is Agnes C. McLaughlin, who made the purchase through the J. M. Kelly Co. The house stands on a plot 50x100, adjoining the northeast corner of Broadway, and was held at \$85,000. It is arranged for 4 families on a floor and returns an annual rental of about \$15,000.

AMSTERDAM AV.—The newly completed 1-sty store and storage building, on plot 124x99.10, at the northeast corner of Amsterdam av and 155th st, has been sold by the Wallent Contracting Co., builder, to the Sanford Hold-

ing Corporation, having for Directors James J. Lantelme, Murray L. Gilman and Lillian M. Fox. It was sold subject to mortgages for \$134,500.

BROADWAY.—Charles F. Noyes Co. sold to Daniel B. Freedman, the operator, 4388 Broadway, a 4-sty apartment house with store, 25x111, near 187th st. The seller was Margaret G. O'Connell, who erected the building, and has owned the property for more than 25 years.

FIRST AV.—David Lien and Samuel D. Kilpatrick resold to Anthony Poggi 2038 First av, adjoining the northeast corner of 105th st, a 5-sty brick tenement house, containing 18 apartments and 2 stores, on a lot 25x91.

LENOX AV.—Barnett & Co. sold for a client 199 Lenox av, southwest corner of West 120th st, a 4-sty and basement stone and brick dwelling, on a lot 23x85. It is the first sale of the parcel in 30 years.

LEXINGTON AV.—Hudson P. Rose Co. purchased from the Payne estate 2150, 2152, 2154 Lexington av, three 2-sty and basement brick dwellings, each on a lot 16.8x40.

THIRD AV.—Estate of Gustav Basch sold 1960 Third av, a 4-sty stone flat with store, on a lot 25x73.

WEST END AV.—William H. Rockwood, president of the Union Square Savings Bank, sold to James H. Cruikshank 513 West End av, a 5-sty brick American basement dwelling, on a lot 16x82. William R. Ware & Co. were the brokers.

THE BRONX SALES

FOX ST.—George Steinman, Inc., sold for Samuel Schwartz 1034 Fox st, a 5-sty and basement brick 20-family apartment house, on a plot 37.5x100. The property was held at \$60,000. The purchaser is Samuel C. Steinman.

137TH ST.—Rose A. McKenna sold to Louis O. Heck 430 East 137th st, a 5-sty and basement brick flat, on a lot 25x100.

140TH ST.—Port Morris Land & Improvement Co. sold through the Cross & Brown Co. to the Prudential Iron Works the vacant plot, 75x100, on the north side of East 140th st, adjoining the New York, New Haven & Hartford Railroad. The buyer will improve the plot.

172D ST.—Frederick Misfeld sold 1010 East 172d st, a 2-sty and basement frame dwelling, on a lot 25x100.

178TH ST.—Harold L. Lewis, in conjunction with B. Mayhoff, sold for a client to M. Feinberg, 1017 East 178th st, a 5-sty and basement brick apartment house, on a plot 43x100.

180TH ST.—Edward Polak, Inc., sold for Andrew Schlenoff 612 East 180th st, a 5-sty brick apartment house with 3 stores, on a plot 40.8x112.3x34.

182D ST.—Russel F. Sammis sold to Giovanna Gaziano the vacant plot, 26.9x115.8x irregular, on the south side of East 182d st, 54.4 feet east of Belmont av.

ALEXANDER AV.—George Price sold for William Lang, 313 Alexander av, a 5-sty brick flat with store, on a lot 25x75.

BEAUMONT AV.—Angelo L. Frumento sold for Louis Astorino the southwest corner of Beaumont av and 187th st, a taxpayer containing 7 stores, on a plot 50x100.

BEDFORD PARK BOULEVARD.—Sonnenborn Co. sold for Kate Gaskell the vacant plot, 50x120, on the south side of Bedford Park Boulevard, 134 feet east of Jerome av. The seller had owned the parcel 31 years.

CONCOURSE.—Edward J. Welling, in conjunction with E. K. Van Winkle, sold for a client the northeast corner of Grand Boulevard and Concourse and 184th st, a vacant plot, 140x80. It will be improved with a 2-sty store and office building.

DECATUR AV.—Schwab & Co. sold for Nicholas Oliver to M. Beinstock 3327 Decatur av, a 2-sty and basement brick 2-family house, on a lot 28x100.

FULTON AV.—J. Clarence Davies sold for M. McMurtrie to T. H. Hoffman, 1204 Fulton av, a 2-sty and basement frame dwelling, on a lot 16.8x95.

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HULL AV.—Samuel Brenner sold to Hamilton & Stroh the vacant plot, 45x100, at the southwest corner of Hull av and 204th st. The new owners intend to improve the plot with a business building. Morton M. Green was the broker.

INDEPENDENCE AV.—J. Clarence Davies sold for Roslyn R. Fox to Paul Rosenthal the vacant plot of 10,000 square feet on the east side of Independence av through to Blackstone av, 300 feet south of 254th st, in the Riverdale section.

MACCOMBS RD.—Conrad Glaser Realty Co. sold the vacant plot, 102x100, on the east side of Macombs rd, adjoining the southeast corner of West 176th st. The buyer will erect a taxpayer, containing 10 stores, on the plot.

PARK AV.—Abraham Cohen sold to Lazarus Adler 3802-3804 Park av, northeast corner of 171st st, a 2-sty brick store building, on a plot 50x50.

THIRD AV.—George Price sold for Maria E. Gibney the northwest corner of Third av and 142d st, a 3-sty frame flat with store, on a lot 25.7x99.5.

THIRD AV.—Harry Cahn and Philip Wattenberg sold 3594 to 3598 Third av and 527 and 529 East 169th st, forming the northeast corner of the two thoroughfares, a 3-sty brick and a 1-sty brick business building with stores, on a plot 101.6x95.5, to the Reva Realty Co., Inc. Schwab & Co. were the brokers.

TINTON AV.—Lowenfeld & Prager sold to the 163d Street and Tinton Avenue Corporation, Charles I. Weinstein, president, the northwest corner of 163d st and Tinton av, 93x90. The purchaser has filed plans for a 6-sty apartment house to be built thereon. L. J. Greenberger was the broker.

VALENTINE AV.—Samuel J. Wood sold 2662-2666 Valentine av, two 5-sty and basement brick apartment houses, the first on a plot 40x67 and the second on a plot 40x71.6.

VYSE AV.—Patrick Daunt sold through Edward Polak, Inc., 1434 Vyse av, a 2-sty frame 2-family house, on a lot 25x100.

WASHINGTON AV.—Angelo L. Frumento sold for a client 2143 Washington av, a 3-sty and basement frame 3-family house, on a lot 19x145.

WEEKS AV.—C. Bertram Hubbard resold for the Rex Holding Co. to M. Tabor the northwest corner of Weeks av and 174th st, a vacant plot 100x95. It will be improved with four apartment houses.

WESTCHESTER AV.—C. Bertram Hubbard, Inc., sold for the State Bank of New York to Samuel Brenner 810-812 Westchester av, two 5-sty brick flats with stores, each on a lot 20x119, adjoining the Johnson Building. Williamson & Bryan were associate brokers.

WESTCHESTER AV.—A. H. Levy resold for Samuel Brenner the two 5-sty brick apartment houses with stores, together at 810 and 812 Westchester av, with two rear dwellings, on a plot 50x119. The buyer is a Mr. Lazar, who sold the property in 1914 to the State Bank, represented by Mr. Levy, and which last week disposed of the houses to Mr. Brenner. The rear houses originally occupied the front of the site, and when the builders bought the property several years ago they moved the dwellings to the rear of the plot and provided an entrance from the avenue.

SOUTHERN BOULEVARD.—Louis Gold & Co. bought through Jacob and Emil Leitner the northeast corner of Southern boulevard and Longwood av, a vacant plot of 7 lots. The new owners will improve it with 10 stores and motion picture theatre.

STEBBINS AV.—Meister Builders, Inc., bought through Morris Aronson 1270-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125, adjoining the corner of 169th st.

BROOKLYN SALES

BERGEN ST.—Bulkeley & Horton Co. sold for Percy H. Knowles to a buyer, for occupancy, 1209 Bergen st, a 3-sty and basement brick dwelling, on a lot 16.8x107.

BLEECKER ST.—George Wichum sold through Charles F. & Henry Werner 394 Bleecker st, a 3-family house.

LINCOLN PL.—Bulkeley & Horton Co. sold for F. A. Griffiths to a buyer, for occupancy, 1092 Lincoln pl, a 2-sty brick and stone 2-family house, on a lot 20x100.

REMSEN ST.—Sevencourt Realty Co. sold 138 Remsen st, a 3½-sty brownstone dwelling.

REMSEN ST.—Sevencourt Realty Corporation sold 134 Remsen st, a 3½-sty brownstone dwelling, between Henry and Clinton st, an old aristocratic residential block that is feeling the urge of business.

RODNEY ST.—Estate of H. B. Scholes sold 109 Rodney st, a 3-family house, on a lot 18x100.

66TH ST.—John Gagliano Co. sold for S. Eposito to John Martignetti, 1133 66th st, Borough Park, a new 2-family house, on a lot 20x100.

83D ST.—Meister Builders, Inc., bought 1664 83d st, Dyker Heights, a 2-sty brick dwelling, on a lot 16.8x50.

84TH ST.—Frank A. Seaver sold the new 2-family house at 447 84th st for the Sydmac Engineering and Construction Co. to a client for occupancy.

WARREN ST.—Fitzherbert Howell sold for Morris Walikoff 547 Warren st, a 4-sty apartment house, on a lot 25x99.11.

EAST 9TH ST.—Knox Realty Co. sold for the Kingsway Development Corporation 1851 East 9th st, a stucco dwelling.

EAST 21ST ST.—Knox Realty Co. sold for Lavinia Porteus to a buyer, for occupancy, 891 East 21st st, a frame dwelling.

EAST 89TH ST.—Realty Associates sold to Weymar Homes, Inc., the vacant plot, 113.4x100, on the north side of East 89th st, 120 feet west of Av L, in the Canarsie section, which the purchaser will immediately improve with 2-sty frame detached tax exempt dwellings.

SOUTH 1ST ST.—American Bureau of Real Estate sold for Mollie Cohen to Louis Goldberg 289-291 South 1st st, Williamsburg, a 6-sty brick tenement house with stores, at the northwest corner of Marcy av. George Ganzle was associate broker.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Hagop Melkonian and another 1161 Flatbush av, southwest corner of Vanderveer pl, a 3-sty brick and stone apartment house, on a lot 22.6x110.

LEE AV.—Dr. William T. Koerner sold 161 Lee av, southwest corner of Penn st, a 3-sty apartment house with store, on a lot 20x80.

AV N.—Nicholas Lopard sold for the Lopard Building Corporation the vacant plot, 120x100, on the south side of Av N, between East 7th and East 8th sts, to a Brooklyn builder, who will erect stucco 2-family houses.

AV P.—William Liss, Inc., sold for the Sparago Construction Co. the new 2-family detached stucco house, on a plot 40x100, with a double garage, on the south side of Av P, 40 feet west of East 9th st, to M. Feinstein, who will occupy. The property was held at \$20,000.

NEW UTRECHT AV.—Meister Builders, Inc., sold to Lucia Magnotta, 7411 New Utrecht av, a 2-sty business building, on a lot 22x80x irregular.

NOSTRAND AV.—Charles G. Reynolds sold through the McInerney-Klinck Realty Co. 571 Nostrand av, adjoining the northeast corner of Pacific st, a 3-sty brick and stone flat with store, on a lot 20x100.

SIXTH AV.—Realty Associates sold to B. S. Dennis 6736 Sixth av, a new 2½-sty brick and stucco dwelling, with garage, in the Bay Ridge section.

SURF AV.—Anticipating future needs, the Bank of Coney Island has purchased the property of Theresa Strube on Surf av, adjacent to the bank's present building. The price paid for the parcel is more than \$150,000. The deal was negotiated by William J. Ward, president of the bank, and Mrs. Strube. The property is "L" shaped. It has a frontage of 70 feet on Surf av, and runs back a depth of 100 feet. Then it runs westerly, or parallel with Surf av, for 95 feet. There is a frontage abutting Thompson's walk of 25 feet.

Loans \$6,000,000 on Bond and Mortgage

The Metropolitan Life Insurance Company on Wednesday authorized loans of about six million dollars on bond and mortgage. Of this about two and three-quarter million dollars were for housing. Loans amounting to \$1,780,000 were made on one hundred dwellings and sixty-eight apartments in New York City to provide for six hundred and eight families.

Among these loans sixty-eight were in Astoria, Queens County. They were for three-story, six-family houses to accommodate 408 families, the loans amounting to \$952,000.

In the Mapleton section of Brooklyn there were authorized thirty-five loans of \$7,500 each and two of \$8,000, amounting to \$278,500. They are to assist in financing semi-detached, two-family brick dwellings, twenty by sixty-three feet, each containing six and seven rooms and built on lots 25 by 100 feet. They included also ten loans at \$7,250 each in the Borough Park Section of Brooklyn, or semi-detached, two-family houses similar to those in the Mapleton section, and in the Bronx there were twenty-four loans of \$8,000 for the erection of semi-detached, two-family houses in the Castle Hill section.

Housing loans outside of Greater New York numbered one hundred and sixty-two dwellings and fourteen apartment houses to accommodate 369 families. A total of \$680,000 was loaned on business buildings in Ohio, Alabama, Virginia, Tennessee, and Georgia, and over two and a half million dollars were loaned on farms in the South and West, over one million dollars of which was in Iowa, the balance in Missouri, Illinois, Georgia and Nebraska.

Announcement was made Wednesday that William S. Norton, for the past eleven years associated with the Real Estate Division of the Metropolitan Life Insurance Company, had been appointed Deputy Comptroller of the company.

JOSEPH C. SHIELDS has been made assistant secretary of the New York Title and Mortgage Co. For a number of years Mr. Shields was in the sales department of the company's main office, at 135 Broadway.

THE RESIDENCE of Samuel G. Bayne, President of the Seaboard National Bank, at Riverside dr and 108th st, is to be replaced with a 14-sty apartment house by Harris H. Uris, who bought the property recently.

GEORGE H. DENISON, who for many years was connected with the Crumshank Co., is now in charge of the real estate department of the office of John H. Scheier, architect and investor.

RECENT LEASES.

A Good Fifth Avenue Lease

S. M. Hirsch & Co. leased for John E. Henry, Jr., the store and basement at 309-311 Fifth av to Drubin's Restaurant Corporation, for a long term of years, at an approximate rental of \$350,000.

Important Lease Recorded

A 21 year lease has been recorded by the Arrow Holding Corporation, representing Frederick Brown of the Hotel Majestic, covering the block front on Central Park West, between 71st and 72d sts.

The Richbroson Hotel Co. is the lessee of the hotel, an 11-sty structure, on a plot 204.4x150. The lease calls for an annual net rental of \$200,000, beginning February 1, 1925.

Leases Hotel Alcazar

The Hotel Alcazar, a 12-sty structure, on plot 59x98.9, at 43 to 47 West 32d st, with the exception of the ground floor, has been leased by Prisant Bros. to Herman Goldie for 3 years and 2 months at a yearly rental of \$37,000.

Broadway Corner Building Leased

Schulte Cigar Stores Co. sub-leased through Tankoos, Smith & Co. to Max. L. Balene and Jacob Ruderman, operators, the 5-sty office and store building, 24.10x105.9, at 319 Broadway, northwest corner of Thomas st. The new lessees will make extensive alterations.

Astor Leases Fine Dwelling

Douglas L. Elliman & Co. leased 5 East 65th st, a 5-sty American basement dwelling, on a lot 25x100.5, for Vincent Astor to J. H. Schmelzel, who has resided for the last 50 years at 18 West 56th st. The 65th st house is directly to the rear of the Astor mansion at the corner of Fifth av, and has had but one previous tenant, Mrs. William Everard Strong, who took possession upon its completion by the late John Jacob Astor. Mrs. Strong recently leased a large apartment in the new 12-sty apartment house, 910 Fifth av, north corner of 72d st, through the same brokers.

Lease Third Avenue Corner Stores

Henry Hof leased for Emil C. Gerdes to William Steuer the store and basement in the northwest corner of Third av and 36th st; and to Nathan Halperin the store in the northwest corner of Third av and 37th st.

Leases Harlem Block Front

Goodwin & Goodwin, Inc., leased for Morris Schinasi 876 to 890 Columbus av and 102 to 108 West 104th st, being the 2-sty block front taxpayer between 103d and 104th sts, for a term of years, at an aggregate rental of \$445,000. The same brokers sold this property to Mr. Schinasi in 1907.

Lack of Words Impairs Lease

The owner of the property adjacent to the Standard Oil building leased 12 Broadway, New York, to the Standard Oil Co., for 99 years and at a quarterly rent of \$62,500, but the lease failed to state whether the rent was payable at the beginning or end of the quarter.

The owner alleged that the words "in advance" were in the original agreement, but that the Standard Oil Co. struck them out without his knowledge and he signed the lease which did not contain these words. He insisted that the court reform the lease because payment at the end of the quarter instead of in advance meant a loss of \$3,750 a year in interest, or \$371,250; in the 99 years at 6 per cent. interest compounded semi-annually, the loss would be \$1,856,250.

The owner won in the lower court, but the appellate division reversed the judgment by vote of three to two, and in an opinion by Justice Greenbaum said: "In construing the lease before us it is important to recognize the rule that the presumption is that rent is not payable until after it has been earned, and that in the absence of an express agreement to the contrary, rent is payable at the end of the term and not in advance."

ADAMS & CO. leased for Hays, Levi & Co. a floor containing 12,000 square feet in 121-131 West 19th st to Robbins & Prokesch; also for Cromwell Holding Co. a floor in 12 West 36th st to Joseph A. Meer; and for Lane Bryant a floor in 21-23 West 38th st to Siegel, Youngwitz Co.

ANCHOR CORRUGATED CONSTRUCTION CO. leased through Henry Shapiro & Co. from the owners a suite of 8 offices in the Calvert Building, northeast corner of Broadway and 41st st, for a long term of years.

CROSS & BROWN CO. leased for the Railroad Co-operative Building and Loan Association to the Lexington Radio & Electric Co., Inc., the store and basement at 39 Lexington av.

CROSS & BROWN CO., in conjunction with Schmidt & Donohue, leased for a client to the Mitchell Motor Co. the large store in the Euret building, 236 West 59th st, near Broadway.

DUROSS CO. leased for Beadleston & Woerz, 169-171 Christopher st, a 2-sty frame and a 2 1/2-sty brick building, covering a plot 44x95.3, to the Light Car Corporation, for a term of 10 years. The properties about the Beadleston & Woerz brewery.

