

Real Estate Record and Builders Guide

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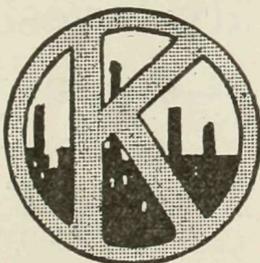
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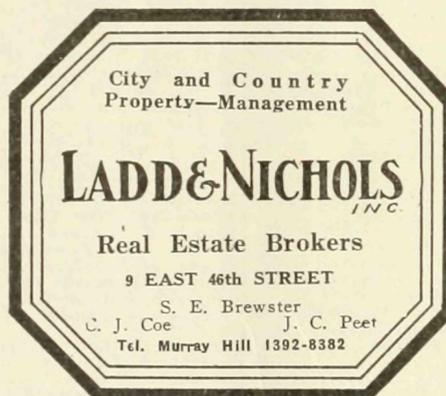
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E D I T O R I A L

Coal Industry Must Be Stabilized

The coal-carrying roads, despite the serious handicaps caused by the shopmen's strike, are making systematic efforts to rush fuel from mines to market. This indicates an alertness on the part of the railroad managers which cannot but be encouraging to the great mass of citizens who are worrying over the winter's fuel supply. It answers quite satisfactorily the assertions of strike leaders that the railroads, because of inadequate equipment, would fail the public in the fuel crisis.

It must be kept in mind, however, that no matter how well the coal-carrying roads do in this emergency, they cannot haul to market in a few weeks the tonnage of coal which usually comes in to the metropolis during the summer months. To expect them to do this would be to expect an impossibility, entirely disregarding the vital fact that even if the railroads had not been crippled by the shopmen's strike the supply of fuel at the mines has been far below normal because of the miners' strike.

A serious shortage in the quantity of coal available to the public this winter must be expected. This is demonstrated by so competent an authority as Mr. Sydney A. Hale, Editor of *The Coal Trade Journal*, who points out that even with the railroads furnishing 100 per cent. service and the miners working at top speed from now on, it would be physically impossible to make up the loss of tonnage during the twenty-three weeks the mines have been idle. In proof, Mr. Hale points out that the average yearly shipments of anthracite during the seven years ended last December were 70,369,571 gross tons, and that in only two years of that period have shipments exceeded the average. In 1917 the total shipments were 77,133,305 tons, and in 1918 the total was 76,749,919 tons. Shipments last year dropped to 67,617,713 tons, and the figures for the seven years represent an average monthly shipment of 5,864,130 tons. The highest monthly shipment on record was in March, 1918, and totalled 7,726,717 tons. Mr. Hale notes that if this rate could be maintained without break for the rest of the current coal year, which he regards as highly improbable if not obviously impossible, the shipments for the year would total 48,511,446 tons, or 21,858,125 tons less than the average for the last seven years, and 19,106,267 tons behind the last calendar year. It is obvious, therefore, that the emergency can be met only through the exercise of the greatest care in the use of this year's supply of coal, and by resorting to fuel substitutes wherever possible. In this connection some excellent suggestions have been made by the New York Building Managers and Owners' Association.

The application of war-time methods to regulate the distribution and selling-price of coal gives promise of as square a deal to coal consumers as could be hoped for in the circumstances. At the same time, these are emergency measures adopted to meet an emergency which ought not to have arisen. The plight of the public, worried over an inadequate supply of coal and with higher prices for what will be available harassing them, will put the strongest

kind of public sentiment back of efforts to get the coal business on a permanent sane basis. Secretary Hoover summed up the situation accurately when he declared in a New York address early this week:

"When the public can be made the victim of infinite loss and suffering by such disagreements as we have witnessed; when the whole Nation can once every two years or less be pushed to the edge of the precipice of want and commercial collapse; when our public utilities, hospitals, schools, and kitchens are dependent upon short rations of non-union coal; when the Federal Government is forced to interfere with business and transportation to secure even this movement to essential points; when we are brought to consideration of price fixing against extortion in peace time; when hundreds of thousands of workers not only in the industry but outside of it are thrown into skimping and starving; when the Nation is made to suffer the shame of Herrin and rampant crime that has followed in train of strikes—then some examination of our industrial sanity is called for."

Secretary Hoover declared that the two problems which must be solved are: first, the employer-employee relationship; and second, the economic reorganization of the coal industry. As Mr. Hoover pointed out, the present relationship of employer and employee in the industry comprises a periodical national danger, because with national organization and national disagreement it means national stoppage. In the end, as he so pertinently declares, the issues of the struggle are consciously or unconsciously imposed by pinching the welfare of 99 per cent. of the public who are not parties to the quarrel. Through subsequent prices the public pays the bill and the public, therefore, has a right to a voice in this whole business.

"Surely fair play can be obtained," Mr. Hoover believes, "for employer and employee in our civilization without warring on the public. But it is not sufficient to shirk the issue by saying that there must be fair play. We must discover the machinery by which fair play can be delivered to all sides. We must have continuity of production in this essential commodity under righteous conditions of employment if we are to maintain the welfare of the nation at all."

Efforts in Congress to bring about the reform called for by Secretary Hoover are making progress. Such an inquiry into the mining and distribution of the nation's coal supply as is proposed should be completed before next Spring and remedies found which will prevent in future the constant recurrence of the disagreements between miners and operators which cost the public so dearly.

Great Building Boom in the South

The national building boom of 1922, which has made the current year an historic period in the annals of the construction industry, is showing a greater ratio of increase in the Southern States than in any other section of the country. An exhaustive survey of the building situation in sixteen Southern States was recently undertaken by G. L. Miller & Co., Inc., of Atlanta, and it shows a remarkable

development in the South from January 1 to July 1 of this year.

The vast natural resources of the South have been responsible for a rapid expansion of its industries during the past few years and along with the development of these resources there has been a concentrated building movement, involving structural operations of every type and use, establishing a high record which undoubtedly will stand for some time to come.

Southern building activity during the first six months of 1922 shows a gain of nearly forty-three per cent. as compared with the total for the corresponding period of last year, and, according to the volume of new construction now being planned or already under contract but not started, the current year will close with all previous annual records broken. Building permits issued in eighty-four cities of the South for the first six months of 1922 indicate a total expenditure for new construction amounting to \$215,531,428, and this figure does not include the vast amount of rural and semi-rural construction activity for

which definite statistics have not yet been tabulated.

The outstanding characteristic of the South's building boom of 1922 is the extremely high quality of its new structures. The South is now building for beauty and permanence and many cities which in the past have lacked much in the way of new and modern structures may hereafter be justly proud of their masterpieces of architecture and construction, many of which will compare favorably with the best in other parts of the country where the structural development has not been so recent.

The ambitious building program of the South has been made possible because this section has obtained a good share of the prosperity brought about by the recent national commercial and industrial revival and because the relatively high interest rates have attracted capital for purposes of development. The records of the past few months, great as they are by comparison with previous figures, are likely to be surpassed in the future if the South lives up to its promise of continued active progress in its commercial, industrial and social life.

Widening West 57th St. and Upper Madison Avenue

ANOTHER very important step in the development of the uptown business section is seen in the announcement by Manhattan Borough President Miller that the contracts for the widening and repaving of West Fifty-seventh street between Fifth and Eighth avenues, and Madison avenue between Sixtieth and Seventy-second streets have been awarded. The work on the construction of the sewer in Fifty-seventh street between Fifth and Sixth avenues has already been started.

This improvement, which will provide a sixty-foot roadway in Fifty-seventh street, is the result of several years of effort on the part of The Fifth Avenue Association, representing the property-owners and business men of Fifty-seventh street, and represents a development that indicates the future growth of Fifty-seventh street as one of the most exclusive shopping streets in the city. The upward growth of the high-class Fifth avenue shopping district, combined with the favorable geographical location of Fifty-seventh street, makes it the logical continuation of Fifth avenue business development, which is halted at Sixtieth street by residential restrictions.

Charles J. Oppenheim, Jr., President of Jay-Thorpe, Inc., one of Fifty-seventh street's leading merchants, in speaking of the effect this widening will have on the development of this important crosstown thoroughfare, said: "This development, brought about through The Fifth Avenue Association, conclusively proves that the belief of a few of us, who a few

years ago pinned our faith on the future of Fifty-seventh street, is now vindicated. This widening, combined with the widening of upper Madison avenue and several other widening projects in the immediate neighborhood, will do much to hasten the time when Fifty-seventh street will be the undisputed center of a beautiful shopping and business district. Real estate values have already started to climb and building activity is increasing.

"The widening of this street, combined with the ordinance procured by our association, barring illuminated signs and regulating other signs, will increase the value of Fifty-seventh street as the most northerly location for high-class shops. This street has for years been one of Fifth avenue's main traffic outlets. For westbound automobile traffic it is practically a continuation of the avenue itself, for the shopping and business portion of Fifth avenue is halted at Sixtieth street by residential restrictions. The business interests of Fifty-seventh street, represented by the Fifty-seventh Street Committee of The Fifth Avenue Association, realized a few years ago that the present improvement was vitally necessary to the development of our street. The widening proceedings were thereafter energetically pushed and finally approved by the Board of Estimate last year upon the association's application. Technical and other difficulties thereafter presented themselves, but, due to the splendid efforts of Borough President Miller, this needed improvement will soon be an accomplished fact."

Saving Depositors Outnumber Families in United States

AN average of more than one savings account for every family in the United States is indicated in partial data for the country compiled by the Savings Bank Division of the American Bankers' Association, revealing over 26,600,000 savings depositors in the sources of data covered.

"Complete data are practically impossible to obtain under present statistical conditions in regards to savings. But even with all figures lacking for the thousands of State-chartered banks which accept savings in Illinois, Missouri and twenty-three other States and the District of Columbia, and with only the mutual savings banks out of all the State banks and trust companies in Indiana, Ohio and New Jersey included, the number of savings accounts reported by the Federal and State supervisors of banks reached a total of 26,637,831 on June 30, 1921, which is the only date for which the statistics are available.

"In addition, there are millions of savings depositors in the non-reporting States above mentioned, which include not

only the South with the exception of the Virginias, but also the great States between the Mississippi and the Rockies, except Minnesota. Furthermore, there are perhaps three million owners of time certificates of deposit which are used in place of savings accounts in rural sections, also the half-million patrons of the postal savings system, five million members of building and loan associations, and other millions who invest the proceeds of their thrift with life insurance, real estate mortgage and standard industrial and other corporations."

Savings Accounts in American Banks, June 30, 1921

Mutual savings banks (17 States).....	9,654,989
Other State banks (13 States).....	6,180,337
Trust companies (8 States).....	2,713,808
Private banks (New York only).....	72,961
National banks (all States).....	8,015,736

Total reported 26,637,831

The total of savings deposits was recently reported by the Savings Bank Division of the American Bankers' Association as amounting on June 30, 1921, to \$16,618,595,000.

REAL ESTATE SECTION

Cost and Efficiency of Fuel Oil in New York Buildings

First Publication of Figures Covering Installation Charges and Savings Effected in Labor, Ash Removal and Fuel

WITH the certainty of a shortage this winter of anthracite which has always been the chief reliance for generating steam in large apartment houses and office buildings for heating purposes, the operation of elevators and manufacture of electricity for lights, owners and managers of a large number of buildings in Manhattan have become interested in the question of whether the installation of oil burning plants may not solve some of the problems of successful building management which have bothered them during the last few years. The use of fuel oil has not made much headway in New York City because of its nearness to the anthracite fields and the seeming reluctance of some of the oil producers to develop the fuel oil business in this section. But in cities more remote from the mines oil has come to be the main reliance for fuel purposes in large buildings, and used to a considerable degree in smaller structures and even in private houses. As far back as 1906 when the San Francisco earthquake and fire occurred there were 118 fuel oil installations in large buildings in the burnt district, and at the present time 70 per cent. of the fuel used on the Pacific Coast is oil. In the last ten years many New England cities, less fortunately situated than New York with relation to the source from which coal comes, have turned to fuel oil because of the advantages it had in the important matters of cost and efficiency over anthracite and bituminous. There are hundreds of oil-burning plants in operation in Boston, including one providing heat, light and power for the 35 large buildings in the Harvard College group, and scores of plants in Providence, including that at Brown University with its numerous buildings.

While it has been conceded by building managers here that oil could be used successfully on the Pacific Coast and in New England, where the price of anthracite averages several dollars per ton higher than it does in this city, skepticism has prevailed as to the advantages to be derived from the installation of oil burning plants in New York. For a long time even the city officials were strongly opposed to its use and it is only recently that regulations guarding the installation and use of oil have been promulgated by the Board of Standards and Appeals. But several occurrences in the last few years set some building managers to thinking there might be advantage in the use of fuel oil over anthracite and strikes and storms have frequently made it an exceedingly difficult and costly proposition to obtain steam coal and the problem of ash removal, always vexatious and expensive, has also been complicated by the same causes.