DRISCOLL TRANSMISSION CORPORATION, of which Col. M. W. Thompson is chairman of the board, leased, for a term of years, the entire 8th floor of the fireproof building 416-422 West 33d st, owned by former Sheriff Max S. Grifenhagen, which they will use as a laboratory for the development and licensing of the Driscoll variable speed transmission. Cushman & Wakefield were the brokers. The plot was formerly in Astoria.

J. ARTHUR FISCHER leased for F. and M. Wetzler the 4-sty building 622 Lexington av, for a term of years, at an aggregate rental of \$55,000.

FREDERICK FOX & CO., INC., leased for Roswell D. Trimble and John Dove to the Specialty Confectionery & Bakery Supply Co. the 3-sty brick building 192 Third av, 23x100.

HAGGSTROM-CALLEN CO. leased to the Mohawk Rubber Co., of Akron, Ohio, the store, basement and 2d floor in 136 West 65th st, at Broadway, for a term of years, for Alfred H. Taylor. Alterations and improvements are to be made to the premises by the Mohawk Co., who will convert these premises into their salesroom, warehouse and executive offices for their Eastern division.

C. BERTRAM HUBBARD, INC., leased, in the State Bank Building, 801-15 Westchester av, space to Bortner Ladies' Tailoring Co., Pondiac Democratic Club, Palestine Foundation Fund, Joseph E. Jacobs, all leases being for a term of years. Also leased for the State Bank the store

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in 797 Westchester av, corner of 158th st, to M. Rosinek, for a term of years.

J. P. & L. A. KISSING leased for a client the following stores in the northwest corner of 104th st and Columbus av: the immediate corner, size 12x31, to the United Cigar Stores, for 20 years, at a gross rental of \$60,000; to the Great Atlantic & Pacific Tea Co. 902 Columbus av; to Michael A. J. Raggio 904-906 Columbus av; to William Fleenor 908 Columbus av.

CHARLES F. NOYES CO., in conjunction with Benjamin Wolfson, leased for Alexander Slater and William R. Altman the 5-sty brick building, 25x29.3, at 209 Duane st to Nathan Goldsmith; and with George R. Read & Co. leased the basement store of 87 Nassau st, southwest corner of Fulton st, for Robert E. Simon to A. Anderson, at an aggregate rental of \$58,875.

CHARLES F. NOYES CO. leased for the estate of William M. Leslie to the Utility Warehouse Co. the 6-sty brick building, 87 Water st, 23.5x84.7, for a term of years.

CHARLES F. NOYES CO. leased for John Arata the 10th floor of 55 William st, for a term of 3 years, to Marcos N. Bensabat; the 4th and 5th floors of 100 North Moore st for John B. Harris Co. to Bowing & Co.; the 4th floor of 32-34 Frankfort st for John V. Black to Jacob Friedman.

CHARLES F. NOYES CO. leased for E. & L. Lang to the California Trading Co. the store and basement at 120 Fulton st, at an aggregate rental of about \$30,000; also, two floors in 28 White st for Francis J. McCann to F. M. Lupton, Publisher, Inc., and a floor at 275 Water st to George R. McKay.

CHARLES F. NOYES CO. leased for the New York Life Insurance & Trust Co., as executor, to Alfred Turman 112 John st; and sub-leased for Mr. Turman the 3d and 4th floors of the building to M. A. & Jacob Orange.

CHARLES F. NOYES CO. leased for the Nestle's Food Co. the 4th floor of the Nestle building, 130-134 William st, to the Connecticut General Life Insurance Co., for a term of 6 years, at an aggregate rental of about \$75,000; also, offices for Robert E. Simon in 87 Nassau st to Abraham Schlosser, Blank, Cohen & Platzer, and Samuel Lipsky; also leased for William C. Walker Sons the store and basement at 158-160 Greene st to J. G. Braun.

GEORGE R. READ & CO. leased for Charles F. Noyes Co., agents, the entire basement of the Fulton building, 87 Nassau st, southwest corner of Fulton st, to Augusta Anderson, for a long term of years. Premises are to be used for a cafeteria.

GEORGE R. READ & CO., in conjunction with Ruland & Benjamin, leased for Harmon W. Hendricks the store and basement in 47 Cliff st, for a term of years, to Lautier Fils, of France, dealers in perfumers' raw materials and essential oils. This concern, one of the largest in France, maintains offices in Grasse, London and Bayreuth.

RICE & HILL were the brokers who leased 207 West 48th st. for the Equitable Trust Co., as trustee of the Cenci Trust, to the newly organized 207 West 48th Street Corporation, for a term of 21 years, at an aggregate rental of approximately \$126,000.

ROMAN & CALLMAN CO. leased for the estate of M. J. Breitenbach the 2-sty manufacturing building on Nott av, near Vernon av, Long Island City, with the option of purchase, to the Silk Finishing Co. of America.

ROSENBERG-COLT CO. leased for William B. Frankel & Co. and Max Dorf to Jacob Kashansky, for a term of 10 years, the store and basement in 39 East 31st st, for restaurant purposes. The aggregate rental is \$50,000.

ROSENBERG-COLT CO. leased for Samuel Hoffman the 4th floor in 13-15 West 24th st to the Pioneer Braid Co.; in the same building 2,500 square feet of the 12th floor to H. Zuckerman; for Bernstein & Wertheim 3,500 square feet in 36-42 West 24th st to Abraham Keizer & Bros., Inc.; for the Ell-Git Realty Co. floor in 29 West st to Schleker Lang Co.

ROY SCHERICK leased in the Eagle Building, 4th av. and 21st st., the entire 6th floor to Charles S. and William I. Spiegelberg, Commission Merchants and Factors, for a long term of years, at a rental aggregating \$60,000; also large space on 5th floor in same building to Westnit Sales Corporation, Woolens and Knit Fabrics. Bastine & Co. represented the owners. Also, for the Brown-Wheelock Co., the 5th floor in 140 Fifth av., southwest corner of 19th st., to Beck & Co., laces; for Charles S. and William I. Spiegelberg, the 1st floor in 141-145 Fifth av., southeast corner of 20th st., to Julius Klorgein

(Garcia Grande Cigars) for a long term of years.

SEIBERLING RUBBER CO., of Akron, O., leased the entire building, 211 West 76th st, for a term of years. This space will be used for their offices, for storage and the sale of automobile tires. Cross & Brown Co. were the brokers.

HENRY SHAPIRO & CO. leased for Kaufman, a hatter, to the L. Ross Jewelry Co. the store in 58 East 14th st, for a term of years, at an aggregate rental of \$150,000. Also leased for the Ormond Realty Co. the entire 3d floor, 75x184, in the Bedell Building, 18-22 West 18th st, to be occupied by the L. W. Sweet Co., Inc., for executive offices and showroom, for a term of 5 years, at an aggregate rental of \$60,000.

HENRY SHAPIRO & CO. leased for the Schulte Cigar Stores Co. entire 2d floor, containing about 10,000 square feet, covering the block front on 181st st, from Broadway to Wadsworth av. The lessees are Brown Bros. & Herman, and the lease is for a long term of years.

HENRY SHAPIRO & CO. leased for John Corbett to Samuel J. Brown 3199 Third av, Bronx, a 2-sty building, for a term of 21 years, at an aggregate rental of \$75,000. It is one block north of the Bronx County Court House.

HENRY SHAPIRO & CO. leased for the St. Regis Pure Food Corporation the store at 298 Fifth av to Dayan & Sutton.

HENRY SHAPIRO & CO. leased for the 218-220 West 34th Street Corporation to Goldie Bros., for a term of years, the store and basement of 218 West 34th st.

SHAW, ROCKWELL & SANFORD leased for Ida M. Kinsey the 1-sty garage, 433 to 439 East 124th st, on plot 94x100, to Carlo Simi, for a term of years.

SHAW, ROCKWELL & SANFORD leased for Louis and Samuel Beilin and Jacob Friedman the Federal Garage, at 1837-1847 Carter av, Bronx, to William J. and Edward A. Schatz, for a long term of years. The garage is 1-sty, 106x166, and is located diagonally opposite the site of the new B. S. Moss Theatre, at the southwest corner of Tremont and Webster avs.

SILVERMAN'S EXCHANGE leased the Baltic

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Auto Storage Co., station at 585 Baltic st, Brooklyn, for Silig Parter to Aist & Yalkut for a term of 10 years at an aggregate rental of \$100,000.

SILVERMAN'S EXCHANGE leased the 3-sty garage, 50x200, at 168 Dyckman st., to a client of Bardfield & Prince from the Speedway Garage, Inc., for a term of 21 years, at an aggregate rental of \$458,000. The same broker leased the garage at 436 East 108th st. from Mr. Berman to Nat Crook for a term of 10 years at an aggregate rental of \$75,000.

WILLIAM SILVERMAN leased for clients space in 126-130 West 22d st to Max Rudolph; in 41 West 24th st to Levine Bros.; in 147 West 24th st to J. W. Meyer & Co., and the Sterling Cloak Co.; 18-22 West 20th st to Max Goodstat; in 150-154 West 22d st to Maison Moderne, and in conjunction with F. & G. Pfomm the store in 10 West 28th st to Rubin Bragoff.

WILLIAM SILVERMAN leased for I. Unterberg the 19th floor in 305 Seventh av to Simon, Goodman & Lipshitz; the 4th floor in 104-8 West 27th st to the Edelsa Dress Mfg. Co., and the 9th floor in 31-7 West 27th st to Schwartz & Ehrenreich. These leases are all for a long term of years, at an aggregate rental of \$125,000.

WILLIAM SILVERMAN leased for Charles Kaye Renting Co. the 4th floor in 12-16 West 27th st to Harry H. Desmonde; also for Louis Stern the 6th floor in 7-9 West 18th st to Greenberg & Myerson; also, the 6th floor in 25-27 West 32d st to the Luby Costume Co.; and for M. Crystal the 5th floor in 31-33 East 28th st to Davidson Bros.

SPEAR & CO. leased the 2d floor in the Central Mercantile Building, containing 84,000 square feet, to Robert Reis & Co., manufacturers and distributors of underwear and kit goods. The lease is for a term of years, at an aggregate rental of \$300,000. Robert Reis & Co. will maintain their sales rooms and offices, as usual, at the northeast corner of Broadway and 19th st, but will transfer all other departments at once to the Central Mercantile Building, subletting the six floors they are giving up.

SPEAR & CO. were brokers in the lease made to the Community Service whereby that organization took the top floor, of 17,000 square feet, in the Ashland Building, southeast corner of Fourth av and 24th st, for a term of 5 years. They will move from their present offices in the Metropolitan Building May 1.

STURGIS & LYON leased for the Hanover National Bank to E. B. Smith & Co. the entire 3d floor, for a term of years, in its building, 5 Nassau st. These banking quarters have been

occupied by Hallgarten & Co. who will move May 1 to their new building at 42 Pine st.

TANKOOS, SMITH & CO. leased for the Dolfred Realty Corporation, Adolph Leibowitz, president, to Pace & Pace, for a term of years, the entire upper part of the building 52 Dey st, which the lessee will use for its printing and distributing departments.

THE CREDIT GUIDE leased through the Cruikshank Co. an additional loft in 128 White st, to be used partly for its printing purposes and for the completion of business records and statistics. It has also leased an office at the northeast corner of Chestnut and 5th sts, Philadelphia, Pa.

THE LARGE STORE, 38x100, adjoining the entrance to the Fiske Building, Broadway and 57th st, has been leased through Cross & Brown Co. to the Hunt Motor Car Co., Inc., distributors of the new Rickenbacker cars.

THE STORE on the northwest corner of Seventh av and 57th st has been leased by Birdseye, Neville & Co. to the Spa Motor Co., for a salesroom.

JULIUS TRATTNER leased for A. Santini the 1-sty taxpayer at the southeast corner of Third av and 157th st, Bronx, to M. Levinson for a term of 5 years.

HYMAN VAN BRINK leased through Pease & Elliman from the Newton Estates two stores and basements in 1692 Broadway, between 53d and 54th sts, for a term of 10 years at an aggregate rental of \$160,000.

CHARLES B. VAN VALEN, INC., and the Charles F. Noyes Co. leased the entire 14th floor in 110 William st. to Lybrand, Ross Bros. & Montgomery. The lessees are one of the largest firms of accountants and auditors in the world. The lease is for a term of years, at an aggregate rental of \$300,000. The floor taken by them has been under lease to the China, Japan & South American Trading Co., Ltd. Charles B. Van Valen, Inc., arranged a cancellation of this lease and rented that firm other quarters.

E. K. VAN WINKLE, Richard A. Scobie and Slawson & Hobbs leased for a client to Edwin G. LeCato Co., Inc., as a showroom for the sale of wall paper, the ground floor store of 152 West 72d st, for a term of years.

SIDNEY L. WARSAWER leased, for a long term of years, for David Cohen, the 4-sty building, 265 West 52d st, to Jacob Friedlander, who will occupy same for his own business.

MAURICE WERTHEIM, a broker, leased a store in the Hotel Commodore, on the Lexington av front, to the Arcadia Pastry Shop, for a term of years.

MAURICE WERTHEIM leased for the Neelar Realty Co., Nathan Hirsch, president, the entire 4th floor of the remodeled building 132 East 44th st., to Cranston Brenton.

MAURICE WERTHEIM leased, for a term of years, for the Neelar Realty Co., Nathan Hirsch, president, the store in 132 East 44th st to Alice Battenberg, for a tea room.

WHITE-GOODMAN leased the store and basement at 683 Sixth av. for Chauncey E. Horton to Horwitt & Kerrin; for the Union Square Realty Co., the top floor in 18 East 16th st to Roth Mfg. Co.; the 3d loft at 115-117 East 29th st. to Crowell Publishing Co., who were represented by Albert B. Ashforth, Inc. These leases are all for a term of years.

WHITE-GOODMAN leased the south store and basement in 867-871 Broadway for the 872 Broadway Co., Inc., to Sirkin & Sirkin; also leased the 9th loft in 7-9 East 20th st to Jacob Grossman; also leased the 4-sty building at 884 Eighth av to Wilner Bros.; and the store at 131-133 Wooster st, northwest corner of Prince st, to Galliano & Co. The above leases are all for a term of years.

WHITE-GOODMAN leased the entire building at 871 Eighth av to Thomas J. Cahill; the tenth loft at 7-9 East 20th st to T. Groman & Sons; both leases being for a term of years.

WHITE-GOODMAN leased the 8th floor in 57-59 East 11th st to Warner & Peper, Inc.; the 4-sty building 301 West 52d st to David Cross; the 2d loft in 18 East 16th st to Neuman & Smit; the above leases were all for a term of years.

WHITE-GOODMAN leased, for clients, a portion of the ground floor at 21 Union Square to the Great Atlantic Import Co.; the 1st loft at 145-147 Bowery to the National Soda Equipment Co.; for Paul R. Gordon the top floor at 5-7 East 16th st to the Reliable Mfg. House. The above leases are all for a term of years.

WHITE-GOODMAN leased for clients to H. Bamberger & Co. the 3d and 4th lofts, containing over 20,000 square feet, in 867-871 Broadway, southwest corner of 18th st; also, leased the top loft in the same building to Bloom & Mittenthal. This completes the renting of the entire building, which was formerly occupied by Klauber Bros., and recently renovated by a company to house different tenants for the floors and stores.

WILLIAM A. WHITE & SONS leased for the American Linseed Realty Corporation to the Woolen & Dress Goods Merchants' Association one-half of the second floor of 295-297 Fourth av., and for the Singer Sewing Machine Co. to Clarke, Oakes & Clarke, the 8th floor of 95 Liberty st.

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WILLIAM H. WHITING CO. leased, for clients, the 5-sty building 74 to 78 Cliff st, north-east corner of Ferry st, to J. H. Rossbach & Bros; also building 402 West Broadway south-west corner of Spring st, to Cordiano Bros; fourth loft in 47 Ferry st to Samson Rosenblatt, third loft in 71 Gold st to Sunshine Printing Co; store in 17 and 19 North Moore st to Gallagher & Asher; store in 9 Ann st to Jack Price; second loft in 16 Spruce st to Whiting Leather and Belting Co.; and first loft in 13 Dutch st to John J. Gough.

WILLIAM A. WHITE & SONS leased, for the American Trading Co., to Marwick, Mitchell Co., accountants, for a term of years, at an aggregate rental of approximately \$74,000, the 20th floor of 27 William st. The tenant has occupied its present quarters for 18 years, and it was with the idea of locating nearer the center of the financial district that it made the change.

WILLIAM A. WHITE & SONS leased for the Garland Realty Co. lofts in 39 West 4th st to the Asco Cap Co. and Samuel Brown; for Charles F. Moelich to the Electric Supply Co. the 2d loft in 363 Canal st; and to John O. Powers Co. part of the 4th floor in 50 East 42d st.

REAL ESTATE NOTES.

THE APPELLATE DIVISION of the Supreme Court has dismissed the complaint against Jules S. Bache, banker, filed by Hubert T. Parson as committee of the property of the widow of Frank W. Woolworth seeking to compel the banker to carry out a contract for the purchase of the Woolworth residence at 990 Fifth av, corner of 80th st. Mr. Bache contracted to buy it for \$460,000, but owing to encroachments impairing the marketability of the title declined to proceed and sued for recovery of \$21,410, the amount paid on the contract on account of the purchase price.