Two years ago, before it was possible to obtain a permit for the burning of oil in steam boilers, the installation of the first large fuel oil burning plant was begun in an office building. A year later another plant was installed in a large hotel. Since then a number of buildings have changed over from the coal to oil, and a score of plants are under way. Recognizing the great interest recently developed in the question whether the substitution of oil for coal was practical and also the relative cost of these fuels in actual operation in New York buildings, THE RECORD AND GUIDE has made an investigation of the subject for the benefit of building managers and owners who are so vitally interested. Fortunately the managers of the buildings first installing fuel oil have kept accurate records of the cost of installation, and comparative cost of operation burning coal and oil. These figures are now available. Before giving them, there is presented a statement made to THE RECORD AND GUIDE by Robert Adamson, President of the Petroleum Heat and Power Company, of 511 Fifth Avenue, setting forth the advantages claimed for the use of oil over anthracite for steam purposes. Mr. Adamson's

Company has installed a large number of plants on the Pacific Coast and in New England, and has in operation or under construction plants in a score of buildings in this city.

"The development of the system which has successfully invaded the field in which formerly steam was almost exclusively generated by anthracite," said Mr. Adamson, "is largely the result of the vast supply of cheap Mexican fuel oil which has become available at a time when the price of coal has advanced and the uncertainties of obtaining a regular supply owing to strikes and transportation difficulties have multiplied simultaneously. Oil burning and automatic regulation equipment has been developed. Engineers know that one gallon of Mexican fuel oil weighing 8.10 pounds contains as much heating energy as 12 pounds of coal, and requires about half the space to store. It produces more intense heat and the operating conditions are more elastic. Here are some of the facts about oil compared with coal. One pound of fuel oil contains 18,500 B. T. U.'s to 12,000 B. T. U.'s in a pound of average furnace coal; there is a saving in storage space of about 50 per cent.; oil is mechanically fed into the boilers and leaves no ashes, doing away with stoking and ash removal; oil burners are more efficient because combustion is more perfect and temperature steadier; owing to automatic regulation of oil consumption to correspond with the load, there is great saving in fuel, which saving is also added to because it is possible to start and shut off fires without the loss occasioned by banking; by the elimination of ashes and coal piles, the boiler rooms are free from dust and soot and, finally, oil is handled with greater ease and less noise, dust and dirt, and obstruction to sidewalks.

"By burning oil instead of coal it is possible to secure more perfect combustion and to better regulate the consumption of fuel to correspond to the fluctuations of the steam load. These are the prime requirements of a well regulated boiler-room. They are accomplished by the automatic delivery of oil into the furnace in the exact quantity required to maintain the desired steam pressure or water temperature and by the automatic regulation of the admission of air in correct proportions to the amount of oil burned. It is manifestly impossible to adjust manual stoking of coal with the nicety of automatic regulation of oil and air.

"We have successfully installed oil burners in hot-water systems, vapor systems and high and low pressure steam plants in which it is required to maintain pressures varying from 50 to 5,000 H. P. Oil burners can be installed under boilers using coal by the removal of the grate bars, relining furnace walls with fire brick, laying suitable fire brick floor and providing proper dampers for admission of air and burners for oil. The complete plant includes storage tank, oil pumps, oil heaters, strainers and other fittings, and automatic regulation.

"Insurance rates are the same as when coal is burned if the installation is made in accordance with the regulations of the National Board of Fire Underwriters, with which the municipal regulations are in accord. There is no difficulty about labor because any intelligent man can operate oil burning boilers. The change from coal to oil can be made without interruption of operation provided there is more than one boiler and where one boiler can be spared for installation.

"The first cost of fuel is lower than coal; heat loss up the stack is less; fewer boilers are required; fire can be started or shut off instantly; the supply of fuel oil is now assured because there are enough tankers to take care of the demand and the local storage plants are sufficiently large."

After obtaining from Mr. Adamson this outline of the theoretical

advantages of fuel oil over coal, the practical results of the use of oil in two of the largest buildings in the city was obtained. It is an interesting fact that the first oil burning plant was installed in one of New York's tallest and best known office structures, the Singer Building, over two years ago. Major A. J. Bleecker, the manager, became interested in fuel oil and prepared estimates for its installation which were submitted to the owners. The cost was high but the estimated savings were considerable, and Major Bleecker was authorized to proceed with the installation. The Babcock & Wilcox mechanical burner was adopted, including pumps and heaters; the tanks were installed by their manufacturers and the piping and boiler changes were made by firms doing this class of work, all under the supervision of Major Bleecker. At the inception of the work, Major Bleecker went to the city officials for a permit and the blue prints for the new plant were gone over systematically. The authorities decided that a permit for the operation of the plant could not be given until it was completed and the only encouragement the Singer Company had was in the assurance that if the plant when finally inspected fulfilled the requirements of the Board of Standards and Appeals a permit would be granted. This provision made the job somewhat of a gamble, but Major Bleecker had convinced the company that the plan was practical and would effect large economies in the management of the building and he was told to go ahead. Owing to the fact that this was the first job of its kind in the city and because the municipal regulations were not always clear or clearly understood, the work took more time and cost more than would be the case if it were to be done over again at the present time.

"We had five Babcock & Wilcox coal burning boilers 15 years old in our building when we started this job," said Major Bleecker. Of these we transformed four into oil burners, leaving one for coal in reserve. The work was started on January 1, 1920, and it took us five months to make the changes, so that we have been operating with oil over two years. We had to feel our way, but we were entirely successful and the results fully justify the decision to make the change.

"It cost about \$50,000 to convert the four boilers into oil burners, including storage tanks, oil pumps, oil heaters, fire-brick linings for furnaces, automatic regulators for oil and air, gauges, recording instruments, etc. We renewed a few tubes in the old boilers but this would have been done anyway. The old grates were, of course, removed and a new face built in each furnace in which are the air dampers, oil burners, etc.

"There is little saving in storage room because the municipal regulations require the storage tanks to be enclosed in a vault with space enough between the walls of the vault and the sides of the tank to hold about one-half the contents of the tank if there should be leakage. The thick walls of this vault, together with the space mentioned, about doubles the actual storage room required for a given amount of oil, which offsets the advantage oil has over coal in bulk.

"In 1921 we evaporated 160,000,000 pounds of steam. Figuring No. 2 buckwheat coal of 12,000 B. T. U. to the pound at \$6.75 per ton and 14-gravity fuel oil of 18,000 B. T. U. at four cents a gallon, eight pounds to the gallon, the actual cost of fuel was .0337 cents for a pound of coal to one-half cent for a pound of oil. Because of better combustion and greater efficiency of oil as represented by the difference between the 12,000 B. T. U. of coal and the 18,000 B. T. U. of oil, we saved 34 per cent. in the cost of fuel necessary to produce the 160,000,000 pounds of steam evaporated in twelve months.

"In addition to this saving fuel cost, we dispensed with the services of four coal passers at \$30 each per week for 52 weeks. The plant is now operated by one engineer, one fireman and one oiler in each watch of eight hours.

"Another very considerable saving was effected by the elimination of ash removal as will be understood by the following figures:

"In 1917, burning coal, we had to pay 5 or 6 cents per can for the removal of 47,518 cans of ashes; in 1918 the disposal of 49,012 cans cost from 8 to 12 cents per can; in 1919, we had 44,993 cans at 8 to 12 cents, and in 1920 we paid as high as 20 cents per can during the months before the oil plant was installed. In other words ash removal cost us about \$225 per month in 1917, around \$400 per month in 1918 and 1919, and up to \$700 or \$800 per month in 1920. With the use of fuel oil there has been a clean saving of this amount.

In 1921 the average cost of generating 1000 pounds of steam was 43 cents.

"The cost of upkeep of the plant in the two years it has been in operation, including relining of furnaces and renewals of boiler tubes, has not been higher than with coal. While the actual cost of installation of the fuel oil plant was \$50,000, we could now do the same work for \$35,000 to \$40,000. In the first 21 months of operation, we actually saved enough money to more than pay the entire cost of changing from coal to fuel oil. In addition to this we have effected savings of thousands of dollars in cost of operation of other machinery which probably would not have been done if we had continued the use of coal. Finally, the actual saving is greater than we anticipated and we are thoroughly satisfied with the results."

The second plant to be installed in this city is the one at the Ritz-Carlton Hotel, which was put in by the Petroleum Heat and Power Company. It has been in operation eleven months and Mr. Chester Graham, the engineer in charge, declares it has effected great savings from the day it started up.

"Speaking in round numbers," said Mr. Graham, "we have saved \$400 per month in ash removal; \$1200 per month in labor and \$500 per month in fuel. We had seven Franklin boilers of which five were converted for fuel oil. We use four of these, having one oil burner and two coal burners in reserve. But we have never had to fall back on the coal burners.

"Formerly we employed four ashmen at \$4 per day each; four coal passers at \$4.25 per day each; four firemen at \$5 per day each, and four water tenders at \$5.50 per day each. Now the plant is run by two men on each watch of eight hours, six men instead of sixteen men under the old system.

"One of the most important features of oil burning is the constant steam pressure, which is automatically regulated. There is no opening of the doors in the fire box, which cools off the boilers, and the minute the pressure runs up the supply of fuel is reduced and a saving effected. We always know exactly what we are getting out of the plant and exactly what it is costing. There is also to be considered, especially in hotel and office buildings, the ease of operation, cleanliness and elimination of noise made in delivery of coal and collection of ashes.

"There is no more danger of accident in the use of oil than in the use of coal. Fuel oil is very thick in its natural state and is not so volatile as kerosene or gasoline. It has to be heated to flow freely enough for delivery into our storage tanks and is raised to a higher temperature before it is forced into the fire box. But this operation is so carried on there is no danger of gas production and ample vents are provided for the storage tanks.

"We have had no interruption in deliveries of fuel oil and anticipate none. Of course the variation in the price of coal makes a difference in the saving effected at any given time. The figures I have given you are based on a price of \$8.75 for No. 1 buckwheat on April 1, 1921, and \$7.65 on April 1, 1922. You can figure out for yourself what the additional saving would be on fuel at the present prices of coal.

"It cost us about \$32,000 to \$33,000 to transform our plant to use fuel oil. With a saving on fuel, labor and ash removal of say \$2,100 per month on the average, we paid the cost of alteration in less than sixteen months. Our saving per year runs about \$25,000, which is very satisfactory."

Some of the buildings in which fuel oil plants have been installed, or are being installed, are the Metropolitan Life Building, 903 Park Avenue, Wanamaker's, Vincent Building, Columbia University, Adolph Gobel, Inc., Hearn's, John F. Trommer, Inc., Ritz-Carlton, Rohe Brothers, Park Avenue Hotel, Fleischman's, Knickerbocker Building, People's Realty Building, Mount Sinai Hospital, National Printing & Engraving Co., American Lithograph Company, 43 Exchange Place, and others.

ACCORDING to the figures prepared from income tax reports, 30 per cent. of all income is derived from salaries and wages; 24 per cent. is from business operations and 23 per cent. from dividends.

The first three divisions—dividends, wages and salaries and business operations, make up 77 per cent. of the average American income.

Mortgage Money Now in Plentiful Supply at 5½ Per Cent.

Lending Institutions Give Reasons for Easier Rates But Believe Further Reductions Unlikely Except in Special Cases

IN view of the easier rates for money now prevailing in the mortgage market THE RECORD AND GUIDE has made inquiry among some of the principal lending institutions as to the supply of money, the reasons for the reduction in interest charges and the possibilities of the market for the immediate future. Responses to this request for information have been received from the following financial leaders:

JOHN J. PULLEYN, PRESIDENT OF THE EMIGRANT INDUSTRIAL SAVINGS BANK: "I am not aware of recent new sources of supply of mortgage money, so it cannot be said that enlarged supply has anything to do with the lending rate of five and five and one-half per cent. that has prevailed in some quarters recently. There is no extensive lending by insurance companies except by the Metropolitan and Prudential. The extension of the powers of the Lockwood Investigating Committee until the spring of 1923 has not, I take it, been conducive to the lending of money here by large institutions aside from savings banks. The extension of time has resulted in many appeals for loans from various other states to insurance companies here. The latter see in other states opportunities for investment that lack inquisitorial features and they are finding easily a fruitful field of investment. Even the Metropolitan and the Prudential are lending extensively on divers kinds of real estate in other states than New York. Of course, the Metropolitan is indulgent to this state, too.