THE NEW APARTMENT HOUSE in course of construction by J. E. R. Carpenter, on Fifth av, of which Pease & Elliman were recently appointed renting agents, is at the southeast corner of 73d st, and not 72d st, as was reported. The same owner, however, built the large apartment house at the southeast corner of Fifth av and 72d st.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 19 to Feb. 27	Feb. 21 to Feb. 28
Total No.....	169	213	199	133	638	507
Assessed Value.....	\$9,047,200	\$10,082,400	.....	.....	.....	.....
No. with consideration	20	18	19	13	30	33
Consideration	\$864,300	\$1,318,900	\$241,105	\$82,539	\$271,722	\$440,762
Assessed Value.....	\$815,500	\$1,105,000	.....	.....	.....	.....
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
Total No.....	1,819	1,570	1,963	1,076	5,696	4,099
Assessed Value.....	\$138,937,150	\$87,527,650	.....	.....	.....	.....
No. with consideration	171	160	228	77	256	267
Consideration	\$8,230,608	\$11,143,176	\$1,973,089	\$491,614	\$3,469,179	\$3,403,128
Assessed Value.....	\$8,242,250	\$8,732,100	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 19 to Feb. 27	Feb. 21 to Feb. 28
Total No.....	132	176	164	92	557	430
Amount	\$2,666,623	\$4,738,548	\$1,844,019	\$711,684	\$3,651,262	\$2,825,790
To Banks & Ins. Co.	16	42	16	13	123	61
Amount	\$529,900	\$2,484,500	\$177,000	\$265,450	\$863,350	\$1,174,400
No. at 6%	104	143	145	77	529	404
Amount	\$2,057,250	\$4,359,868	\$1,714,054	\$590,271	\$3,478,962	\$2,709,906
No. at 5 1/2%	1	7	.....	4	7	15
Amount	\$20,000	\$83,300	1	\$25,350	\$46,700	\$85,900
No. at 5%	1	1	\$3,500	.....	5	2
Amount	\$75,000	\$15,000	.....	\$6,700	\$38,500	\$3,550
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	2	.....	.....	.....	.....
Amount	\$1,000	\$14,203	.....	.....	.....	.....
Interest not given.....	25	22	18	8	16	8
Amount	\$513,373	\$264,177	\$126,465	\$89,363	\$87,100	\$25,143
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
Total No.....	1,471	1,182	1,554	632	5,841	3,395
Amount	\$43,599,460	\$43,533,682	\$16,319,803	\$4,374,916	\$33,945,847	\$19,480,442
To Banks & Ins. Co.	190	205	107	26	1,133	527
Amount	\$10,074,790	\$18,516,650	\$2,169,360	\$481,150	\$9,214,870	\$5,927,164

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1
Total No.....	59	41	20	12
Amount	\$2,568,900	\$1,809,525	\$609,300	\$267,000
To Banks & Ins. Companies...	43	23	11	5
Amount	\$2,014,100	\$1,379,025	\$521,500	\$137,000
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
Total No.....	453	376	162	113
Amount	\$38,634,625	\$26,695,897	\$5,409,900	\$2,243,971
To Banks & Ins. Companies...	316	236	118	50
Amount	\$27,759,200	\$22,441,300	\$4,070,700	\$1,316,200

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1	Feb. 21 to Feb. 28	Feb. 23 to Mar. 1
New Buildings...	21	13	99	9	236	89	632	109	29	34
Cost	\$3,942,970	\$2,746,235	\$2,324,400	\$3,181,200	\$2,039,900	\$467,025	\$3,740,890	\$759,105	\$148,425	\$58,775
Alterations	\$606,950	\$365,750	\$104,950	\$28,600	\$25,000	\$80,330	.....	\$30,910	\$14,225	\$3,230
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
New Buildings...	117	89	607	120	1,689	669	2,722	645	390	183
Cost	\$23,966,820	\$11,793,685	\$18,805,660	\$6,778,720	\$18,298,340	\$8,582,400	\$16,787,485	\$3,861,406	\$1,320,785	\$324,395
Alterations	\$4,182,795	\$3,327,310	\$362,650	\$134,200	\$722,050	\$1,464,520	\$746,710	\$323,309	\$107,045	\$26,311

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BUILDING SECTION

Labor Agrees to Reform Pernicious Union Practices

Four Important Provisions, Eliminating Long-Standing Abuses in the Building Industry, Incorporated in Document Entered as Federal Court Decree

LOCAL building and allied interests are expressing satisfaction over the outcome of the conference held in Washington last week which resulted in an agreement between the Federal officers of justice and the International executive officers of three of the most important building trades, providing for the elimination of several outstanding trade abuses that for many years have been severe handicaps to building progress.

This conference was held on February 24th, at the office of the Attorney General, between representatives of the Department of Justice, including the Attorney General, Col. Guy D. Goff, Col. William Hayward, United States Attorney for the Southern District of New York; and Messrs. Podell and L'Esperance and Miss Susan Brandies, Special Counsel to the United States Attorney; and Thomas R. Preece, Vice-president; William Dobson, Secretary; Walter V. Price, Special Deputy; and Messrs. Keeling and Hugg, of Indianapolis, as counsel, representing the International Organization of Bricklayers, Masons and Plasterers, which embraces all of the local unions throughout the country, with a membership of more than 100,000 men.

This conference was the culmination of an investigation conducted by Col. Hayward and his staff of Special Assistants, covering a period of several months' work in conjunction with the Department of Justice in the investigation of building trades and the housing shortage, which has resulted in the recent indictment and conviction of large numbers of manufacturers and dealers in building materials, many of whom have paid large fines and some of whom are now serving sentences in jail.

As a result of this conference the executive heads of the union have signed and executed a consent to the entry of a court decree in the United States District Court for the Southern District of New York affecting the entire national organization and all its local unions. The decree directs that it be published by the labor organization and read to all of the local unions at their next regular meeting and be incorporated as part of the constitution of the International Union and appended thereto in the next constitution to be adopted.

Summing up the work accomplished at the conference a statement issued by the Attorney General's office declares:

"It may fairly be said that this decree incorporates a set of principles which make for independence on the part of the employer in the purchase of his materials whenever and wherever he may desire. It frees the employer from the shackles that been thrown around him by these numerous illegal restrictions as to the quantity of work to be done in a given time irrespective of whether his materials are or are not union made. On the other hand, it recognizes all the lawful aims or objects of labor unionism. It gives the individual members of the labor union an opportunity to put forth the best that is in them in the particular work that they may be doing and to give full swing to the full development of their individual capacities and ambitions. It makes for individual growth by encouraging every man to not only do his best but by doing his best to do better than has ever been done before. It frees labor unionism from the burdens and restrictions that have been imposed upon it by some trade associations and employers' organizations. Finally, and the most important, it gives the public a chance.

"Employers and employees must recognize, as does this de-

creed, that the public is a very necessary part of any arrangements they may choose to make amongst themselves, and that the public will not tolerate a state of affairs which permits of exorbitant bonuses to the employees in consideration of special privileges to the employers, all at the expense of the public. In a sentence, this decree constitutes a new bill of rights for the home builder, the rent payer, the manufacturer, and the business man who has to build.

"It is only fair to add that the reports received by the Department of Justice from all of the large cities in the investigation of the Bricklayers, Masons and Plasterers International Union have convinced the Department that the executive heads in charge of this organization have honorably and unselfishly striven to conscientiously administer the affairs of the organization for the best interests of the members of that organization. If they have made agreements which are the subject of complaint they have at least done so in the honest belief that they were serving the best interests of their membership. The Department would not have hesitated for a moment to proceed by indictment as it has done in a number of other cases in New York and Chicago and other large cities but did not feel justified to pursue that course with labor leaders who have shown every desire to co-operate with the Government in checking the abuses complained of and who have indulged in these agreements and practices not for the purpose of any personal gain but with the aims of their organization at heart. We are not dealing here with leaders of the Brindell type. On the contrary, Mr. Dobson, Mr. Preece and Mr. Price have accorded every co-operation that could be desired to the Government in eliminating all that was illegal and purifying their organization and in serving its best interests within the law.

"In the consummation of this splendid piece of constructive work the Attorney General expressed his highest appreciation to those connected, on behalf of the Government, with weeks of preparation and investigation in order that steps might be taken to prevent the practices by the degree enjoined. Too much credit cannot be given, especially to Col. Hayward and his associates in the District Attorney's office in New York, for the great part they played in the accomplishment of this work. Other proceedings are in contemplation which will add to the benefits the public will receive."

The consent decree signed in Washington last Friday became operative on Tuesday of this week when it was signed by Federal Judge Learned Hand. During the proceeding incidental to the affixing of Judge Hand's signature the spokesmen for three of the New York City locals, after an unsuccessful attempt to obtain a stay of operation, requested the court to eliminate their respective organizations from the provisions of the decree, pending further investigation of the document. This request was granted, Judge Hand giving the locals a week in which to decide whether they desire to "come in or stay out."

It was made clear by Col. Hayward and his assistants that the refusal of the three locals to become parties to the decree for the time being does not in any way exempt them from the operation of its provisions. It was further brought out that the International officials who signed the decree possessed full powers under the union by-laws to do so, binding all locals to the observance of it.

With the exception of the three locals given an additional

Federal Court Decree Called "Housing Bill of Rights"

The decree entered in the United States District Court for the Southern District of New York lays down and adopts four basic principles, as follows:

FIRST—There is to be no limit to the productive capacity of the individual workman within the working day or any other given time.

SECOND—There is to be no limit upon the right of the employers to purchase his materials wherever and whenever and from whomever he may choose, whether those materials be union made or otherwise.

THIRD—There is to be no favoritism shown by organized labor towards employers or trade associations or contractors' associations and no discriminations are to be indulged in against the independent employer who may not be a member of such an association.

FOURTH—The labor organization is not to be used or permit itself to be used by material men or contractors or sub-contractors as an instrument for the collection of debts or enforcement of the payment of alleged claims.

An explanatory statement issued by the Department of Justice in Washington declares:

"The first of these principles is directed against a vicious practice which is more or less an outgrowth of the cost-plus system which prevailed during the war period. Various local unions of this and other labor organizations have from time to time tacitly and often openly limited their men in the quantity of the work to be performed by them within a given time. Some locals have enforced the rule that a bricklayer must lay only so many bricks an hour or a mason set only a certain quantity of stone a day, and so on down the line. It is gratifying to note that the executive heads of this national labor organization have for many years condemned this practice. It is a heritage of the war-period when unscrupulous contractors operating under the cost-plus system were perfectly content to have fifty men on a job where half or one-quarter of the number could do the work. Labor has for years contended that it is not a commodity and not to be regarded as a commodity. That principle has now been incorporated in our basic law and is recognized and expressed in the first sentence of the Clayton Act.

"In line with that principle a laborer is a human being and human beings are capable of different and individual productive capacities in time, quantity and quality of work. The ambitious workman must be given a full and ample opportunity. He must not be reduced to the level of his most inferior co-worker. This decree in spirit is in hearty sympathy with all the laudable aims and ambition and with the progress which has been made by labor unions. It is directed against the abuses that have inevitably grown up. Nothing in the decree prohibits the regulation of the hours or conditions of labor. It does, however, unqualifiedly forbid any concerted effort at curtailment of production by any such limitations upon the productive capacity of the individual. In a word, it eliminates the penalizing of ability and the discouragement of efficiency.

"The second is directed against the various discriminations which have been indulged in by labor organizations engaged in the building trades whereby they sought to restrict a builder from purchasing and importing the finished materials from the sources of their production. By way of example, for many years a rule has prevailed that stone would not be set by members of this union if an employer or builder brought stone finished and dressed at the quarry and imported it to the place where it was to be used in construction work. In other words, in case of construction work in all of the larger cities of the land the labor union required that the stone be imported in the rough and dressed and finished locally by union labor.

"In addition to that various other restrictions have been imposed by labor organizations not only upon materials that were non-union made but likewise even though such materials were union made, which restrictions sought to dictate to the builder the source and the locality from which he shall purchase his materials. The effect upon the community of any such restrictions can be readily imagined.

They constitute undoubtedly one of the most potent factors for the high cost of building, the consequent shortage of housing and the enormous increases in rent that have obtained during and since the war period. Since the decision in the Duplex case and other similar cases any such restrictions are clearly illegal. They constitute a stumbling block in the path of interstate trade and commerce.

"The third is directed against a series of nation-wide abuses which have assumed various forms and aspects in the relations between organized labor and trade associations. Innumerable instances have been found in the various building trades where in consideration of some bonus or other inducement offered to the labor organization the latter would in turn agree to grant a preference or to furnish some cooperation to the trade association member as against his independent competitor.

"Take the case that arose recently in the New York District by way of example. An individual had several millions of dollars available for the erection of four hundred modest homes which he was then planning right in the vicinity of New York. He was not a member of the Tile Contractors' Association. Under the agreement, however, that then prevailed between the contractors' association and a local of this labor organization the materials had to be purchased from the same contractor who supplied the labor. This builder found himself in a position, therefore, that he could not secure the necessary labor if he made any attempt to purchase his tile other than as directed under the terms of this agreement. If he attempted to buy his tile directly from the original manufacturer at a reduced price of probably 60 to 100 per cent., the penalty would be that the local labor organization would refuse to set any such tile. As a result the four hundred homes were never built. Labor itself suffered the real loss, not only by not being employed but by not having the model homes which it was the intention of the capitalist to build. These general practices of preferences and special agreements made for the benefit of contractors' associations have grown into a veritable national system in the building trades. The inevitable effect was not only to eliminate all competition in the field involved but of necessity to increase the number of unemployed and strictly to create an unlimited monopoly in the hands of these trade associations. An independent dealer in any one of these building trades found it an impossible task to develop his business because these associations had first and oftentimes exclusive call upon the local unions.

"It is manifest that such a state of affairs is likewise one of the most potent factors in the exorbitant prices that have prevailed in building and related materials, all of which have tended to create and continue the acute shortage of housing in every large city in the land.

"The fourth strikes at what has likewise become a general practice for contractors and builders to use labor unions as an instrument for the collections of their debts. Instances have been reported to the Department from both Chicago and New York and no doubt the practice prevails in the other large cities where the labor union refused to work on the completion of a job where they had been compensated fully and had every assurance of future compensation only because some previous owner of the same building had defaulted in a payment to same material man. Oftentimes it was shown that the exaction and demands of the material man were unfounded.

"In one case in New York a collection system was used which resulted in extorting payment of the same claim two and three times over again. The contractor by virtue of this collusion with the labor unions was in the all-powerful position of exacting his full demand whether in justice he was entitled to it or not by the mere threat that the dealer could not secure the labor to complete or finish his job if he did not pay. At the same time the decree recognizes that the labor union should not be required to continue the completion of a building where its own men have not been paid. Many members of the union were the unwilling victims of such a collection system and they will welcome freedom from any such control."

week in which to subscribe to the provisions of the decree all of the New York locals affected have signed and the decree will be incorporated in their by-laws.

Architects, contractors and sub-contractors are unanimous in their opinions that the consummation of this agreement will be extremely beneficial to the building industry as a whole. Although at present only three trades are intimately affected by its provisions, there seems to be no doubt that other trades will be influenced to adopt reforms along similar lines.

In the discussions which occurred among builders this week, having for their subjects the reforms provided by the Washington agreement, frequent references were made to the evidence of pernicious and corrupt practices on the part of building

trade unions brought out by Samuel Untermyer in the hearings before the Lockwood Committee and this committee and its special counsel were accorded a large share of the credit for the beneficent results obtained by the Federal officials.

Although a large percentage of those affiliated with the building industry have not always been in accord with either the plans or the methods of the Lockwood Committee during the course of its hearings, practically all agree that in bringing out the evidence of corrupt trade practices which subsequently were taken up by Federal agents of justice, this committee and its counsel have accomplished a reform that for many years has been one of the worst phases of building trade union domination.

Substantial Increase Noted in Local Housing Projects

Residential Construction Outstanding Feature of Forthcoming Building Season
Demonstrated by F. W. Dodge Company Tabulations

SIGNS of the approaching spring building revival are seen in the increased number of new building and engineering operations that have been reported as being planned during the past projects recently announced leads to the prediction that operations week or ten days. The improvement in the number of contemplated will be started earlier than usual this year and also that the peak of activity will come during the late spring or first month of summer. The only drawback will be a shortage of materials and current reports show the local markets to be in better position than they were only a few weeks ago.

Figures tabulated by F. W. Dodge Company show that during the eighth week of 1922, architects and engineers reported work on plans for 432 new structural projects, representing a total outlay of \$26,818,000. This construction is all scheduled for locations in New York State and New Jersey, north of Trenton. Contracts awarded during the same period numbered 220 and represented an approximate total cost of \$15,634,400.

The list of 432 projects for which plans were started during the

week of February 19 to 24 inclusive was comprised of the following groups: 61 business operations such as stores, offices, lofts, commercial garages, etc., \$1,847,000; 4 educational projects, \$2,000,000; 3 hospitals and institutions, \$77,400; 19 factory and industrial buildings, \$2,106,000; 2 public buildings, \$33,000; 13 public works and public utilities, \$817,000; 2 religious and memorial buildings, \$260,000; 318 residential projects including apartments, flats and tenements and one-and two-family dwellings, \$20,815,600 and 10 social and recreational projects, \$662,000.

Among the 220 projects for which contracts were awarded during the eighth week of this year were 38 business and commercial operations of various types, \$5,952,000; 4 educational buildings, \$678,400; 2 hospitals and institutions, \$103,800; 10 factory and industrial buildings, \$1,711,300; 3 public works and public utilities, \$62,600; 4 religious and memorial structures, \$378,000; 153 residential projects including multi-family dwellings and one-and two-family houses, \$5,972,300, and 6 social and recreational operations, \$776,000.

PERSONAL AND TRADE NOTES.

J. E. R. Carpenter, architect, recently moved his offices from 681 Fifth avenue to 598 Madison avenue.

Roger H. Bullard, architect, formerly at 15 West 38th street, is now located at 4 East 53d street.

Philip Goodwin, architect, recently moved his office from 4 East 39th street to 4 East 53d street.

International Floor Machine Company announces that it is now established in larger quarters at 220 West 19th street.

Dr. William Paul Gerhard, consulting engineer and specialist in sanitary works, has moved his office to 17 West 42d street.

H. Charles Hammel, architect, 217 Glen Ridge avenue, Montclair, N. J., desires samples, catalogues and price lists of building materials and specialties.

Louis D. Kennedy, electrical contractor, announces the removal of his office and shop from 473 61st street to 6103 Fifth avenue, Brooklyn.

Rodgers & Hagerty, Inc., general contractors, have moved their offices from 103 East 125th street to the Grand Central Terminal Building.

Emil Diebitsch, Inc., general contractor, has moved his offices from 383 Madison avenue to the Grand Central Terminal Building.

Adolph Goldberg, architect, announces the removal of his office from 354 State street to 164 Montague street, Brooklyn. He desires samples and catalogues of building materials and supplies.

National Light & Electric Company has been established at 289-291 Market street, Newark, N. J., to distribute electrical supplies in the State of New Jersey. The company is under the management of A. R. Hamerslag, G. Ollendorf and H. Hirsh.

Surface Construction Co., Inc., 366-368 Gerard avenue, the Bronx, has been given the exclusive license to exploit in this country and abroad a rust proofing process used extensively by the British government during the war.

G. Richard Davis & Company, Inc., general contractors, announce the election of the following officers and directors: G. Richard Davis, president; Walter Reid, Jr., vice-president; Frank B. Barrett, vice-president; George W. Galinger, treasurer; J. LaRocque Anderson, secretary, and William F. Staab and Joseph L. Fibel, directors. The company's telephone number has been changed to Vanderbilt 0903-4-5-6-7,

owing to the necessity of increasing and rearranging its present office.

Increased Payments Invalid

The New York State Court of Appeals has declared unconstitutional the law passed by the 1920 Legislature permitting the State to pay contractors more than \$3,000,000 in excess of stipulated contracts. The law was enacted after the contractors had represented to the legislative leaders that the war had increased the cost of labor and materials beyond their anticipations at the time they made the contracts. Large sums already have been paid out to contractors on the barge canal on a like plea.

Forty Years of Electrical Service

While friends of Thomas A. Edison are still congratulating him on the occasion of his 75th anniversary, his associates in the electrical industry are planning additional honors for later in the year, for 1922 is not only the 75th anniversary of Mr. Edison's birth, but it is the fortieth anniversary of the completion by him of the beginning of New York's present electrical system.