"The main reason for the reduction of the interest rate is competition that has prevailed for some time past between savings banks and some other institutions for good mortgage loans. The institution of which I am the head is not trying any forcing process to make loans. It will always do business at the prevailing rates of interest. Deposits here up to the first of July and since show a healthy state of affairs and we have all the mortgage business we can handle and we are handling a good deal. We are lending money at five and one-half per cent in some instances and six per cent in others.

"That there is no vast amount of new mortgage money is proven by the fact that there are numerous large applications for loans going begging in this town. They are for sums ranging from \$100,000 and upwards. The income tax still keeps hundreds of large individual lenders on mortgage of the past from coming back into the market. They are finding their field among tax exempt securities, as they have for a long time. It looks as if they will stand put where they are.

"Some very large loans are being made at five per cent per annum, but few if any medium sized and small loans are being made at that rate. I do not look for any immediate, marked increase in the volume of mortgage money. Consequently I do not anticipate any general five per cent rate. Competition is the only thing that has brought it down to five and one-half per cent in some cases. This rate is apt to be with us in some instances for some time to come.

"I cannot refrain from pointing out at this time that the attitude of savings banks two years ago toward loans on new buildings, based on excessive values then prevailing, is being justified by time. Many one- and two-family houses and multi-family houses have not been selling at the prices sought for them, especially outside of Manhattan as regards the latter. It is well that the banks in discussion acted conservatively then. The Bronx, it strikes me, has all the apartment houses it needs for awhile. There seems to be plenty of one- and two-family houses in Queens. The Hunts Point section of the Bronx especially has plenty of houses."

WILLIAM A. WHITE & SONS: "The cause of the reduced rate for mortgage money is that many financial institutions during the war and subsequently bought choice securities considerably below par, especially Liberty Bonds. These have all appreciated greatly, with the result that they were sold at good

profit. Many banks and insurance companies that held such securities have for some time had more money than they know what to do with comfortably and the result is that the real estate mortgage field is being turned to more strongly for investment. With money more abundant there is competition among big holders to place it well. This year is the best mortgage money year since 1912. And the signs are that mortgage money will be easier than it was for a good while to come. High class general securities have gone up so high that the temptation to buy them is not so strong as it was when they were lower. We do not look for any lower rate than five per cent as a general thing. Here and there a few large loans may be made at four and one-half per cent. Another outstanding fact is that savings bank deposits are healthy and those institutions are in a steady receptive mood toward mortgage loans."

RANDALL SALISBURY, OF THE TITLE GUARANTEE & TRUST COMPANY: "The mortgage market now is most certainly lenient to the borrower. The high price of good securities has driven considerable money made in recent years into the mortgage market. There is much money at five and one-half per cent per annum. I even expect to see the rate fall from six per cent in Brooklyn, which borough has not been so quick to yield to the lower rate. There would be more general building done and therefore much more money loaned if labor problems were solved. That is the untoward situation now. If money was put out on general construction maybe the mortgage rate would drop further. Anyway, the mortgage situation has greatly improved. It is the best mortgage market in a long time."

EDWARD P. BLAKE, OF LAWRENCE, BLAKE & JEWELL: "During the summer the mortgage market has perceptibly broadened and we now feel that the owners of real estate in New York City can be assured of a reasonably large volume of money for their operations during the fall and winter.

"As usual in a market of this type the lenders vary in their requirements. Some of them feel that six per cent interest is a fair return, while many will accept loans at five and one-half per cent, and a few of them have taken loans from us at five per cent. The general consensus of opinion seems to us to be that the average rate is five and one-half per cent, and this rate will probably prevail for some time. I believe that a few choice loans may be obtained at five per cent interest on centrally located business properties in either the financial or the Fifth avenue retail shopping districts in Manhattan. The hope of a lower rate is not justified by the facts. The income tax situation still keeps large individual lenders and estates away from mortgage investments. The lenders that take loans and sell them guaranteed will probably not undertake to sell mortgages guaranteed to net less than five per cent. Practically all of the loans in the boroughs of Queens, Richmond and Brooklyn are at six per cent and many of those in the Bronx have been made at that rate. Recently a number of Bronx loans have been made at five and one-half per cent where the property is located on the main avenues. The holders of many important properties facing the question of the extension of their maturing mortgages are keenly anxious to know whether to renew their loans for the next five years at current rates or to hold off action in the hope of a four and one-half per cent market within the next few months.

"In a time of such changing conditions as we are now going through, prophecy is dangerous and no one can tell what the rate will be after January 1."

CHARLES F. NOYES: "Mortgage money is being more freely offered today than since 1914. Rates have, generally speaking, come down from six per cent to five and one-half per cent, and even at this lower rate the bond and mortgage

(Concluded on page 372).

Propose Plan to Conserve Winter's Coal Supply

Building Managers and Owners Association and Real Estate Board Make Suggestions for Systematic Savings in Office and Apartment Buildings

THE Fuel Committee of the Building Managers and Owners' Association and the Committees on Apartments and Tenements and Office and Commercial Buildings of the Real Estate Board of New York on August 21 held a joint meeting at which the subject of the conservation of coal was discussed. The committee prepared a draft of regulations which was approved and forwarded to the State Fuel Commission in the form of a suggestion as to the most effective way in which to conserve the coal supply. The suggested regulations follow:

OFFICE BUILDINGS

No heat, light, power or elevator service shall be furnished from 7 P. M. to 6 A. M., or on Sundays or on legal or State holidays.

No live steam is to be used for hot water heating from May 1 to October 1, except for the purpose of cleaning the building.

Cut down elevator service at least 25 per cent. from maximum during business hours.

Cut down all electric lighting in offices, hallways, etc., at least 25 per cent. from maximum.

No heat shall be furnished from May 1 to October 1.

Shut off all radiators near open windows.

LOFTS AND MERCANTILE BUILDINGS

In stores, lofts and mercantile buildings, no live steam for heating or for commercial purposes shall be used between the hours of 6:30 P. M. and 6:30 A. M.

No live steam shall be used for heating or commercial purposes on Sundays or holidays.

No heat shall be furnished from May 1 to October 1.

Cut down the use of commercial steam by shutting off the valves to apparatus that is not in use.

Throw off all belts of machinery not in use.

Cut down all electric lighting at least 25 per cent. from maximum.

APARTMENTS AND DWELLINGS

Discontinue all use of live steam for vacuum cleaners, laundry driers and tubs.

All outside lighting to be discontinued except lights necessary for public safety.

Temperature of hot water at tank shall not exceed 150 degrees Fahrenheit.

Cut down all electric lighting in apparatus and hallways, etc., at least 25 per cent. from maximum.

Cut off the supply of heat at source between the hours of 10 P. M. and 6 A. M.

No heat shall be furnished from May 1 to October 1, and then only if outside temperature is below 50 degrees Fahrenheit.

Radiators near open windows must be shut off.

GENERAL

Do not have the temperature in any space above 68 degrees Fahrenheit.

Shut off all lights in sunlighted areas and in show windows during daylight hours.

Whenever possible, regulate heating systems so that no steam will escape through exhaust header.

MODIFICATION OF ABOVE

The above recommendations concerning heating to apply to all classes of buildings when the thermometer is 10 degrees above zero outside. When the temperature is lower, sufficient heat may be provided for the protection of pipes.

The committee also suggested that the strictest measures of economy be instituted by all users of coal, and to this end it made the following recommendations:

FUEL CONSERVATION IN POWER PLANT

Weigh the coal and record the amount of coal used on each watch or shift.

Measure the feed water and see that same is properly heated.

Make provision for the correct supply of air to the fuel and see that the draft is properly controlled.

Keep boiler surface clean on the inside and outside and see that the boiler is regularly blown out.

Keep the grates in good repair and see that the settings and breechings and access doors are kept free from air leakage and that the boiler surface, which wastes heat, be covered with proper insulation.

That the surfaces of the steam piping, the drums and feed water heaters are properly covered with insulated material to prevent any loss of radiation.

Stop all steam leaks and keep the steam traps in good repair to prevent steam blowing through.

Utilize exhaust steam wherever possible to the exclusion of direct steam from the boilers.

Trap all clean returns back to your feed water tank.

Place some competent man in your plant to be detailed for the work of fuel conservation in both the boiler and the engine room.

STEAM GRADES OF ANTHRACITE IN HEATING FURNACES

No. 1 buckwheat, and even small sizes of anthracite coal, can be burned in the ordinary furnace with shaking and dumping grates, if a bed of ashes is allowed to accumulate under the coal, providing there is sufficient draft.

The average furnace, for at least 60 per cent. of the time, operates below its capacity and during such times steam sizes of coal will supply the necessary amount of heat.

The smaller sizes of anthracite can be used at night to bank fires, and on warm days, thus saving the larger sizes for use in severe cold weather.

At night, after fire is shaken down and some of the larger coal put on, the fire can be banked for the night by shoveling on a top dressing of No. 1 buckwheat.

In the morning, the furnace should be shaken down as usual and fired with some of the large coal.

In mild weather, after the fire has begun to burn well, it can be checked or banked by using a quantity of buckwheat as a top dressing.

The two sizes of coal should never be mixed, but kept in separate bins. The buckwheat should be used only as a top dressing.

MIXTURE OF STEAM GRADES OF ANTHRACITE WITH SEMI-BITUMINOUS IN STEAM PLANTS

If the furnace equipment is designed for pea coal or larger sizes of anthracite, steam sizes of anthracite may be used by mixing a small amount of semi-bituminous coal with No. 1 buckwheat or smaller to act as a binder to hold the fire on the grates, and also to increase the calorific value. The amount necessary to bind the fuel varies from 5 to 10 per cent. This mixture can be burned without smoke. Smaller sizes of anthracite may require as much as 20 per cent. of semi-bituminous.

It is often advisable, when untrained firemen are handling these mixtures, to have a small pile of semi-bituminous on the boiler room floor where the men can get it to fill holes or thin spots that may develop in the fire.

Proper mixing is most essential. It may be done either by delivering in wheelbarrow alternate and predetermined portions of the two kinds of coal, and then mixing by not less than two turn-overs with a shovel before dumping in front of the furnace; or on a larger scale by a similar delivery of carload lots to the coal tipple.

Administrator Woodin announced the following appointments as district fuel administrators: Alfred E. Cluett, Troy; Clarence B. Kilmer, Saratoga Springs; Samuel J. Koerbel, Binghamton, and Arthur W. Lawrence of Bronxville for the Ninth District.

Review of Real Estate Market for the Current Week

A \$3,500,000 Deal Led the Trading, While Large Mercantile and Other Sales Reflected a Revival of General Activity

THE real estate market, this week, showed a tendency to recover from summer lethargy. The sales of more than ordinary character comprised mostly good mercantile buildings, many of them being north of Fourteenth street. The premier sale, however, was that of the new 19-story hotel in course of construction on the former site of the Church of the Blessed Sacrament at the southeast corner of Broadway and Seventy-first street. An Atlantic City hotel owner was the buyer. The price was about \$3,500,000. The strong mercantile sales were an 11-story loft building in West Seventeenth street; a 12-story loft building in East Thirty-second street, and some smaller mercantile buildings on the West Side, as well as some good sized business taxpayers in the upper reaches of the city. Several dwelling properties on Lexington avenue were bought for the purpose of remodelling them into apartments and stores. Lexington avenue properties, like Third avenue holdings, form a steadily growing real estate asset. These avenues are feeling the impulse of the Lexington avenue rapid transit route, one about as much as the other. Second avenue, also, was an important factor in the market. South of Fourteenth street, a Broadway loft building found a new owner, while an Avenue C corner was bought by a well known bank

for a branch of its business. The Dairymen's League bought a well-known East Side milk station, and a lower Sixth avenue parcel was sold.

Apartment houses in various parts of uptown changed hands, notably the West Point apartment house on a Riverside Drive corner, a large one on a Fort Washington avenue corner and another on an Audubon avenue corner. All kinds of tenement properties throughout the city were in brisk demand. Sales of dwellings formed an interesting feature also. There was a diversity of dealing in the Bronx. Jacob Ruppert sold a large unimproved corner plot there for improvement with a business building, while various other unimproved and improved parcels found new owners. Brooklyn is at this time witnessing wide dealing in all kinds of properties and large vacant plots there are being bought for improvement.

A transaction of interest was that of the sale of the lease of the southeast corner of Fifth avenue and Forty-sixth street by a well known florist to a mercantile firm. The florist retains some space under the original lease for his uses which, in the light of the sale of the bulk of the lease, gives him practically free rent for the rest of the term. Some Columbia University leaseholds in the Fifth avenue district passed to new hands.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 51, as against 48 last week and 78 a year ago.

The number of sales south of 59th st was 15 as compared with 17 last week and 27 a year ago.

The number of sales north of 59th st was 36, as compared with 31 last week and 51 a year ago.

From the Bronx 32 sales at private contract were reported, as against 27 last week and 36 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 370.