On September 4, 1882, New York's first central station and underground system of distribution were completed and placed in operation according to plans conceived and executed by Mr. Edison. By many, this is considered Mr. Edison's greatest contribution to mankind and the principles that were laid down in the construction of that station formed the basis of similar stations all over the world. Indeed, there has been but little deviation from them in all the years that have passed.

The original generating station occupied a reconstructed brick warehouse at 255 and 257 Pearl street and supplied a distribution system serving only a square mile of territory. There were fewer than sixty customers when the current was turned on in the afternoon of September 4, 1882. Current was used only for lighting, and there were but 1,200 lamps in the customer's premises. Today the Edison system in New York supplies 296,560 customers and is used for lighting nine million lamps, for operating 688,000 horsepower in motors and for heating purposes to the extent of 12,800 kilowatts.

On the occasion of the thirty-fifth anniversary of the beginning of service, The American Scenic and Historic Preservation Society and The New York Edison Company caused to be placed on the site of the original station a bronze tablet setting forth the facts connected with this important event in electrical history.

The details of this year's observance have not yet been decided, but it is expected to arrange a commemorative celebration to take place on Sept. 4 next.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be Charles Brady, Superintendent, Manhattan Bureau of Buildings.

Federated Engineering Societies has appointed a new committee on registration of engineers. The personnel of the committee is as follows: A. S. Dwight, chairman, New York City; Gardiner S. Williams, Ann Arbor, and Philip N. Moore, St. Louis.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway, New York City.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

Associated General Contractors of America has retained Rudolph P. Miller, former Superintendent of Buildings, to make an investigation of the causes of the collapse of the Kinckerbocker Theatre.

CURRENT BUILDING OPERATIONS

PROSPECTS of greater harmony between employers and workmen in three of the most important of the building trades, brought about by the agreement entered into at Washington last week, has been the principal topic of discussion among builders and allied interest during the past week. Architects, contractors and material manufacturers and dealers all feel confident that this agreement will be of tremendous benefit to the industry as a whole and will lead to similar codes of reform in other trades.

Locally the building situation is shaping up to the satisfaction of all concerned. There is a large amount of new construction scheduled for a start during the early spring months and architects and engineers are unusually busy on plans for projects that will mature within a relatively short time. Contractors are receiving more invitations to bid than they are able to handle, and many of the jobs are very substantial propositions.

A week ago considerable doubt was expressed over the decided shortage of common brick, but the mild weather and rains of the past week have broken up the ice in the Hudson, and there is every likelihood that sufficient common brick will arrive during the next day or so to supply all immediate requirements. Other materials are available in sufficient quantities for every demand and prices are steady and no important changes have been announced.

Common Brick—Although the New York wholesale market for Hudson River common brick is entirely cleaned out at present, the last three barges having been bought in by Brooklyn dealers early this week, no anxiety about the future supply is felt, as the warm weather of the past week, assisted by the rains and fog, have opened navigation as far north as Haverstraw, and in all likelihood several barges will arrive before the end of this week. Tuesday morning a string of empty barges were towed up-river and this tow will return at once with several barges that have been loaded for some time in anticipation of the first thaw. There is every reason to expect that the New York district will be adequately supplied with common brick from up-river plants before the end of this week. As a matter of fact, there has been no real shortage in this commodity, as considerable brick has been coming into New York from both the South River and Raritan districts in New Jersey. Last week, through an error, the Record and Guide published the quotation of \$20 a thousand, New York, on Raritan

brick. The current and correct quotation on this brick is \$16.50 to \$17 a thousand, and at no time this winter has the price of Raritan brick been more than \$17 a thousand in New York.

Summary—Transactions in the North River market for common brick for the week ending Thursday, March 2, 1922. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lot alongside dock. Number of cargoes arrived, none; sales, 3. Distribution: Brooklyn, 3.

Structural Steel—Although no large tonnage orders have been booked during the past week, the local steel industry has been fairly busy and all signs point to a steady increase in the volume of commitments. Recent orders for fabricated material to be used in building operations have ranged in the neighborhood of 1,000 tons each and were mostly for apartment house projects. Several important office building projects are on the boards, and will likely be released for bids within the next week or so. There is a feeling throughout the building industry that con-

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... **\$17.00** to —
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

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

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

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries 4.25

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 \$3.50
Bronx deliveries 3.50

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)\$4.70 per bbl
Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton
Hydrate Common, in paper bags\$19.50 per ton

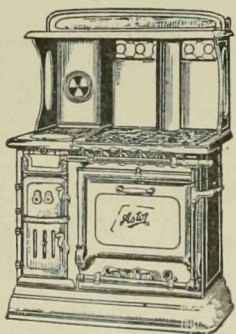
Plaster—

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

Neat Wall Cement, in cloth bags\$21.00 per ton
Brown Mortar, in cloth bags, 18.00 per ton
Lath Mortar, in cloth bags... 18.00 per ton
Finishing Plaster, in cloth bags 24.50 per ton
Rebate for returned bags, 15c. per bag
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19
3-in. (hollow) per sq. ft..... 0.17 to 0.19



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MATERIALS AND SUPPLIES

ditions are steadily improving and that during the next month or six weeks a decided change for better will have occurred. Steel prices are steady with quotations on mill shipments of fabricated material unchanged.

Builders' Hardware—The market for builders' hardware is quite active considering the period of the year and all signs point to a steady increase in demand as the spring approaches and construction improves. During the past week or so sales have dropped off to some extent, but the decline in sales is due entirely to the

inclement weather that practically stopped building for a time. Jobbers are getting their stocks in order in anticipation of an unusually heavy demand during the spring and summer months. Prices are steady and no important changes have been reported.

Electrical Supplies—Business in the local market for electrical material and supplies is fairly satisfactory, with demand steady and prices practically unchanged. There are excellent prospects that the demand will shortly increase as a vast amount of new construction is now plan-

ned for a start just as soon as weather conditions permit. Speculative building interests promise to be the most prolific source of business during the coming season if the rate plans are being prepared for multi-family houses and small dwellings is any criterion. Jobbers' stocks are fairly complete and adequate supplies of material will be available for all requirements.

Linseed Oil—The market for this commodity is very dull at present and no great improvement in conditions is anticipated until the general trade situation has undergone a change. Demand is light and confined almost entirely to small-lot orders. Buyers are making purchases only for immediate requirements and are apparently hesitating about ordering for stock until they have some assurance that prices are settled. At present linseed oil prices are firm and without change.

Cast Iron Pipe—Business is holding up in a satisfactory manner and for the most part manufacturers are well pleased with the prospects for the coming season. Although there is but little new municipal business on the books at present private buying has been active and there is considerable new business in sight. Producers are far more busy now than they were a year ago and with prospects for an early revival of building operations there is every reason for optimism. Prices are steady, with New York quotations as follows: \$47.30 per net ton for 6 in. and larger; \$52.30 for 4 in. and 5 in., and \$62.30 for 3 in.

Window Glass—Demand for both plate and window glass has slowed down to some extent during the past few weeks, but prospects are excellent for a decided improvement in business as soon as the spring building program gets underway. According to plans now in progress there will be a tremendous volume of multi-family house construction next season and speculative builders declare their operations will only be limited by a shortage of materials and labor. Dealers in window glass are optimistic regarding the future and are arranging their stocks in preparation for unusually heavy glass requirements. Prices are firm and unchanged.

Nails—The market for both cut and wire nails is slow at present owing to the recent falling off in active construction. There is considerable early spring construction in sight, however, and the demand should improve within the next few weeks. Prices are steady and no changes have been reported from the mills.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
27x48x½ in.	\$0.38 each
32x36x¼ in.	0.22 each
32x36x½ in.	0.24 each
32x36x¾ in.	0.30 each

Sand—

Delivered at job in Manhattan	\$1.80 to — per cu. yd.
Delivered at job in Bronx	1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan	\$5.00 per cu. yd.
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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.	1.88c. to 2.03c.
Beams and channels over 14 in.	1.88c. to 2.03c.
Angles, 3x2 to 6x3	1.88c. to 2.03c.
Zees and tees	1.88c. to 2.03c.

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$41.00 to \$51.00
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)	30.00 to —
Wide cargoes	33.00 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.	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak	— to \$166.00
Plain Oak	— to 136.00

Flooring:

White oak, quart'd sel.	— to \$87.50
Red oak, quart'd select.	— to 87.50
Maple No. 1	71.00 to —
Yellow pine No. 1 common flat	55.00 to —
N. C. pine flooring Norfolks	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	85%
B grade, single strength, first three brackets	85%
Grades A and B, larger than the first three brackets, single thick	85%
Double strength, A quality	85%
Double strength, B quality	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.79 to —
Less than 5 bbls.	0.82 to —

Turpentine—

Turpentines	\$0.92 to \$0.94
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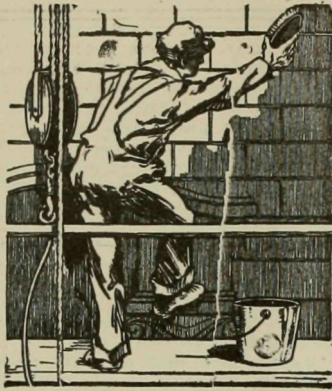
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

157TH ST.—Harold L. Young, 253 West 42d st, has plans nearing completion for a 6-sty brick and limestone elevator apartment house, 100x182 ft, in the north side of 157th st, between St. Nicholas and Edgecombe avs, for Ramsay Realty Co., David Freidberg, president, 86 West 119th st, owner and builder. Cost, \$750,000. Mason work, Barnett Friedman, 147 4th av.

10TH ST.—Josephine Wright Chapman, 46 Washington sq, has plans in progress for alterations to the 5-sty brick apartment, 28x60 ft, at 9 East 10th st for owner, care of architect. Cost, \$20,000. Architect will take bids.

27TH ST.—Harold E. Young, 253 West 42d st, has plans nearing completion for alterations to the 8-sty fireproof tenement of irregular dimensions at 39-43 East 27th st for S. & I. Holding Corp., 39 East 27th st, owner. Cost, \$20,000.

173D ST.—Springsteen & Goldhammer, 32 Union sq, have plans in progress for a 5½-sty brick apartment house, 240x97 ft, in the south side of West 173d st, 128 ft west of Washington av, for Thelma Realty Corp., Joseph Wolkenberg, president, 891 Tiffany st, owner.

BANKS.

3D AV.—Holmes & Winslow, 134 East 44th st, have plans in progress for alterations and an addition to the 2-sty brick and limestone bank, 66x105 ft, at 3230 3d av for North Side Savings Bank, John H. Borgstede, president, 3230 3d av, owner. Cost, \$150,000. Architect will take bids on general contract about April 15.

DWELLINGS.

MT. EDEN AV.—Wm. Shary, 41 Union sq, has plans in progress for a 2-sty brick dwelling, 24x60 ft, on the north side of Mt. Eden av, 45 ft north of Silyvyn av, for owner, care of architect. Cost, \$15,000. Architect will take bids.

HOTELS.

MADISON AV.—Schwartz & Gross, 347 5th av, have plans in progress for a 15-sty hotel, 200x220 ft, with apartments, on the west side of Madison av, between 85th and 86th sts, for I. Flugelman, Hotel Hamilton, 143 West 73d st, owner. Cost, \$5,000,000.

STABLES AND GARAGES.

130TH ST.—Harold L. Young, 253 West 42d st, has plans in progress for a rear addition to the 1-sty brick garage, 100x100 ft, at 513-17 West 130th st for I. Deitelbaum, 163 West 170th st, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for twenty-one 1-sty brick taxpayers, on plot 200x121 ft, at the northeast corner of Westchester av and Rogers pl, for Joseph Silverson, 103 Park av, owner and builder. Cost, \$125,000. Owner will take bids on separate contracts.

MISCELLANEOUS.

43D ST.—Ludlow & Peabody, 101 Park av, have plans in progress for an addition to the 14-sty brick and limestone newspaper building, 100x100 ft, at 217-239 West 43d st, for N. Y. Times Co., Adolph S. Ochs, president, 229 West 43d st, owner. Cost, \$865,000. Architect will take bids on general contract about May 1st.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

HAVEN AV.—Chas. B. Meyers, 32 Union sq, has completed plans for a 6-sty face brick and architectural terra cotta apartment, 99x100 ft, at 72-78 Haven av for Trio Holding Co., Inc., John H. Springer, in charge, 78 Haven av, owner. Cost, \$150,000.

163D ST.—Irving Margon and Chas. Glaser, 2806 3d av, have plans nearing completion for a 6-sty brick, limestone and terra cotta apartment house, 91x90 ft, with stores, at the northeast corner of 163d st and Tinton av for Chas. I. Weinstein, 216 West 100th st, owner. Cost, \$200,000.

171ST ST.—Chas. S. Clark and James F. Meehan, associate architects, 441 East Tremont av, have plans nearing completion for a 6-sty brick, stucco and granite apartment, 358x250 ft, on the block bounded by 171st and 172d sts, Grand Concourse and Whyte pl for Billingsley Holding Corp., Dr. Logan Billingsley, president, 1884 University av, owner. Cost, \$2,000,000.

196TH ST.—Chas. Schaefer, 394 East 150th st, has completed plans for a 5-sty brick and limestone apartment house, 50x98 ft, in the south side of 196th st, 150 ft east of Bainbridge av, for A. Ciccarone, 2659 Bainbridge av, owner. Cost, \$75,000.

VALENTINE AV.—Nathan Rotholz, 3295 Broadway, has completed plans for a 5-sty

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brick tenement, 113x105 ft, on the west side of Valentine av, 102 ft north of 196th st, for N. C. Contracting Co., Nicholas Conforti, president, 196th st and Grand Concourse, owner and builder. Cost, \$200,000.

SHERMAN AV.—Carl P. Cali, 81 East 125th st, has completed plans for two 5-sty brick and stone apartments, one 74x90 ft and one 65x86 ft, at the northeast corner of Sherman av and McClellan st for Albert J. Schwarzler, 369 East 167th st, owner and builder. Total cost, \$190,000.

HUNTS POINT AV.—Chas. Kreymborg, 2534 Marion av, has completed plans for a brick, limestone and terra cotta apartment, 158x78x174 ft, at the intersection of Hunts Point av and Coster st, for Rauch Realty Corp., Israel Rauch, president, 307 East 48th st, owner. Cost, \$120,000.

DWELLINGS.

FENTON AV.—Moore & Lendsiedel, 148th st and 3d av, have plans nearing completion for a 2-sty frame and stucco dwelling, 25x57 ft, at the southeast corner of Fenton and Astor avs for Abraham Gilman, 989 Intervale av, owner. Cost, \$10,000.

210TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 2-sty frame dwelling, 20x36 ft, at the northwest corner of 210th st and Reservoir rd for J. J. O'Kennedy, 2403 Creston av, owner. Cost, \$7,000.

STABLES AND GARAGES.

233D ST.—Kennedy & Reggs, 157 Remsen st, Brooklyn, have completed plans for a 1-sty brick garage, 141x63 ft, at the northeast corner of 233d st and Van Cortlandt Park East for L. K. Peacock, 283 East 236th st, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—D. S. Lang, 110 West 34th st, has plans in progress for fourteen 1-sty brick stores, 135x95 ft, on the east side of Webster av, between 183d and 184th sts for Glick Construction Co., 499 East 176th st, owner and builder. Cost, \$65,000.

THEATRES.

TREMONT AV.—Eugene De Rosa, 110 West 40th st, has been retained to prepare sketches for a brick and terra cotta theatre, 110x225 ft, at Tremont and Webster avs for B. S. Moss Theatrical Enterprises, Inc., 1564 Broadway, owner. Cost, \$1,000,000.

MISCELLANEOUS.

BOSTON RD.—Wm. Shary, 41 Union sq, has plans in progress for a 1-sty brick market, 60x80 ft, on the north side of Boston rd, 250 ft north of Prospect av, for owner, care of architect.

144TH ST.—J. J. Gloster Co., 110 West 40th st, has plans in progress for a 3-sty reinforced concrete laundry building, 95x100 ft, at the southwest corner of 144th st and Concord av for N. Y. Wet Wash Co., owner, on premises. Cost, \$100,000. Architect will take bids on general contract about March 1.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

LEFFERTS PL.—Slee & Bryson, 154 Montague st, have plans in progress for two 4-sty brick and limestone apartments, 110x171 ft, on Lefferts pl for owner, care of architect. Total cost, \$260,000. Exact location will be announced later. Architect will take bids on separate contracts.

OCEAN AV.—Slee & Bryson, 154 Montague st, have completed plans for a 3-sty brick apartment, 32x58 ft, on the west side of Ocean av, 830 ft north of Av G, for Arthur H. Strong, owner. Cost, \$25,000.

4TH AV.—John P. Boyland, 120 E. Fordham rd, Manhattan, has plans in progress for a 5-sty brick and limestone apartment house, 90x120 ft, with stores, at the corner of 4th av. and 42d st, for Henry J. Beckman, 505 59th st, owner. Cost, \$220,000. Owner will take bids on separate contracts about March 10th.

CHURCHES.

FOSTER AV.—Hobart B. Upjohn, 70 East 45th st, Manhattan, has plans in progress for a church at Foster av and East 23d st for Flatbush Presbyterian Church, Rev. Herbert Field, pastor, 657 East 23d st, owner. Cost, \$90,000.

DWELLINGS.

4TH AV.—Benj. Dreisler, Jr., 153 Remsen st, has plans in progress for thirty-five 2-sty brick dwellings, 20x29 ft, in the south side of 4th av, 32d, 33d and 35th sts, for Realty Associates, Chas. A. Chase, secretary, 162 Remsen st, owner. Cost, \$7,500 and \$4,500 each.

DEAN ST.—Magnuson & Kleinert, 52 Vandebilt av, Manhattan, have completed plans for a 2-sty brick dwelling, 20x55 ft, in the south side of Dean st, 250 ft west of Ralph av, for Jas. O'Malley, 2168 Fulton st, owner and builder. Cost, \$12,000.

AV L.—Samuel Levine, 26 Court st, has completed plans for three 2-sty frame dwellings, 27 x52 ft, one at the southeast corner and one at the northeast corner of Av L and East 22d st, and one at the southwest corner of Av L and East 23d st, for Noami Building Co., 269 Rochester av, owner and builder. Cost, \$42,000.

81ST ST.—Jacob Lubroth, 44 Court st, has completed plans for four 2-sty brick dwellings, 20x64 ft, in the south side of 81st st, 120 ft west of 23d av, for Roslyn Realty Corp., Samuel Brill, president, 132 Bay 31st st, owner. Cost, \$50,000.

Queens

DWELLINGS.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 24x25 ft, at Madison st and Stewart av, Queens, for Geo. Le Bohner, 16 Herriman av, Jamaica, owner and builder. Cost, \$6,000 each. Owner will take bids on separate contracts.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has plans for a 2-sty brick dwelling, 20x48 ft, on the north side of No. Hempstead Turnpike, 106 ft. east of Lawrence st, Flushing, for C. Kennedy, 63 No. Hempstead Turnpike, Flushing, owner and builder. Cost, \$7,000.

FLORAL PARK, L. I.—Harold F. Smith, 14 East 23d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 30x66 ft, at Floral Park for Frank Brunella, owner, care of architect. Cost, \$25,000.

WOODHAVEN, L. I.—Geo. Crane, 8711 114th st, Richmond Hill, has completed plans for eight 2-sty frame dwellings, 17x53 ft, in the west side of 98th st, 251 ft north of Jamaica av, Woodhaven, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owner. Total cost, \$65,000.

CEDARHURST, L. I.—Wm. H. Beers and Frank C. Farley, 333 4th av, Manhattan, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 80x28 ft, irregular, with 1-sty garage, 18x20 ft, at Cedarhurst for J. C. Milholland, Cedarhurst, owner.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 22x48 ft, in the east side of 117th st, 315 ft south of Metropolitan av, Richmond Hill, for Chas. F. Kilian, 737 Communipau av, Jersey City, owner. Cost, \$10,000.

QUEENS, L. I.—A. P. Sorice, 363 Fulton st, Jamaica, has plans in progress for three 2-sty frame dwellings, 20x32 ft, at Queens for M. Splathoff, 8436 85th st, Woodhaven, owner and builder. Cost, \$7,500 each. Exact location will be announced later.

MANHATTAN BEACH, L. I.—Ralph H. Segal, 56 West 46th st, Manhattan, has plans in progress for four 2½-sty frame and stucco dwellings, 22x40 ft, in Baumont st, Manhattan Beach, for Segal & Alexander, 56 West 46th st, Manhattan, owner. Cost, \$40,000. Architect will take bids on separate contracts about March 15.

JAMAICA, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has plans in progress for three 2-sty brick dwellings, 18x55 ft, with stores, on the north side of Hillside av, 889 ft east of Alsop st, Jamaica, for Crandel Construction Co., 189 Montague st, Brooklyn, owner and builder. Cost, \$10,000.

SPRINGFIELD, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 20x26 ft, at Farmers and Springfield avs, Springfield, for W. Schubert, Springfield Gardens, owner and builder. Cost, \$5,000. Owner will take bids on separate contracts.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, has plans in progress for fourteen 2-sty brick dwellings, 20x45 ft, at Berger pl and Runnecke court, Ridgewood, for Linden St. Investors Corp., Jos. Dehler, president, 2429 Myrtle av, Ridgewood, owner and builder. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—Plans have been prepared privately for a 1-sty brick shop on the south side of Metropolitan av, 180 ft west of Admiral st, Ridgewood, for Greenpoint Structural Iron Works, Inc., 306 Greenpoint av, Brooklyn, owner. Cost, \$10,000.

HOTELS.

LONG BEACH, L. I.—Severance & Van Alen, 372 Lexington av, Manhattan, have been retained to prepare plans for a contemplated hotel, with cottages and bath house, on the Boardwalk, Lafayette blvd and Broadway, Long Beach, for Alexandria Hotel Construction Co., owner, care of architect. Cost, \$1,000,000.

THEATRES.

FREEPORT, L. I.—R. T. Rasmussen, Freeport, has completed plans for a 1-sty and balcony face brick moving picture theatre, 88x100 ft, at Freeport for Freeport Theatre Corp., Stephen Pettit, in charge, Freeport, owner and builder.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Henry G. Otto, 92 Beach st, Stapleton, has plans in progress for a 2-sty frame dwelling, 26x44 ft, at the northwest corner of Daniel Low terrace and Ft. Hill Circle, New Brighton, for Dr. Robert L. Krause, 226 St. Marks pl, New Brighton, owner. Cost, \$20,000.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—F. Albert Hunt & Co., 1 West 34th st, Manhattan, has completed

plans for a 2½-sty frame and stucco dwelling, 55x60 ft, with garage, at New Rochelle, for Brigg & Rellstab, 31 Nort av, New Rochelle, owner and builder. Cost, \$20,000.

NEW ROCHELLE, N. Y.—R. C. Hunter & Bro., 501 5th av, Manhattan, have completed plans for two buildings, one 2½-sty frame, 27x30 ft, and one hollow tile and stucco, 27x30 ft, at New Rochelle for Robert T. Rennick Realty Co., New Rochelle, owner.

MAMARONECK, N. Y.—A. P. Bedelle, 34 Highview av, Mamaroneck, has completed plans for a 2½-sty frame dwelling, 22x27 ft, on Jefferson av, Mamaroneck, for Vito Biraco, Jefferson av, Mamaroneck, owner. Cost, \$8,500.

BEDFORD HILLS, N. Y.—James Gamble Rogers, 367 Lexington av, Manhattan, has plans in progress for a grammar school at Bedford Hills for School District No. 7, Board of Education, Sidney J. Reynolds, president, Bedford Hills, owner.

PORTCHESTER, N. Y.—S. W. Wetmore, 1 Main st, Portchester, has plans in progress for a 2½-sty frame and stucco dwelling, 28x30 ft, in North Regent st, Portchester, for Chas. Dalton, 42 North Main st, Portchester, owner. Cost, \$12,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Jos. Centanni, 80 Cutler st, Newark, has completed plans for a 3-sty frame and clapboard flat, 21x48 ft, at 643 No. 5th st, Newark, for Clemente Gaeta, 70 Stone st, Newark, owner and builder. Cost, \$8,000.

WOODCLIFF, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for a 5-sty brick elevator apartment,

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83x90 ft, on Park av, between 31st and 32d sts, Woodcliff, for Dr. Max Pascher, 595 Bergenline av, West New York, owner. Cost, \$225,000. Owner will take bids on separate contracts about March 15.

WEEHAWKEN, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 5-sty brick apartment, 62x115 ft, at 3-5 Potter pl, Weehawken, for Halperin & Rubinstein, 480 Bergenline av, West New York, owner and builder. Cost, \$110,000.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for a 4-sty and basement, common and tapestry brick and limestone apartment, 94x84 ft, on Mt. Pleasant av, near Oriental st, Newark, for Plank Trapani, 65 Glen Ridge av, Montclair, owner. Cost, \$140,000.

BANKS.

HOBOKEN, N. J.—Crow, Lewis & Wick, 300 5th av, Manhattan, have preliminary plans in progress for a brick bank, 75x100 ft, with offices in River st, Hoboken, for Second National Bank, C. N. C. Jagels, president, 79 River st, Hoboken, owner.

DWELLINGS.

RUTHERFORD, N. J.—Plans have been prepared for four 2½-sty frame and clapboard dwellings, 26x30 ft, on West Pierpont av, Rutherford, for A. W. Van Winkle, Station Square, Rutherford, owner and builder. Cost, \$6,500 each.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans in progress for a 2½-sty frame and shingle dwelling, 22x28 ft, at New Brunswick for Harry C. McClain, New Brunswick, owner. Cost, \$9,000.

SOUTH ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, has plans in progress for a 2½-sty frame and shingle dwelling, 28x31 ft, on West End rd, South Orange, for M. White, owner, care of architect. Cost, \$11,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame, clapboard and shingle dwelling, 24x48 ft, at 68-70 Pine Grove terrace, Newark, for W. C. Bishop, 496 Clinton av, Newark, owner and builder. Cost, \$12,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has plans in progress for a 2½-sty brick dwelling, 24x50 ft, at 3695 Boulevard, Jersey City, for J. Simmons, 69 Hague st, Jersey City, owner. Cost, \$14,000.

EAST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 29x35 ft, at 356 Harrison st, East Orange, for C. M. Newman, 47 Melrose av, East Orange, owner and builder. Cost, \$8,000. Heating and plumbing, Wm. Wheatley, 366 Halstead st, East Orange.

TENAFLY, N. J.—Coy & Rice, 297 Madison av, Manhattan, have plans in progress for a 2½-sty frame dwelling, 30x45 ft, with garage, at Tenafly for Lemuel Osborne, owner, care of architect.

WEEHAWKEN, N. J.—E. W. Grauert, 27 Bonn pl, Weehawken, has plans nearing completion for a 2½-sty brick dwelling, 35x44 ft, with garage, on Kingswood rd, Weehawken, for John Bodenstein, 41 Bonn pl, Weehawken, owner. Cost, \$20,000.

UPPER MONTCLAIR, N. J.—Wm. E. Garra-brants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 26x

28 ft, on Upper Mountain av, Upper Montclair, for C. M. Dopler, 542 West 179th st, Manhattan, owner. Cost, \$9,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans nearing completion for a 2-sty steel and concrete warehouse, 105x219 ft, at Clinton and Jelliff avs, Newark, for Bayonne Steel Ceiling Co., M. Herr, in charge, 223-5 West 19th st, Manhattan, owner.

HALLS AND CLUBS.

SOUTH ORANGE, N. J.—Chas. C. Grant, 15 West 38th st, Manhattan, has been retained to prepare plans for a 2-sty brick lodge building at Prospect st and Irvington av, South Orange, for Century Lodge, No. 100, John G. Adams, secretary, Post Office Bldg., South Orange av, South Orange, owner.

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has plans in progress for a 2-sty and basement brick and stone Elks Home, 60x110 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks, No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000. Bids will probably be taken about April 1.

IRVINGTON, N. J.—Emil H. Kleemann, Harrison pl, Irvington, has completed plans for an addition, 56x110 ft, to the front of the 2-sty brick, face brick and terra cotta club house at Springfield and Sharon avs, Irvington, for Irvington Lodge, No. 1245, B. P. O. Elks, owner, on premises. Cost, \$100,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, has plans in progress for an addition to the 2-sty brick Brookside School on Essex av, Bloomfield, for Town of Bloomfield, Board of Education, Fred Pilch, president, 330 Glenwood av, Bloomfield, owner.

ROCKAWAY, N. J.—J. J. Vreeland, 16 Blackwell st, Dover, has been retained to prepare plans for a 2-sty brick and limestone grade school, 50x70 ft, at Rockaway, for Board of Education of Rockaway, Edw. Matthews, president, Rockaway, owner. Cost, \$80,000.

TOMS RIVER, N. J.—Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, has plans in progress for a 2-sty brick grade school at Toms River for Dover Township Board of Education, Hon. Wm. H. Jeffrey, president, 46 Main st, Toms River, owner. Cost, \$200,000. Owner will advertise for bids about April 1.

BLOOMFIELD, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have preliminary plans in progress for a 3-sty brick, steel and concrete county vocational school, 36x184 ft, with two wings, 40x120 ft each, at Bloomfield av and Franklin st, Bloomfield, for Board of Chosen Freeholders of Essex County, Edwin Ball, chairman building committee, Court House, Newark, owner. Cost, \$500,000.

STORES, OFFICES AND LOFTS.

ORANGE, N. J.—Taylor & Mosely, 40 Wall st, Manhattan, have completed preliminary plans for a 2-sty frame and artificial stone office building, 20x41 feet, on Lackawanna Plaza, Orange, for E. P. Hamilton Co., 21 Cone st, South Orange, owner. Architect will take bids about February 1.

PHILLIPSBURG, N. J.—A. D. Chidsey, Jr., 341 Northampton st, Easton, has plans in pro-

gress for a 2-sty brick and terra cotta office building, 57x80 ft, in Phillipsburg, for Warren Foundry & Machine Co., 183 Sitgreaves st, Phillipsburg, owner.

NEWARK, N. J.—Robt. C. Klomm, Union Building, Newark, has been retained to prepare plans for a 6-sty brick, steel and stone store and office building at 23-25 Hill st, Newark, for Theodore Schumann, 23 William st, Newark, owner. Cost, \$150,000.

ELIZABETH, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an addition to the 3-sty "L" shaped department store at 104 Broad st, Elizabeth, for Goerke Kirch Co., Rudolph Goerke, president, 701 Broad st, Newark, owner, on premises. Cost, \$150,000 to \$200,000.

THEATRES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for an 8-sty brick theatre, with stores and office, at 71-73 Newark av, Jersey City, for K T Amusement Co., Academy of Music, 6 Gregory st, Jersey City, owner. Cost, \$250,000. Owner will take bids soon.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—W. H. & F. W. Cane, 10 Journal sq, Jersey City, have completed plans for a 10-sty brick and limestone apartment, 21x130 ft, at the northeast corner of Hudson Blvd and Duncan av, Jersey City, for The Duncan Co., John Milton, president, 15 Exchange pl, Jersey City, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$800,000.

BANKS.

BROOKLYN.—J. H. Taylor Construction Co., 110 West 40th st, Manhattan, has the general contract for a 1-sty brick, limestone and granite bank, 60x100 ft, at Grand st and Graham av for Bushwick Savings Bank, Jere E. Brown, president, 726 Grand st, owner, from plans by R. Thos. Short, 370 Macon st, architect.

RYE, N. Y.—Barto Phillips Co., 280 Madison av, Manhattan, has the general contract for a 1-sty brick bank, 80x35 ft, at Rye for Rye National Bank, M. C. Parsons, president, Purchase st, Rye, owner, from plans by Dennison & Hiron, 288 Lexington av, Manhattan, architect. Cost, \$75,000.

MIDDLETOWN, N. Y.—Miller Reed Co., 103 Park av, Manhattan, has the general contract for alterations and an addition to a bank building at Middletown for Orange County Trust & Safe Deposit Co., Middletown, owner, from plans by D. H. Canfield, 11 Linden pl, Middletown, architect. Cost, \$100,000.

DWELLINGS.

MT. VERNON, N. Y.—Wm. Borgwald, 11 So. Bond st, Mt. Vernon, has the general contract for a 2½-sty brick dwelling, 36x38 ft, on the east side of Bradley av, 400 ft north of Hanover pl, Mt. Vernon, for Wartburg Orphan Farm School, Wm. H. Steinkamp, president, 140 Nassau st, Manhattan, owner, from plans by John J. Michel, 323 45th st, Brooklyn, architect. Cost, \$15,000.

HARTSDALE, N. Y.—A. A. Johnson, 11 Rathburn av, White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 34x50 ft, in Greenacres Section, Hartsdale, for H. M. Scott, Hartsdale, owner, from plans by F. A. Colby, 70 5th av, Manhattan, architect. Cost, \$20,000.

IRVINGTON, N. Y.—Wm. Flannagan, 118 East 28th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 22x38 ft, with garage, at Irvington for Dr. John C. Aikman, 951 East 23d st, Brooklyn, owner, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architect. Cost, \$20,000.

NEWARK, N. J.—Sturdy Built Homes Co., P. F. MacLagen, president, 552 Summer av, Newark, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 28x30 ft, at 441 Mt. Prospect av, Newark, for Fred Cary, owner, care of general contractor, from plans prepared privately. Cost, \$13,000.

ROCKAWAY BEACH, L. I.—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, has the general contract for a 2-sty frame dwelling, 32x24 ft, at the northeast corner of 67th st and Amsdell Blvd, Rockaway Beach, for Philip Cohen, 125 Beach 80th st, Rockaway Beach, owner, from plans prepared privately. Cost, \$5,000.

MISCELLANEOUS.

BROOKLYN.—Dillon & Wiley, 103 Park av, Manhattan, has the general contract for a 3-sty and basement brick and terra cotta convent, 48x66 ft, at 167-69 25th st, for Our Lady of Czestochowa Polish R. C. Church, Rev. V. R. Msgr. Boleslaus, pastor, owner, care of architect, from plans by F. W. Schwartz, Colt Bldg., Paterson, architect.

GREAT NECK, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a 1-sty brick service station, 35x60 ft, on Cutler Mill rd, Great Neck, for owner, care of general contractor, from plans prepared privately. Cost, \$20,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST, 618-22, 5-sty bk apt, 75x87, tar & gravel rf; \$125,000; (o) Conrad Glaser, 22 E 105th; (a) Rudolf C. P. Boehler, 116 W 39th (92).

169TH ST, 559-61 W, 5-sty bk apts, 50x69, ruberoid rf; \$90,000; (o) W. 169th St. Corp., 200 W 72d; (a) Rosario Candela, 200 W 72d (93).

RIVERSIDE DR, 370-73, 109th st, 317-27 W, 14-sty bk apart house, 73x150, slag rf; \$800,000; (o) 610 W. 110th St. Corp., 610 W 110th st; (a) Schwartz & Gross, 347 5th av (108).

5TH AV, 1012, 14-sty bk apt, 75x85, tile rf; \$600,000; (o) Est Helen Cutting, Tuxedo Park, N. Y.; (a) J. M. R. Carpenter, 681 5 av (94).

ASYLUMS AND HOSPITALS.

MADISON AV, 1911 to 29, 123d st, 41 to 47 E, 124th st, 44 to 50 E, 2 bldgs, 6 and 7-sty bk hospital, Madison av, 201x76; 124th st, 73x97, tile rf; \$900,000; (o) Hospital for Joint Diseases, 1919 Madison av; (a) Buchman & Kahn, 56 W 45th st (106).

FACTORIES AND WAREHOUSES.

49TH ST, 447-9 W, 4-sty bk warehouse, 50x100, tar & gravel rf; \$100,000; (o) Phillip Est., Inc., 260 W 41st; (a) Brustus Gundlach, 22 E 17th (95).

68TH ST, 142-44 W, 1-sty metal auto storages, 18x26, metal rf; \$600; (o) John I. Downey, 109 E 69th st; (a) Willard Parker, 424 Ditmars av, Bklyn (104).

183D ST, 731-41 W, 5-sty bk tnt, 158x83, slag rf; \$250,000; (o) Ferneliff Bldg. Co., Inc., 206 Bway; (a) Chas. Kreymborg, 2534 Marion av (99).

BROADWAY, 4076, 1-sty metal storage, 9x15, metal rf; \$500; (o) Edlar Rty. Corp., 41 E 42d; (lessee) Kesbee Sales Co., 2448 Bway (102).

BWAY, 3172, 1-sty metal storage bldg, 9x15, metal rf; \$500; (o) Edlar Rty. Corp., 41 E 42d st; (lessee) Kesbee Sales Co., 2448 Bway (105).

STABLES AND GARAGES.

CROSBY ST, 57, 1-sty metal garage, 20x20, metal rf; \$450; (o) N. Y. Edison Co., 15th & Irving pl; (a) John A. Dittrich, 30 E. 42d (96).

BENNETT AV, 213, 1-sty bk garage, 13x19, metal rf; \$300; (o) Harriet S. Littlefield & Marianna L. Riley, 125 W 92d; (a) Lewis C. Patton, 597 5 av (98).

ST. NICHOLAS PL, 8, 1-sty metal garage, 16x20, metal rf; \$460; (o) Dr. Henry W. Lloyd, 8 St. Nicholas pl; (g c) Arthur Meyer, 1891 Amsterdam av (103).

STORES, OFFICES AND LOFTS.

DELANCEY ST, 128, 6-sty bk restaurant, offices & apt, 26x70, plastic slate rf; \$60,000; (o) Olga Miller, Rockaway Park, Queens, L. I.; (a) Morris Whinston, 116 W 39th (100).