West Point Apartments Bought

Negotiations are under way for the sale of the 6-story elevator apartment house southeast corner of Riverside dr and 135th st, known as the West Point, to a newly formed company, represented by C. S. M. First, attorney. The brokers in the deal are O. D. & H. V. Dike.

The West Point, which covers a plot with a drive frontage of 179.11x24.4x149.11x119.4x irregular, is being sold by the 575 Riverside Drive Co., which acquired it in September, 1920, from the Point View Corporation.

\$3,500,000 Sale on the Plans

Slawson & Hobbs sold the new 19-story hotel being erected at the southeast corner of Broadway and 71st St., on plot 112 feet on Broadway by 172 feet on 71st St., with a rear line on the east of 100 feet, and on the south of 121 feet.

The seller is the George Dose Engineering Co., Inc., and the buyer is the Alamac Hotel Co., Allah Latz, president, and Harry Latz, secretary, who operates the large and exclusive hotels known as the Alamac at Atlantic City, N. J., and the Alamac-in-the-Mountains, at Lake Hopatcong, N. J.

The house will be the last word in hotel construction, being designed by Maynicke & Franke, architects, and containing many new and novel features, large rooms, ample closets, liberal bathrooms, etc. The building has a facade of face brick, trimmed with limestone on a granite base, the design of which will be made to harmonize with the surrounding high class buildings, and will be of the latest type of absolute fireproof construction. It will contain approximately 540 guest rooms, arranged in suites of one and two rooms and bath, which arrangement will have the flexibility of readily combining many of these suites into larger units. Six elevators will provide rapid service to all floors. The Broadway front will be devoted entirely to stores on the ground floor. There will be ample facilities for a large lobby, adequate lounge rooms, restaurants and kitchen on the ground floor and basement, and a roof garden on the top floor. It will be ready for occupancy July 1, 1923.

The land was bought by the builders from the Church of the Blessed Sacrament, who owned it for nearly 40 years, and who bought it from the late E. S. Higgins, carpet manufacturer. Theodore W. Schimpf, of Atlantic City, N. J., represented the buyer as attorney, and Albert Edward Maves, of New York, represented the seller in a like capacity.

Bank Buys Ave. C Corner

Real Estate Management Co. sold for the J. J. McComb estate the 3-story and basement stone business building northeast corner Av C and 7th st on a plot 48.9x35.3 to the Public National Bank. The building will be altered early next spring and used by the bank as a branch office.

Acker, Merrall Sell Building

Leopold & Herbert Weil sold for the Acker, Merrall and Condit Co. 132-136 West 43d st, to the M. Goldstein Corporation. The selling company leased this property in 1921 to the St. Regis Restaurant Co. for 21 years, and the lessees rebuilt the structure into an 8-story office building, 62.6x100.5. The property was held for \$500,000 and was sold for very close to that price. The sale is recorded.

Sons of Revolution Sell

Julius Tishman & Sons, Inc., purchased from the Sons of the Revolution 146 and 148 West 55th st, and from Wattland Co., Inc., 150 and 152 West 55th st, making a total plotage of 100x100, upon which site they will erect a 9-story apartment house, containing 54 apartments of 3 and 4 rooms and bath, to be ready for occupancy about June 1, 1923.

Plans are now being prepared by Schwartz & Gross, architects, and it is estimated that the total cost involved in the improvements is \$1,000,000.

Operator Resells to Investor

Maurice Westheim resold for the Markham Realty Corporation, Clarence W. Eckhardt, president, to an investor, 677 Lexington av and 139 East 56th st, forming the northeast corner of the two thoroughfares, the first being a 4-story stone flat with store, on a lot 20.5x72, and the second being a 3-story and basement stone dwelling, on a lot 20x100.5.

Buys Lexington Ave. Parcels

John S. Woodward 2d sold for Gustavus L. Lawrence 1029-1031 Lexington av, two old 3-story and basement brownstone converted dwellings with stores, on a plot 34x93.9. The buyer will reimprove the site with a modern store and studio building.

Dairymen's League Buys Plant

An interesting deal has been consummated between the Levy Dairy Co. and the Dairymen's League Co-operative Association, Inc., whereby the latter organization purchased from the Levy Dairy Co. its pasteurization plant at the southwest corner of 19th st and Av B, and the adjacent buildings, as well as its 22 plants and milk shipping stations lo-

cated in various counties in the State of New York. The deal involved more than \$1,000,000.

Besides the real estate involved were all of the personal property, including the equipment of every nature, kind and description employed in the business of the Levy Dairy Co., Levy Dairy Realty Holding Co., Inc., and Truxton Dairy Co., Inc. Virginius Victor Zipris, attorney, represented the Levy Dairy Co.

Large Sales in Fifth Ave. Zone

The 12-story loft building at 44 to 50 East 32nd st has been sold by Paul M. Herzog to an investor. Spotts & Starr, Inc., were the brokers. The structure occupies a plot 66.4x110x irregular, and is between Madison and Fourth avs. It was held at \$625,000 and the annual rental return of the property is said to be \$85,000. The brokers have been retained by the new owner as agents.

James H. Benedict sold 14-16 East 70th st, two 5-story brick American basement dwellings, on a plot 35x100.5. They were held at \$200,000. Nearby is the Frick mansion and the site of the new mansion of Marshall Field.

Lower Sixth Ave. Deal

Estate of Robert J. Dillon sold 118-122 Sixth av, a 4-story brick business building, on a plot 51.10½x93. It adjoins the Hudson river tube station building on the northeast corner of Sixth av and 9th st.

Sells West 17th Street Loft Building

Spear & Co. sold for the Le Gray Realty Co. to an investing client the 11-story and basement fireproof building, on plot 50x92, at 33-35 West 17th st. The Albany Savings Bank has just placed a mortgage of \$200,000 on the property.

Buys Broadway Lofts

Resolute Investing Co. sold to the newly formed W. K. F. Realty Co., Abraham Wilk, Abraham Kaskowitz, and Dorothy Freedman, directors, the 12-story brick loft building 652 Broadway, on a plot 29x130, extending through to Shinbone alley.

Large Heights Corner Bought

Meister Builders, Inc., bought 66 Fort Washington av, southeast corner of 162d st, a 6-story and basement elevator apartment house, known as Chambold Court, on a plot 102.2x152x99.11x130.5. Held at \$350,000, the building houses 42 families.