DYCKMAN ST, n e c Vermilyea av, 1-sty metal office, 10x10, metal rf; \$160; (o) Fredk. Matheson, 320 5 av; (lessee) Ralph Jeffrey, 113 Sherman av (101).

182D ST, 571-3 W, 2-sty bk post office, 65x79, slag rf; \$50,000; (o) Frances Robert, 217 Bway; (lessee) U. S. Govt., Washington, D. C.; (a) Patk. J. Murray, Tuckahoe, N. Y. (109).

186TH ST, 566-70 W, 1-sty bk strs, 100x55, slag rf; \$25,000; (o) The Roamer Rty Co., 400 E 150th; (a) Moore & Landseidel, 148th & 3 av (110).

BROADWAY, 4890, 1-sty bk strs, 50x50, plastic slate rf; \$15,000; (o) Abraham Rudnick, 486 Bway; (a) Saml. Cohen, 32 Union sq (97).

BROADWAY, 1648-50, 12-sty strs & offices, 158x48, tile rf, Barrett spec & conc arch rf; \$700,000; (o) Nellie Lyon & Core Lyon Canning, care Franklin V. Canning, Agt., Douglass, L. I.; (a) Bethlehem Engrg. Corp., 527 5 av; (lessee) Bethlehem Engrg. Corp., 527 5 av (111).

STORES AND TENEMENTS.

LEXINGTON AV, 1181-85, 11-sty bk stores and apartments, 61x100, tile rf; \$225,000; (o) Holborn Rty. Co., Inc., 516 5th av; (a) Emery Roth, 119 W 40th st (107).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

230TH ST, n w c Godwin ter, 5-sty bk tnt, 177.4x36, felt & gravel rf; \$160,000; (o) Godwin Terrace Realty Corp., Maurice Rosenberg, 114 W 44th, Pres; (a) A. Dehli, 154 Nassau (419).

GRAND CONCOURSE, e s, 225 n 172d, 5-sty bk tnt, 20.1x74, plastic slate rf; \$50,000; (o) Silgey Realty Co., Abraham Silverson, 175 5 av, Treas; (a) Samuel Cohen, 32 Union sq (446).

HUNTS POINT AV SO., intersection Coster, 5-sty bk tnt, 158x39, slag rf; \$120,000; (o) Raush Realty Corp., Isreal Raush, 307 E. 48th, Pres; (a) Chas. Kreymborg, 2534 Marion av (415).

SHERMAN AV, n w c McClellan, 5-sty bk tnt, 90x75, slag rf; \$150,000; (o) Lebas Realty Corp., Samuel Sabel, 320 Bway, Pres; (a) Margon & Glaser, 2804 3 av (429).

STEBBINS AV, e s, 194.51 n Dawson, 6-sty bk tnt, 146.11x92, slag rf; \$250,000; (o) Geo. F. Johnson Est. Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (423).

TOWNSEND AV, n e c 170th, 5-sty bk tnt, 100x95.86, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrish, 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (442).

WALTON AV, n w c 170th, 5-sty bk tnt, 100x92.86, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrish, 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (441).

DWELLINGS.

FIELDSTONE RD, w s, 100 n 261st, 2-sty & attic bk dwg, 30x60, asphalt shingle rf; \$10,000; (o) Biagio Calcagno, 1249 St. Nicholas av; (a) M. W. Del Gaudio, 158 W 45th (451).

JESSUP PL, n e c Shakespeare av, 2-sty bk dwg, 25x50, plastic slate rf; \$10,000; (o) Wm. J. Dempsey, 103 Park av; (a) Wm. A. Geisen, 2403 Creston av (440).

LIGHT ST, s s, 66.6 e Secor, 2 1/2-sty fr dwg, 24x44, asphalt shingle rf; \$8,000; (o) Amillo Tuccillo, 226 S 7 av, Mt. Vernon; (a) M. M. Polansky, 208 S 10 av, Mt. Vernon (417).

SANDS PL, n s, 103.1 e Westchester av, 2-sty fr dwg, 21x38, tar & gravel rf; \$6,000; (o & a) Edw. Schrader, 1363 Stebbins av (455).

BRONXWOOD AV, e s, 370.71 n Burke av, 2-2-sty fr dwgs, 20x35, shingle rf; \$16,000; (o & a) B. F. Porter, 524 E 87th (414).

CLARENCE AV, w s, 285 n Schley av, 1-sty fr dwg, 17.6x44.3, ruberoid shingle rf; \$2,500; (o) Minnie Lazere, 1344 Washington av; (a) Max Kriendel, 81 E 125th (448).

CODDINGTON AV, s w c Crosby av, 2-sty h. t. dwg, 25x50, plastic slate rf; \$9,500; (o) Medna & Di Billa, 2419 1 av; (a) Frank Salvani, 108 E 125th (418).

EDISON AV, w s, 285 n Schley av, 1-sty fr dwg, 19x36, shingle rf; \$3,500; (o) Wm. Tipper, 2275 Morris av; (a) A. Raune, 601 W 160th (439).

LURTING AV, e s, 119.11 n Sackett av, 2 1/2-sty fr dwg, 20x48, 1-sty fr garage, 18x20, asphalt shingle rf; \$10,500; (o) Mary Brichof, 2221 Haviland av; (a) Anton Pirner, 2069 Westchester av (436).

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MORGAN AV, e s, 200 n Pelham pkway, 2½-sty fr dwg, 28x57, 1-sty fr garage, 18x18, Spanish tile rf; \$12,350; (o) Abraham Gilman, 989 Intervale av; (a) Moore & Landseidel, 3 av & 148th (467).

MORRIS PARK AV, n w c Mayflower av, 1-sty fr dwg, 22x38, shingle rf; \$3,500; (o) A. Levine, 1336 Brook av; (a) W. M. Husson, 135 Westchester sq (454).

NETHERLAND AV, e s, 141.54 s 232d, 2-sty fr dwg, 30x38, shingle rf; \$8,000; (o) Rachel G. Walsh, 251 W 89th; (a) Fred Diehl, 85 9 av (424).

PILGRIM AV, w s, 341 s Morris Park av, 2-2-sty fr dwgs, 18.4x32, shingle rf; \$6,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 43d, Bklyn (427).

PILGRIM AV, w s, 291.06 s Morris Park av, 2-sty fr dwg, 18.4x32, shingle rf; \$3,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 43d, Bklyn (426).

SACKET AV, w s, 100 n Yates av, 2½-sty fr dwg, 22x33, shingle rf; \$5,000; (o) Daniel Carver, 243 W 21st; (a) E. Schnitz, 1952 Anthony av (444).

SEDGWICK AV, w s, 175 n 238th, 2-2-sty & attic fr dwgs, 22x55, asphalt shingle rf; \$18,000; (o) Antonio Zilli, 3060 Heath av; (a) M. W. Del Gaudio, 158 W 45th (452).

SHAKESPEARE AV, e s, 150 n Jessup pl, 3-sty bk dwg, 22x55, asphalt shingle rf; \$10,000; (o) Walter Torrance, 1094 Woodcrest av; (a) M. W. Del Gaudio, 158 W 45th (450).

SOUND VIEW AV, e s, 85.4 n Patterson av, 2-sty bk dwg, 20.5x36.25, tin rf; \$5,000; (o) J. Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (459).

TIBBETT AV, w s, 576.16 s College rd, 2-sty fr dwg, 24x39, shingle rf; \$8,000; (o) Kenneth O. Mackay, 381 S Bway, Yonkers; (a) Wm. W. Schwartz, 238 W 238th (465).

WEBB AV, w s, 200 n 195th, 2½-sty fr dwg, 22.2x37.8, slate rf; \$13,500; (o) Mr. & Mrs. A. R. Dein, 158 Weiman, Elmhurst, L. I.; (a) M. A. Batz, 60 Reed Mill la (433).

STABLES AND GARAGES.

DASH ST, n w c Hutchins av, 2-sty fr dwg & garage, 45x25, shingle rf; \$13,000; (o) Isidor Bleiman, 590 W 172d; (a) Wm. W. Schultz, 238 W 238th (464).

179TH ST, s s, 100 w Cedar av, 1-sty bk garage, 70x125, ruberoid rf; \$30,000; (o) J. Buckley, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (456).

STORES, OFFICES AND LOFTS.

BOSTON RD, w s, 92 s 168th, 1-sty bk str, 73.7x50, slag rf; \$20,000; (o) Bronx Community Corp., John Tully, 882 Prospect av, Pres; (a) Margon & Glaser, 2804 3 av (447).

BOSTON RD, w s, 250 n Prospect av, 1-sty bk market, 63.7x78.8, comp rf; \$10,000; (o) Philip Wattenberg, 1790 Marmion av; (a) Wm. Shary, 41 Union sq (435).

165TH ST, s s, from Morris to College av, 1-sty bk str, 185.3x75, plastic slate rf; \$50,000; (o) Dodge Realty Co., Aaron Muller, 149 Bway, Pres; (a) Samuel Cohen, 32 Union sq (463).

HUNTS POINT AV, n e c Seneca av, 1-sty bk str, 100x50, plastic slate rf; \$20,000; (o) Friedman Holding Corp., Murray Moran, 135 Bway, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (438).

NELSON AV, n w c Macombs rd, 1-sty bk str, 106.1x133.3, plastic slate rf; \$24,000; (o) Hyman Burman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (462).

WEBB AV, e s, 178.6 s 195th, 2-sty fr dwg, 19x52, slate rf; \$9,000; (o) Mr. & Mrs. Chas. Schaefer, 171 Leroy; (a) John Batz, 60 Reed Mill la (434).

THEATRES.

138TH ST, s s, 100 w Alexander av, 2-sty bk theatre, 42.8x100, slag rf; \$50,000; (o) Herman Stursberg Realty Co., 45 E 17th; (lessee) N. & P. Amus, Co., Daniel B. Newman, 707 St. Nicholas av, Pres; (a) Albert E. Davis, 258 E 138th (471).

Brooklyn

DWELLINGS.

E 16TH ST, 1971-3, e s, 180 n Av P, 2-2½-sty fr 2 fam dwgs, 15.6x45; \$12,000; (o) Alex. Blakely, 2583 Ocean av; (a) Chas. Wessell, 1399 E 4th (2127).

W 17TH ST, 2533, e s, 410 n Av Z, 2-sty bk 2 fam dwg, 25x55; \$10,000; (o) Giuseppe Inculano, 2537 W 17th; (a) Laspin & Samenfeld, 525 Grand (1727).

E 18TH ST, 1573-5, e s, 340 n Av P, 2-sty fr 2 fam dwg, 22x53; \$12,000; (o) H. M. & A. M. Buckley Co., 1265 E 21st; (a) R. T. Schaefer, 1543 Flatbush av (2152).

33D ST, 191-7, n s, 380 e 4 av, six 2-sty bk 1 fam dwgs, 16.8x36; \$24,000; (o) same (1861).

BAY 34TH ST, 26-46, w s, 200 s 86th, 7-2-sty bk 2 fam dwgs, 20x52; \$56,000; (o) Ginsberg & Moss Realty Co., 2034 81st; (a) Isaac Kallich, 8609 Bay pkway (1703).

35TH ST, 140-52, s s, 260 w 4 av, six 2-sty bk 2 fam dwgs, 20x29; \$45,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, 153 Remsen st (1888).

E 38TH ST, 912-14, w s, 247.6 n Av H, 2-2-sty fr 1 fam dwgs, 13x48; \$12,000; (o) Jos. Barbanto, 53 Park av; (a) Herman A. Weinstein, 375 Fulton (2063).

44TH ST, 1015-29, ws, 100 e 10 av, nine 2½-sty bk 2 fam dwgs, 20.6x68; \$90,000; (o) L. B. R. Bldg. Corp., 547 Sackman st; (a) Benj. Driesler, Jr., 153 Remsen st (1770).

51ST ST, 1604-10, s s, 20 e 16 av, 2-2-sty bk 2 fam dwgs, 20x70; \$24,000; (o) Abraham Eisenstadt, Benj. Herman, 1457 53d; (a) M. A. Cantor, 373 Fulton (1997).

EAST 53D ST, 259-65, e s, 120 s Linden av, 2-2-sty fr 1 fam dwgs, 16x32; \$11,000; (o) Wm. F. Hatje, 230 Troy av; (a) Carl Johnson, 830 Herkimer; (a) McCarthy & Kelly, 26 Court (2002).

79TH ST, 1925-7, n s, 200 e 19 av, two 2-sty bk 2 fam dwgs, 20x58; \$20,000; (o) Vincent Jaccerino, 2958 W 22d st; (a) Morris Perlstein, 49 Fulton av, Middle Village, L. I. (1803).

80TH ST, 1214-20, s s, 90 e 12 av, three 2-sty fr 1 fam dwgs, 20x52.6; \$18,000; (o) Reinhardt Hall, 7822 12 av; (a) Burke & Olsen, 32 Court st (1779).

81ST ST, 2258-70, s s, 120 w 23 av, 4-2-sty bk 2 fam dwgs, 20.6x64; \$50,000; (o) Roslyn Realty Corp., 132 Bay 31st; (a) Jacob Lubroth, 44 Court (2052).

82D ST, 2358-62 s s, 180 w 24 av, 2-2-sty bk 2 fam dwgs, 20.6x64; \$25,000; (o) Harry Hameroff, 436 Hopkinson av; (a) Jacob Lubroth, 44 Court (2053).

84TH ST, 2257-61, n s, 180 w 23 av, 2-2-sty fr 2 fam dwgs, 22x57; \$20,000; (o) R. W. Palmieri, 425 E 116th, Manhattan; (a) Isaac Kallich, 8609 Bay pkway (1706).

84TH ST, 429-43, n s, 373.8 w 5 av, six 2-sty bk 2 fam dwgs, 19.2x59.6; \$72,000; (o) Sydnac Eng. & Const. Co., 248 50th st; (a) Chas. Goodman, 375 Fulton st.

85TH ST, 513-35, n s, 100 e 5 av, 8-2-sty bk 2 fam dwgs, 20x60; \$96,000; (o) Eudar Const. Corp., 247 E 13th, Manhattan; (a) Thos. Bennett, 7826 5 av (2064).

86TH ST, 138-40, s s, 360 w Ridge blvd, 2-sty bk 2 fam dwgs, 25x71; \$18,000; Patk Hickey, 96 86th st; (a) John C Wandell Co., 435 86th st (1929).

E 94TH ST, 1447-9, e s, 275 s Av L, 2-sty fr 2 fam dwg, 18x45; \$8,000; (o) Chas. Kroog, 1447 E 94th st; (a) Gilbert I. Promler, 367 Fulton st (1916).

AV J, 2606-18, s s, 30 e E 26th st, four 2½-sty fr 2 fam dwgs, 20.1x40.2; \$30,000; (o) Substantial Homes Co., 805 Flatbush av; (a) Slee & Bryson, 154 Montague st (1874).

AV J, 2624, s w c E 27th st, 2½-sty fr 2 fam dwgs, 20.1x40.2; \$7,500; (o) same (1875).

AV J, 2602, s e c E 26th, 2½-sty fr 2 fam dwgs, 20.1x40.2; \$7,500; (o) same (1876).

AV J, 2601, n e c E 26th st, 2½-sty fr 2 fam dwg, 20.1x40.2; \$7,500; (o) same (1877).

AV J, 2605-19, n s, 20 w E 27th st, five 2½-sty 2 fam dwgs, 20.1x40.2; \$37,500; (o) same (1878).

AV L, 2220-4, s w c E 23d, 2½-sty fr 2 fam dwg, 27.6x52; \$14,000; (o & a) same as above (2047).

AV L, 1204-12, s s, 22 e E 12th, 3-2-sty bk 2 fam dwgs, 20.4x68.8; \$24,000; (o) Herman Glaberson Const. Co.; (a) Slee & Bryson, 154 Montague (2120).

AV O, 1302, s e c E 13th, 2-sty fr 1 fam dwg, 20x40; \$6,000; (o) Saml. Reid, Inc., 220 Bway, Manhattan; (a) Hall & Reid, 220 Bway, Manhattan (1920).

AV O, 1306-12, s s, 25 e E 13th, 3-2-sty fr 1 fam dwgs, 20x40; \$18,000; (o) Saml. Reid, Inc., 220 Bway, Manhattan; (a) Hall & Reid, 220 Bway, Manhattan (1922).

BROOKLYN AV, 1618-20, w s, 227.6 s Glenwood rd, 2-2-sty fr 1 fam dwgs, 16x41.6; \$12,000; (o) Melville Schroeder, 938 E 37th; (a) R. T. Schaefer, 1543 Flatbush av (1837).

BUSHWICK AV, 908, w s, 25 s Van Buren, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Moses Duckman, 753 Bushwick av; (a) Wm. C. Winters, 106 Van Sicken av (1828).

BUSHWICK AV, 904, s w c Van Buren, 2-sty bk 2 fam dwg, 25x60; \$12,000; (o & a) same as above (1829).

BUSHWICK AV, 910-14, w s, 50 s Van Buren, 2-2-sty bk 2 fam dwgs, 20x60; \$20,000; (o & a) same as above (1830).

CANAL AV, 3201-5, n w c W 32d, 9-1-sty fr 1 fam dwgs, 20x43; \$31,500; (o) Howard Investing Co., Inc., 361 Fulton; (a) Chas. Infanger & Son, 2634 Atlantic av (1734).

LORRAINE AV, 1141, n s, 20 e Euclid av, 2-sty fr 2 fam dwg, 20x55; \$8,000; (o & a) same as above (2087).

NEPTUNE AV, 153-9, n w c E 11th, 2-1-sty fr 1 fam dwgs, 24x26; \$10,000; (o) Assoc. Realty Co., Inc., 163 Remsen; (a) Geo. H. Suess, 1131 Gravesend av (1833).

NEPTUNE AV, 312-14, s s, 1,266.52 w Coney Island av, 2-sty bk 1 fam dwg, 18.8x62; \$8,000; Jos. Solimeo, 1509 Sheepshead Bay rd; (a) Jos. J. Galicia, 1 Webers walk (1850).

NEW YORK AV, 1910-12, w s, 340 s Av J, 2-

sty fr 1 fam dwg, 26x30; \$7,500; (o) Mark Caspary, 204 Lewis av; (a) R. T. Schaefer, 1543 Flatbush av (1839).

5TH AV, 815-19, w s, 25 s 33d, 5-2-sty bk 2 fam dwgs, 20x29; \$37,500; (o) Realty Associates, 162 Remsen; (a) Benj. Driesler, 153 Remsen (1886).

5TH AV, 814, n w c 33d, 2-sty bk 2 fam dwg, 20x29; \$7,500; (o & a) same as above (1887).

12TH AV, 8005-9, e s, 32 s 80th, 2-2-sty fr 1 fam dwgs, 17x36; \$10,000; (o) Reinhardt Hall, 7822 12 av; (a) Burke & Olsen, 32 Court (1780).

17TH AV, 5205, e s, 24.6 s 52d, 2-sty fr 2 fam dwg, 20x57; \$10,000; (o & a) same as above (1713).

21ST AV, 8792, w s, 245.10 n Cropsey av, 2-sty fr dwg, 24x59; \$10,000; (o) Abraham Fox, 8784 21 av; (a) Isaac Kallich, 8609 Bay pkway (1705).

QUEENS

DWELLINGS.

ARVERNE.—Falling st, n s, 360 e Beach 72d, 1-sty fr dwg, 32x33, shingle rf, 2 families, gas; \$7,500; (o) H. F. Miller, Arverne; (a) A. H. Knoll, Rockaway Beach (1345).

ARVERNE.—Beach 70th st, w s, 30 s Amstel blvd, 3-sty bk dwg, 35x77, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Arverne Home-stead Corp., Remington av, Arverne; (a) J. P. Powers, Rockaway Beach (1360).

BELLE HARBOR.—Beach 134th st, w s, 491 s Boulevard, 2½-sty fr dwg, 69x27, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Cohocton eRalty Co., 413 E 31st, Manhattan; (a) Lawlor & Haase, 15 W 38th, Manhattan (1353).

CORONA.—Radcliff st, s s, 220 w Corona av, 2-sty bk dwg, 20x54, slate rf, 2 families, gas, steam heat; \$9,500; (o) Mrs. Antoineta Labriola, 19 Radcliff, Corona; (a) Alfred De Blasi, 94 E Jackson av, Corona (1586).

CORONA.—Waldron st, e s, 120 n Martense, 2-sty fr dwg, 30x30, slag rf, 2 families, gas; \$9,000; 2 bldgs; (a) A. G. Scalone, 102 Waldron, Corona; (a) A. F. Brems, 83 Corona av, Corona (1347).

CORONA.—42d st, e s, 75 s Seboutson, 2-sty fr dwg, 20x54, gravel rf, 2 families, gas; \$11,000; (o) Nicola Gevasi, 303 Troutman, Bklyn; (a) Al L. Marinelli, 15 W Jackson av, Corona (1357).

EDGEWATER.—Camp pl, w s, 140 n Edgemere av, 2-2-sty fr dwgs, 16x30, shingle rf, 1 family, gas, steam heat; \$7,600; (o) Samuel Levy, Jr., Kan. Bldg., Far Rockaway; (a) H. Rasmussen, 190 Beach 96th, Rockaway Beach (846-47).

ELMHURST.—24th st, e s, 310 s Roosevelt av, two 2-sty bk dwgs, 19x54, tar & gravel rf, 2 fam, gas, steam heat; \$18,000; (o) Wm. Meyer, Seabury st, Elmhurst; (a) Al Stines, Jr., 300 Grand, Maspeth (1248).

ELMHURST.—Lewis av, s s, 70 w Court terrace, 2-sty bk dwg, 20x51, shingle rf, 2 families, elec, hot water heat; \$10,000; (o) Fred Young, 111 Schley, Glendale; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1519).

FAR ROCKAWAY.—Morrell pl, n s, 235 w McNeil av, 2½-sty fr dwg, 24x24, shingle rf, 1-family, elec, steam heat; \$9,000; (o) Arthur Birkner, 54 W 39, N. Y. City; (a) Jarvos Kraus, 200 5 av, N. Y. City (1497).

FLORAL PARK.—Lawrence av, n s, 20 w 261st st and 262 st, five 1-sty fr dwgs, 20x30, shingle rf, 1 fam, gas, hot air heat; \$12,500; (o & a) Pease Construction Co., 243 W 34th, N Y C (1224 to 1235 incl and 1236).

FLORAL PARK.—Hillside av, n w cor 262d st and 261st st, thirteen 1-sty fr dwgs, 27x41, shingle rf, 1 fam, gas, hot air heat; \$39,000; (o & a) Pease Construction Co., 243 W 34th, N Y C (1224 to 1235 incl and 1236).

GLENDALE.—Trotter pl, n s, 200 e Ford av, two 2-sty fr dwgs, 16x36, tar & slag rf, 1-family, gas, steam heat; \$8,000; (o) Joseph Stefke, 1661 Norman, Ridgewood; (a) A. Sorice, 363 Fulton, Jamaica (1489).

GLENDALE.—Bertha pl, e s, 448 n Myrtle av, four 2-sty fr dwgs, 20x55, slag rf, 2 fam, gas, steam heat; \$30,000; (o) Schnettinger & Oehler, 1821 Linden st, Ridgewood; (a) F. F. Wonnberger, 1125 Decatur st, Bklyn (1361-62).

HOLLIS.—Eliner st, w s, 74 s South st, two 2-sty fr dwgs, 22x26, shingle rf, 1 fam, gas, steam heat; \$14,000; (o) Joe Russo, Farmers & South st, Hollis; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (1378-79).

HOLLIS.—Palatina av, e s, 180 s Hillside av, 2½-sty fr dwg, 22x34, shingle rf, 1 fam, gas, steam heat; \$8,000; (o) Joe Peitrowski, Farmer av, Hollis; (a) H. T. Jeffrey, Jr., Jamaica (1380).

HOWARD BEACH.—Elkhorn st, e s, 120 s Dunham, 2-1 sty fr dwgs, 21x36, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Lars Leidahl, Howard Beach (1515-16).

JAMAICA.—Henley rd, s s, 229 w Chevy Chase rd, 2½-sty fr dwg, 28x28, shingle rf, 1-family, gas, hot water heat; \$8,000; Nicholas Lammers, 466 Onderdonk av, Ridgewood; (a) Geo. Clark, 1756 Armand pl, Ridgewood (1492).

JAMAICA.—Metropolitan av, n w c 125th, 7-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$24,500; (o) John Rothbaum, 230

Graham av, Bklyn; (a) A. P. Sorice, 363 Ful-ton, Jamaica (888 to 894).

JAMAICA.—Oceanview av, s s, 220 w Flush-ing av, 4-2-sty fr dwgs, 24x45, shingle rf, 2 families, gas, steam heat; \$48,000; (o & a) Bernard A. Zinis, 420 Lorimer, Bklyn (880 to 883).

JAMAICA.—Metropolitan av, n s, 100 e 125th, eight 2-sty fr dwgs, 16x36, shingle rf, 1 fam, gas, steam heat; \$25,000; (o) John Rothbaum, 230 Graham av, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton st, Jamaica (1175 to 1182).

L. I. CITY.—N William st, s s, 108 e Willow, 2-sty bkdwg, 21x40, gravel rf, 2 families, gas; \$8,000; (o & a) Panfilo Di Virgilio, 16 N Will-iam, Manhattan (1518).

LONG ISLAND CITY.—16th av, w s, 85 s Grand av, sixteen 2-sty bk dwgs, 16x31, slag rf, 1 fam, elec, hot water heat; \$64,000; (o) Hartley Homes, Inc., 27 William st, N. Y.; (a) Stephen D. Boves, 311 E 165th st, N. Y. (1366-67-68).

LONG ISLAND CITY.—4th av, w s, 175 s Potter av, 2-sty bk dwg, 22x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o) Jos. Dallaue-gro, 940 1st av, N. Y.; (a) F. Chmelik, 796 2d av, L. I. City (1212).

LONG ISLAND CITY.—4th av, w s, 141 n Flushing av, 2-sty bk dwg, 21x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o & a) Salvator Lembo, 66 Hallett st, L. I. City (1210).

MASPETH.—Nagy st, w s, 200 s Juniper rd, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$12,000; (o) Julius Hoffman, Sr., 663 Forest av, Ridgewood; (a) Bly & Hamann, 551 Nostrand av, Bklyn (932).

METROPOLITAN.—Zeidler st, n s, 293 s An-drew, eight 2-sty fr dwgs, 16x48, tar & gravel rf, 2-family, gas, hot air heat; \$46,400; (o) Zeidler St. Realty Co., Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (472-471).

MIDDLE VILLAGE.—Hjnnman st, e s, 350 n Market, 2-sty bk dwg, 20x53, slag rf, 2 families, gas; \$9,000; (o) Joseph Bar, 44 Hinman, Mid-dle Village; (a) Morris Perlstein, 49 Fulton av, Middle Village (215).

MORRIS PARK.—119th st, e s, 140 s Sutter av, 2-2-sty fr dwgs, 15x31, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Anna A. John-son, 631 Briggs av, Richmond Hill; (a) Geo. E. Crane, Richmond Hill (529-530).

NEPONSET.—Beach 142d, w s, 60 s Neponset av, 2½-sty fr dwg, 30x28, shingle rf, 1 family, gas, elec, steam heat; \$12,000; (o) Mrs. Lucy Wolfe, 343 Beach 146th, Neponset; (a) W. T. Kennedy Co., Rockaway Beach (368).

NORTH BEACH.—Walcott av, s e c, & Rose-crant st, 2-sty bk dwg, 20x40, slag rf, 2 fam, gas, steam heat; \$9,500; (o) Antonio Comi, 277 Mott st, N. Y. City; (a) Harold Santasiore, 4-5 Court sq, Bklyn (1326).

QUEENS.—Osceola av, s e c, & Durand av, 17 2-sty fr dwgs, 20x26, shingle rf, 1 fam, gas, steam heat; \$76,500; Grace Stewart, Bellaire Gardens, Queens; (a) Louis Danancher, 328 Fulton st, Jamaica (1269 to 1285, incl.).

QUEENS.—Osceola av, s e c, & Durand av, 8 2½-sty fr dwgs, 24x46, shingle rf, 2 fam, gas, steam heat; \$63,000; Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1286 to 1293, incl.).

QUEENS.—Manhattan av, w s, 100 n Osceola av, six 2-sty fr dwgs, 18x26, shingle rf, 1 fam, gas, steam heat; \$24,000; (o) Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1329 to 1334, incl.).

QUEENS.—Durand av, e s, 100 n Osceola av, eight 2-sty fr dwgs, 18x26, shingle rf, 1 fam, gas, steam heat; \$32,000; (o) Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1335 to 1342, incl.).

QUEENS.—Chestnut st, s s, 100 e Madison av, 2-2-sty fr dwg, 16x32, shingle rf, 1 family, gas, hot air heat; \$10,000; (o) John Aylmer, Orange st, Queens; (a) Walter I. Halliday, 28 Union-hall, Jamaica (956-957).

QUEENS.—Madison av, e s, 40 s Chestnut, 2-2-sty fr dwgs, 16x32, shingle rf, 1 family, gas, hot air heat; \$10,000; (o) John Aylmer, Orange st & Madison av, Queens; (a) Walter I. Halli-day, 28 Unionhall, Jamaica (958-959).

RICHMOND HILL.—Lefferts av, e s, 25 s Kimball av, 4-2-sty fr dwgs, 22x45, shingle rf, 2 families, gas, steam heat; \$34,000; (o) Chas. Schnoor, 17 Rene pl, Ridgewood; (a) Chas. W. Vanderbeck, 463 Elm, Richmond Hill (963-64-65-66).

RICHMOND HILL.—123d st, e s, 275 n Central av, 2-sty fr dwg, 18x52, slag rf, 2 families, gas; \$9,000; (o & a) Alfred Ward, 4543 Chich-ester av, Richmond Hill (426).

RICHMOND HILL.—Lefferts av, s e c, Kimble pl, 2-sty fr dwg, 18x55, slag rf, 2 families, gas, steam heat; \$8,000; (o) Chas. Schnoor, 17 Rene pl, Ridgewood; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (585).

RICHMOND HILL.—117th st, w s, 100 n Roan-oke av, 2-sty fr dwg, 20x55, shingle rf, 2 fam, gas, steam heat, 1-sty fr garage; \$7,600; (o) Jacob & Clara Schmuck, 531 Grandview av, Ridgewood; (a) Louis Berger & Co., 1696 Myr-tle av, Ridgewood (1309-10).

RIDGEWOOD.—Freemont st, w s, 100 Hughes, three 2-sty fr dwgs, 18x56, slag rf, 2-family, elec, hot air heat; \$21,000; (o) Jacob Brownberg, 2127 Metropolitan av, Ridgewood; (a) Wm. Von Felde, 2188 Metropolitan av, Mid-dle Village (1500).

RIDGEWOOD.—Millwood av, n s, 40 w Char-lotte av, four 2-sty fr dwgs, 16x52, tar & gravel rf, 2-family, gas, hot air heat; \$24,000; (o) Bernard A. Ruoff, 1434 Myrtle av, Bklyn; (a) H. T. Jeffrey, Jr., Jamaica (1498-99).

RIDGEWOOD.—Forest av, w s, 50 n Bleecker, 2-sty bk dwg, 18x55, gravel rf, 2 family, gas, hot air heat; \$9,000; (o) Mary E. Hahn, 10 John, Ridgewood; (a) John Wandevgt, 2157 Bleecker, Ridgewood (916).

RIDGEWOOD.—Freemont st, e s, 95 n Catalpa av, seven 2-sty fr dwgs, 16x36, gravel rf, 1 fam-ily, gas, hot air heat; \$28,000; (o) Otto Dirk-sen, 1872 Stanhope, Ridgewood; (a) John Vande-vegt, 2157 Bleecker, Ridgewood (917 to 920).

RIDGEWOOD.—Charlotte av, n w c Millwood av, two 2-sty fr dwg, 16x52, shingle rf, 2 fam, gas, hot air heat; \$10,000; (o) Bernard A. Ruoff, 1434 Myrtle av, Bklyn; (a) H. T. Jeff-rey, Jr., Jamaica (1381).

RIDGEWOOD.—Cooper av, s s, 40 e Wilton av, 2-2-sty bk dwgs, 16x40, tar & slag rf, 1 fam-ily, gas, steam heat; \$16,000; (o) Jacob Denton, Cooper av & Pansy st, Glendale; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1520).

RIDGEWOOD.—Pansy st, e s, 306 b Cooper av, 2-2-sty bk dwg, 19x42, gravel rf, 1-fam, gas, steam heat; \$16,000; (o) Mrs. L. V. Smith, 131 Noble st, Greenpoint; (a) John W. Flet-cher, Bellaire Park (784).

RIDGEWOOD.—Fairview av, e s, 25 s Himrod st, 3-sty bk dwg, 20x55, gravel rf, 3 fam, gas, steam heat; \$15,000; (o) Jacob Alexander, 451 Fairview av, Ridgewood; (a) Fred Vollweiler Co, 1612 Bway, Bklyn (1218).

RIDGEWOOD.—George st, s e c Cypress av, 15-2-sty bk dwgs, 17x34, tar slag rf, 1 family, gas, steam heat; \$75,400; (o) George H. West-hall, 1830 Myrtle av, Ridgewood; (a) Louis Ber-ger & Co., 1696 Myrtle av, Ridgewood (835-836-837).

ROCKAWAY BEACH.—Beach 68th st, e s, 175 n Boulevard, 2-sty bk dwg, 22x65, slag rf, 2 fam, gas, steam heat; \$10,000; (o) M. Margolis, Arverne; (a) Jos. P. Powers, Rockaway Beach (1204).

ROCKAWAY BEACH.—Beach 92d st, e s, 106 s Boulevard, 2-sty fr dwg, 19x59, shingle rf, 2 families, gas; \$10,000; (o) G. E. Ryan, Beach 92d, Rockaway Beach; (a) A. H. Knoll, Rock-away Beach (1346).

ROCKAWAY BEACH.—Beach 116th st, s w c Washington av, 2-2-sty fr dwgs, 46x27, shingle rf, 2 families, gas, steam heat; \$10,000; (o) H. Kanter, White st & Mott av, Far Rockaway; (a) H. Rasmussen, 190 Beach 96th, Rockaway Beach (853-854).

SOUTH OZONE PARK.—Alwick av, s s, 100 e Davis av, 6-2½-sty fr dwgs, 18x36, shingle rf, 1 family, gas, steam heat; \$30,000; (o & a) Frank Grumbach, South Ozone Park (827 to 832).

SOUTH OZONE PARK.—107th av, s e c 93d, 2-sty bk dwg, 20x40, shingle rf, 1 family, elec, steam heat, & bk garage; \$7,700; (o) Katherine

s Barile, 10544 Woodhaven blyd, Woodhaven; (a) Burke & Olsen, 32 Court, Bklyn (1553-4).

SPRINGFIELD PARK.—Sheffield st, n s, 240 e Harding, 2-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, pipeless heat; \$8,000; (o) Mary E. & Elizabeth Oliver, 3737 Willet av, Manhattan; (a) Wm. Connor, Baffa st, Jamaica Park (814-15).

ST. ALBANS.—173d st, w s, 260 s 115 av, 2-sty fr dwg, 24x29, shingle rf, 1 family, gas, steam heat, & fr garage; \$8,450; (o) Alois Golz-appfel, 7 Halleck av, Ridgewood; (a) A. P. Sorice, 363 Fulton, Jamaica (1543-44).

ST. ALBANS.—Fern st, es, — n Central av, 2½-sty fr dwg, 34x24, shingle rf, 1 fam, gas, steam heat; \$7,500; (o & a) Dellano Smith Co., St. Albans (1166).

ST. ALBANS.—Garden av, w s, 60 n Rutland st, 2½-sty fr dwg, 36x23, shingle rf, 1-fam, gas, elec; \$8,000; (o) Dellano Smith, 437 5th av; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (662).

UNION COURSE.—90th av, e s, 96 w 75 av, 7-2-sty fr dwgs, 20x30, shingle rf, 1 family, gas, steam heat; \$52,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Rich-mond Hill (520-21-222-23-24-25-26).

UNION COURSE.—74th pl, n w c 90 av, 11-2-sty fr dwgs, 16x40, shingle rf, 1 family, gas, steam heat; \$55,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Rich-mond Hill (537 to 548).

WHITESTONE.—8th av, n e c & 17th st, 2-sty fr dwg, 32x22, slag rf, 1 fam, gas; \$8,000; (o) B. Ruffini, 8 av & 17th st, Whitestone; (a) J. P. Hanson, 18th st, Whitestone (1474).

WOODHAVEN.—98th st, e s, 925 n 91 av, 5-2-sty fr dwgs, 20x55, shingle rf, 2 families, gas, steam heat; \$37,500; (o) G. M. Dreker & Co., 70 Elderts la, Bklyn; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (1548 to 1552).

WOODHAVEN.—103d av, n w c 98th, 2-sty fr dwg, 22x40, tar & gravel rf, 2 families, gas, steam heat; \$8,500; (o & a) Sam Meo, Wood-haven (666).

WOODHAVEN.—90th st, w s, 96 n 107 av, 8-2-sty fr dwgs, 16x35, shingle rf, 1 family, gas, steam heat; \$28,000; (o) Eiermann Bros., 99 Williams, Jamaica; (a) Chas. Infanger & Sons, 2634 Atlantic av, Bklyn (646 to 653).

WOODHAVEN.—Park Lane, n s, 451 e 94th, 4-2-sty fr dwgs, 32x35, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Woodrich Eng. Co., Harvard av, Jamaica; (a) P. H. Dein, Jamaica (404-405).

WOODHAVEN.—78th st, e s, 120 s 97th av, nine 2-sty fr dwgs, 20x30, with garage, tar & slag roof, 1-family, gas, steam heat; \$43,200; Herman Schroeder, 791 Carroll, Bklyn; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (473).

WOODHAVEN.—94th st, e s, 180 n Pitkin av, two 2-sty bk dwgs, 22x42, shingle rf, 2 family, gas, steam heat; \$16,000; (o) Michael Weber, 95 Focall, Bklyn; (a) Edwin Georgi, 8743 97th, Woodhaven (922).

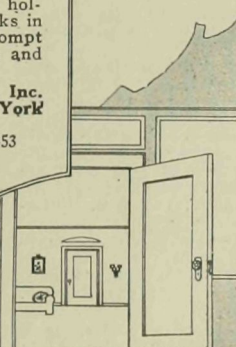
WOODHAVEN.—76th st, e s, 323 n 90 av, 4-2-sty fr dwgs, 19x42, shingle rf, 2 families, gas, hot air heat; \$30,000; (o) Chichester Realty Co., 8319 Chichester av, Jamaica; (a) Chas. Koester, 9 Jackson av, L. I. City (765-766).

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ANNADALE.—Henry st, s s, Poillon av, 150 e, 1½-sty fr dwg, rubberoid rf, 32x27; \$3,500; (o) Adolph Wissert, 337 Poillon av; (a) G. V. Rasmussen, Castleton av, Port Richmond, S. I. (48).

CLOVENA PARK.—Seneca av, w s, s w c Oswego, 2-sty fr dwg, 26x36, rubberoid rf; \$5,000; (o & b) Guseppe Zinna, 180 1st av, N. Y. C.; (a) same (89).

GRANT CITY.—Prescott av, e s, 200 s Kreiser, 2-sty fr dwg, 26x26, asbestos shingle rf; \$4,800; (o) M. Chas. Kaufman, Prescott av, Tysen Manor; (a) Otto Johnson, 8 Dubois av, Richmond, S. I. (92).

GRANT MANOR.—Bancroft av, n s, 60 w Edison, 2-sty fr & stucco dwg, 25x28, asphalt shingle rf; \$5,000; (o) Henry Dodson, Detroit st, Princess Bay, S. I.; (a) E. A. Stein, Carlton av, Huguenot Park, S. I.; (o) Robert Pearsall, Pleasant Plains, S. I. (158).

GREAT KILLS.—Cedar pl, s s, 200 n e Hillside ter, two 2-sty fr dwgs, 25x26, shingle rf; \$5,000 each; total, \$10,000; (o) F. E. B. Development Co., 204 Water st, N. Y. City; (a) A. Rickard, 1361 E 17, Bklyn, N. Y.; (m) Wm. L. H. Gallin, 252 Front, N. Y. City; (c) Edward Egan, 11th st & 5th av, Bklyn, N. Y. (153).

NEW BRIGHTON.—Pine st, e s, 90 South Stanley av, 1½-sty fr dwg, shingle rf, 22x33; \$2,800; (o) Vincent Fiore, Glen av, New Brighton, S. I.; (m & b) same (67).

NEW BRIGHTON.—Cortelen pl, e s, 500 — Henderson av, two 2-sty fr dwgs, shingle rf, 22x28; \$5,000 total; (o & b) W. V. Cogan, 120 Franklin av, New Brighton, S. I. (44).

NEW BRIGHTON.—Highview av, w s, 150 Buchanan st, 2-sty fr dwg, 24x36, shingle rf; \$7,500; (o) Patrick Mahoney, Taft av, New Brighton, S. I.; (a) W. V. Cogan, New Brighton, S. I. (52).

PORT RICHMOND.—Stevens pl, s s, 254 w Decker av, five 2-sty fr dwgs, 18x24, shingle rf; \$15,000; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (111).

PORT RICHMOND.—Stevens pl, s s, 130 w Decker av, four 2-sty fr dwgs, 19x28, shingle rf; \$15,000; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (112).

ROSEBANK.—Charles st, e s, 287 n St Mary's av, 2-sty fr dwg, 22x30, shingle rf; \$3,400; (o) Senrone Curatols, 199 St Marys av; (a) Jos. Sanza, Rosebank, S. I. (91).

TOMPKINSVILLE.—Sherman av, e s, — n Corson av, 2-sty bk dwg, 22x50, rubberoid rf; \$9,500; (o) Louis & Marie Ricca, Tompkinsville, S. I.; (a) Daniel Santoro, Stapleton, S. I. (147).

TOMPKINSVILLE.—Woodstock av, n e s, 200 nw Oxford pl, 2½-sty fr dwg, 25x31, shingle rf; \$5,600; (o) Robert J. Hutton, 30 York ter, New Brighton, S. I.; (a) Chas. Feist, 216 Bay, Tompkinsville, S. I. (51).

WEST BRIGHTON.—Seneca st, 229 w Burger av, 2-sty fr dwg, 16x34, shingle rf; \$4,500; (o) Walter McSariey, 197 Hampton pl, Bklyn, N. Y.; (a) H. Pelcher Port Richmond, S. I.; (c) Myhre & Jensen, 142 Decker av, Port Richmond, S. I. (154).

W. BRIGHTON.—Myrtle av, n s, 440 w Elizabeth st, 2½-sty fr dwg, shingle rf, 19x30; \$3,500; (o) Peter Larsen, 50 Decker av, P. R., S. I. (22).

PLANS FILED FOR ALTERATIONS

Manhattan

ESSEX ST, 173, remove show window, columns, new beams, show windows in 5-sty bk str & tnt; \$1,000; (o) Meyer B. Warmbrand, 173 Essex; (a) Louis A. Sheinart, 194 Bowery (372).

GRAND ST, 341, remove wall, arch, raise 3 and fr tier beams, new 2-tier beams, windows, t. c. wall, on 2 and 3-sty bk and frame stores and offices; \$6,000; (o) Matthew De Beauchant, Freeport, L. I.; Edw. P. Minaldi, Mt. Clair, N. J.; (a) Irving Fenichel, 583 Bedford av, Bklyn (344).

GREENWICH ST, 109, remove wall, new partitions, fire retard ceiling in 6-sty bk —; \$1,000; (o) Regina B. Saporta, 796 6 av; (a) John H. Knubel, 305 W 43rd (334).

JOHN ST, 17-23, remove fr, new 10 add stys, tile and slag rf, rearrange stairs, toilets, elevators in 2-sty bk restaurant, stores, offices; \$330,000; (o) 17 John St. Corp., 52 William st; (a) Clinton & Russell, 100 Maiden la (387).

PEARL ST, 134, 2 new add stys on 2-sty bk elect transformer station; \$40,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, 41st & 6 av (373).

ORCHARD ST, 126-30, new partitions, store room, toilets, conc floor, steps, ventg duct in 5-sty bk telephone central office bldg; \$5,000; (o) N. Y. Telephone Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (364).

WASHINGTON ST, 213, new cooler, meat bins, offices, toilets, steel girder, columns, in

3-sty bk stores and lofts; \$4,300; (o) M. Appell & Co., 564 W 144th st; (a) P. P. (369).

3D ST, 285 E, remove wall, partitions, new wall, partitions in 3-sty bk tnt; \$8,000; (o) Morris Beck, 71 Av D; (a) Jacob Fisher, 25 Av A (338).

22D ST, 212 E, new extensions, change partitions in 4-sty bk store and apart; \$12,000; (o) Louis N. Hartog, New Rochelle, N. Y.; (a) Morgan M. O'Brien, 49 E 90th st (359).

24TH ST, 354-56 W, new bathrooms, kitchen fixts, extention, rearrange partitions in 4-sty bk store and apart; \$3,500; (o) Henry Brenwasser, 356 W 24th st; (a) Jos. Mitchell, 332 W 24th st (357).

24TH ST, 102-6 W, remove beams, new extensions, pier, girder, toilets, in 1 and 2-sty bk milk depot; \$6,000; (o) Elmer A. Darling, 23 E 21 st; (a) Edw. Morrison, 430 W 23d st (385).

29TH ST, 327-5 E, new celluloid storage vault, partitions in 10-sty bk factory; \$1,500; (o) 329 E 29th St. Corp., 505 5th av; (a) Fredk. W. Moore, 154 Nassau st (379).

37TH ST, 61 W, new fire escape, doors, extend stairs in 4-sty bk store factory and studio; \$1,500; (o) Solomon May, 642 6th av; (a) Geo. Keister, 56 W 45th st (362).

42D ST, 529 to 49, new flue on 6-sty bk warehouse; \$1,000; (o) Farmers Loan & Trust Co., 16-22 William, exr for est Archibald Russell; (a) L. C. Holden, 103 Park av (343).

42D ST, 128 W, remove stairs, vault lights, new stairs, doors, skylights, flooring, partitions, in 4-sty bk store and apart; \$3,500; (o) Chas. Thorley, 604 5th av; (a) P. P. (350).

48TH ST, 166 W, new ext, rearrange apts in 4-sty bk str & apts; \$4,000; (o) Jos. Friedman, 166 W 48th; (a) Wm. J. Russell, 73 W 46th (336).

59TH ST, 139 E, new store front on 6-sty bk store and tnt; \$1,500; (o) Arcade Rlty Co., 59th st and Lexington av; (a) Elisha H. Jones, 105 W 40th st (345).

72D ST, 151 W, remove front, partitions, new extensions, partitions in 6-sty bk res; \$30,000; (o) Redstone Holdg. Co., 30 W 57th st; (a) Gail T. Brown, 30 W 57th st (367).

76TH ST, 433 E, new add sty, extend stairs in 2-sty bk garage; \$6,000; (o) Anton Bohaty, 433 E 76th st; (a) Otto L. Spannake, 116 Nassau st (355).

77TH ST, 61-63 E, new tank on 9-sty bk girls' boarding school; \$1,500; (o) Mrs. John O'Hara Cosgrove, 52 E 78th st; (a) P. P. (370).

85TH ST, 225 E, new extension, hot water supply, bath room, show window in 4-sty bk tnt; \$5,000; (o) Krentzer Quartette Club, 228 E 86th st; (a) Geo. Dress, 116 W 39th st (353).

110TH ST, 100-2 E, new partitions, toilets, girders, columns, stores, in 4-sty bk store and apts; \$2,000; (o) John E. Souers, 100 E 110th st; (a) Max Hirsch, 26 Court st, Bklyn (380).

112TH ST, 328 E, remove frame extention, partitions, new bk extensions, partitions, skylights on 3-sty bk Market and factory; \$5,000; (o) Alesandra Gioffe, 247 E 111th st; (a) Richard Shutkind, World Bldg (348).

121ST ST, 120 W, new ext, toilet in 4-sty bk dwg; \$1,000; (o) Dr. Nathan S. Stang, 120 W 121st; (a) Alfred A. Beruhe, 220 W 42d (303).

125TH ST, 71-5 W, new storage room in 2-sty bk store and restaurant; \$1,000; (o) Est Susan Hoagland, 37 Liberty st; (a) M. W. Del Gaudio, 158 W 45th st (378).

133D ST, 24 W, remove windows, door, new extension, beams, roof, skylight, metal ceiling, in 4-sty bk store and tnt; \$1,400; (o) The Mortiren Rlty Corp., 1944 Madison av; (a) Alfred E. Brandon, 30 W 134th st (346).

AMSTERDAM AV, 1389-99, notch out girders for additional clearance in 3-sty bk car barn; \$2,500; (o) 3d Ave. R. Ry. Co., 2396 3d av; (a) P. P. (384).

BROADWAY, 2220-6, new mezzanine on 2-sty bk str & offices; \$4,000; (o) Archibald D. Russell, 20 Exchange pl; (a) Stephen J. Devoe, 152 Clifton av, Laurel Hill, L. I. (340).

BROADWAY, 2555, new engine room add on 3-sty bk restaurant; \$2,000; (o) Schulte Rlty Co., 284 Bway; (a) Van R. H. Greene, 35 Warren (335).

BWAY, 864, new fire escape, f. p. windows, stairs, skylight, on 4-sty bk store and factory; \$1,200; (o) Gertrude B. T. Griffiths, care Cammann, Voorhees & Floyd, 84 Williams st; (a) Chas. Mullen, 30 Front st (376).

BWAY, 2852, remove stairs, toilets, windows, new stairs, lift, coal vault, beams in 3-sty bk restaurant; \$25,000; (o) Childs Co., 200 5th av; (a) John C. Westervelt, 36 W 34th st.

CATHEDRAL PKWAY, s e c Bway, remove piers, stairs, str front, new columns, girders, stairs, str front, lower 1st tier beams in 2-sty bk str & lunch room; \$15,000; (o) The Broadway Varieties Corp., 840 10 av; (a) J. C. Watson, 271 W 125th (368).

CENTRAL PARK SO, 120, new partitions, plumbing fixt, elect lights in 6-sty bk club; \$1,800; (o) Catholic Club, 120 Central Pk So; (a) Robt. A. Fash, 163 W 20th st (358).

EAST END AV, 140, remove stairs, parti-

tions, walls, new stairs, elev and shaft, bath rms, fixtures, kitchen and laundry, hot water htg system, elect wiring and fixt, pent house, 2 3-sty bk dwgs; \$10,000; (o) Armand de Richlieu, 140 East End av; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (371).

LEXINGTON AV, 746, new front, elev, partitions, extension, raise 1 and 2 floors in 4-sty bk store and apart; \$15,000; (o) Morris H. Harris, 54 E 23d st; (a) Geo. A. Schenewald, G C Term (354).

MADISON AV, 102, remove part of floor, new pat winding stairs in 12-sty bk store and factory; \$1,000; (o) Brunswick Rlty Co., 35 W 39th st; (a) Maximilian Ziples, 432 4th av (377).

PARK AV, 444-46, remove front, new f. p. stairs and hall, elevator, rearrange partitions in 4-sty bk stores and offices; \$30,000; (o) Henry H. Pease, 285 Lexington av; (a) S. Edson Gage, 28 E 49th st.

1ST AV, 770, new reinf conc sheep runway, shaft in 6-sty bk abattoir; \$3,000; (o) Dennis A. Harrington, 770 1st av; (a) Jacob Gescheidt, 142 E 43d st (383).

2D AV, 84, remove partitions, new stairs, partitions, in 3½-sty bk stores and dwg; \$1,000; (o) Matilda Rosen, 84 2d av; (a) Jacob Fisher, 25 Av A (374).

2D AV, 2242, new stairs, bulkhead, fire retard, partitions, in 4-sty bk store factory and apts; \$1,500; (o) Benj. Silverman, 13 E 58th st; (a) Saml. Cohen, 32 Union Sq (366).

3D AV, 247-51, remove elevator, new elevator shaft, wall on 5-sty bk laundry & factory; \$1,000; (o) Marie Barth, Helena, Mont.; (a) John H. Deeves & Bros., 103 Park (342).

5TH AV, 576-8, new mezzanine in 11-sty bk stores and offices; \$3,000; (o) Wm. W. Fuller, 1072 5th av; (a) Wm. F. Hemstreet, Woolworth bldg (381).

WELFARE IS, opp E 60th ST, remove and replace 1600 sq ft reinf conc floor in 10-sty bk elev storehouse; \$3,000; (o) City of N. Y., Dept. of Public Welfare, Municipal Bldg; (a) Sylvester A. Taggart, 10th floor, Municipal Bldg (365).

Bronx

162D ST, 861 E, 3-sty br extension, 14x39, new chimney, new stairs and new partitions to 3-sty br and fr dwg and hall; \$12,000; (o) Frida Sauberman, on prem; (a) Frank Klein, 993 Morris av (80).

180TH ST, 809, raise and build cellar and 1-sty of stone and br under 2-sty fr str & dwg; \$6,000; (o) Wm. Frisch, 1642 Madison av; (a) Nathan Langer, 81 E 125th st (84).

UNIVERSITY AV, 1588, new dumb waiter, new plumbing and new partitions to 1-sty br str and lunch room; \$2,000; (o) Max Nowak, 973 Whitlock av; (a) Maurice Courland, 47 W 34th st (85).

WEEKS AV, 1729-1731, 2 3-sty br extensions, 20x9, and build 1-sty of fr upon each bldg, move 1 bldg to front of lot, to 2-sty br and fr str & dwgs; \$7,500; (o) Louis Zaritzky, 470 Tremont av; (a) R. J. and F. J. Johnson, 375 E. Fordham rd (86).

WHITE PLAINS AV, 4761, 3-sty br extension, 82x67.42 to 3-sty br storage and garage; \$40,000; (o) John Stahl, on prem; (a) Fireproof Products Co., Bridgeport, Conn. (82).

CLINTON AV, 1830, new plumbing, new partitions to 3-sty br tnt; \$1,200; (o) Herman Newburgh, on prem; (a) Chas. A. Newburgh, 771 Crotona av (78).

Brooklyn

HICKS ST, 60, w s, 75.3 n Cranberry st, ext and int alts, 3-sty fr, 2-fam dwg; \$3,500; (o) Fredk. L. Cussiart, 604 E 4th st; (a) Stoughton & Stoughton, 96 5th av, N. Y. (2696).

DEKALB AV, 949, n s, 325 w Lewis av, str fr and int plmbg, 3-sty br str and 4-fam dwg; \$6,500; (o) Gussie Hanft, on prem; (a) Fred Vollweiler, 1612 Bway (2709).

MYRTLE AV, 2537, n e c, Raymond st, ext, str fixts and int, 3-sty bk garage, str and 2-fam dwg; \$7,000; (o) Chas. Schaeffer, on prem; (a) Glucroft & Glucroft, 729 Flushing av (2713).

5TH AV, 4519-23 n e c, 46th st, ext, str fr and int plmbg, 1-sty conc, stores; \$3,000; (o) Herbt. J. Callister, on prem; (a) John C. Wandell Co., 425 86th st (2718).

Richmond

GREAT KILLS, Nelson av, e s, Amboy rd, 100 so, 2-sty fr dwg, 30x40, shingle rf; \$1,500; (o) Robert Cutting, 17 Nelson av, Great Kills (73).

PORT RICHMOND, 704 Williambrook rd, So Richmond Turnpike, 3-sty fr dwg, 42x30x55; \$3,000; fire repairs, add sty, install new heating system; (o) Dr. V. Giliberty and J. B. Galante, 11 Charlton st and 41 Grand st, N. Y. C.; (a) P. P.; (builder) Frank Albamo, 158 Prince st, N. Y. C. (56).

PORT RICHMOND, 770 Richmond av, 1-sty store and dwg, bk, 16x50; \$4,000; (o) Salvatore Bellezza, 770 Richmond av, P. R.; (a) Harry W. Pelcher, 286 Richmond av, P. R.; (mason) R. H. Leadly, 23 Winant av, P. R., S. I.; alt consist of additional story and ext (rear) (67).