Adjoining Owner Buys Parcel

John Howes Burton, executor of the estate of Catherine Sayre Van Duzer Burton, sold the 4-story and basement brick dwelling, 323 West 75th st, on a lot 22x102.2, to Walter E. Leaman, who will occupy it as his residence. Mr. Leaman owns the adjoining property, 321, and now controls a frontage of 47 feet. The brokers were Bracher & Hubert.

Tenth Ave. Corner in New Hands

John J. Boylan sold for the 751 Tenth Avenue Co. to Isidore H. Vogel, 751 Tenth av, northwest corner of 51st st, 25.5x100. This building, a 5-sty brick apartment house with stores, was erected by the company 10 years ago and has remained in its possession until this sale.

The Barracks Changes Hands

J. Lemle sold for Tina L. Coolidge the northwest corner of First av and 88th st, a 5-sty brick tenement house with stores, known as the Barracks, on a plot 50.8½x100. There are 6 suites to a floor. It was held at \$85,000.

Buys Co-operative Apartment

Pease & Elliman sold to Mrs. Charles A. Cochran a cooperative apartment in 458 Park av, northeast corner of 58th st, a building in course of construction by the Dwight W. Robinson Co.

Prominent Bronx Corner Sold

William A. White & Sons sold for Jacob Ruppert, to a builder, the southwest corner of Park av and 177th st, a plot, 70x115, directly opposite Tremont station of the Harlem Division of the N. Y. C. & H. R. R. The property, which is stated to have been held at \$150,000, will be improved by the purchaser with a three story store and office building.

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Well Known Operators Move

Williams-Dexter Co., Inc., of 72 Greenwich av, have removed to new offices in the Williams-Dexter building, southwest corner of Seventh av and Perry st, where they have considerably more space and added facilities.

Brooklyn Factory Sold

Louis B. and Martha L. Prahar sold the 6-sty factory, 125x100, 118 to 122 Pearl st, adjoining the corner of York st and the Jay st terminal. The purchasers are the American Can Co., whose large plant abuts this property.

Country Estate as Sanitarium

The estate of Mrs. Edith M. Bloodgood of this city, comprising 230 acres of land, a residence and numerous out-buildings on Furnace Woods rd, at Oscawanna on Hudson, has been purchased by Dr. J. Carter Fisk of this city, who will alter the property into an institution for the treatment of nervous diseases. The property was held at \$100,000. Fish & Marvin were the brokers.

Ancient N. J. Farm Bought

J. Arthur Fischer sold for the Osborne estate to W. J. Bond a 100 acre farm at Saddle River, N. J. The sale is the first of the property since 1704.

J. B. Duke Buys Villa

De Blois & Eldridge sold for the Princess Christopher the estate in Newport known as Rough Point to James B. Duke of this city. The property extends from Bellevue av to the Cliffs and contains 9 acres with large stone villa and separate garage, gardens, etc., on Lake View av. It is the most important sale of property in Newport since this place was sold by Frederick W. Vanderbilt to the late William B. Leeds, whose widow married Prince Christopher of Greece. Mr. and Mrs. Duke have rented houses at Newport for several seasons.

Prominent Firms Amalgamate

M. & L. Hess, Inc., which recently opened an uptown office in the Borden Building at 350 Madison av, have taken over the business of Horner, Fish & Co., Inc., having offices at and acting as the managing agents of the Harriman National Bank Building, 527 Fifth avenue.

The Hess firm, until recently, has confined its activities chiefly to the midtown loft zone and industrial properties on Long Island. Its entrance into the Grand Central Terminal zone indicates its intention to become active in this locality, and the taking over of the personnel of Horner, Fish & Co., Inc., including H. Van Cortlandt Fish, for years a member of the firm of Fish & Marvin, and William F. Costello, two of the best known specialists in Westchester and southern Connecticut properties, will strengthen its country department.

MORTGAGE LOANS

The Lawyers Mortgage Co. loaned the Chester D. Judis Building Corporation \$110,000 to build 1-sty stores on the west side of Dyckman st, 400 feet north of Nagle av, on plot 200x150.

C. Bertram Hubbard, Inc., placed for the Espico Realty Co. a first mortgage of \$23,000 on 433 East 65th st, a 6-sty brick tenement house, on a plot 37.7x100.5. The rate is 6 per cent per annum.

Lawrence, Blake & Jewell placed for the Wittforest Realty Corporation a first mortgage of \$765,000, for 5 years, on the northwest corner of Broadway and 113th st, a 12-sty apartment house, on a plot 175x100, and known as Forest Chambers.

Warranty Brokerage Corporation obtained for Benson Theatre Corporation, Edward N. Rugoff, president, a first mortgage of \$65,000 for a term of 5 years, covering the Benson Theatre and store buildings on plot 70x200 at 85th and 86th sts. and 20th av, Brooklyn, directly adjoining the West End Bank. The building was recently completed by Fleischmann Bros. Co. from plans by George Keister & Libman, architects. This loan replaces loan in same amount made by the Fabian Bond & Mortgage Corporation.

Mortgage loans accepted by the Prudential Insurance Co. during August amounted to \$3,795,376. The loans cover 808 dwellings, to accommodate 899 families, and 41 apartments, to accommodate 473 families. Loans made by the Prudential from Jan. 1 total \$30,114,759.22, and were made for developments to provide housing accommodations for 10,105 families.

Charles B. Van Valen, Inc., placed mortgage loans as follows: \$400,000 on the 14-sty loft building 242-252 West 36th st; \$660,000 for the 471 Park Avenue Corporation on the 13-sty apartment house southeast corner of Park av and 58th st; \$400,000 on the 9-sty apartment house 70 East 77th st.; \$275,000 for the Molan Realty Corporation on the 12-sty office building 51-53 Maiden la; \$450,000 on the 10-sty elevator apartment house at the northeast corner of Madison av and 66th st; \$160,000, blanket mortgage, for the Lorena Realty Co., covering 369-373 Third av, 204-8 East 27th st, and 209 East 26th st; \$550,000 on the 13-sty apartment house northwest corner of Broadway and 84th st; \$205,000 on the 9-sty Lido Hall Apartment at the northwest corner of Seventh av and 110th st; \$800,000 on the 14-sty apartment house 894-900 Seventh av; \$550,000 on the 20-sty office building 15-19 East 26th st through to 10-14 East 27th st; \$500,000 on the 5-sty building southwest corner of Fifth av and 48th st; \$450,000 on the 14-sty apartment house, northeast corner of Park av and 80th st; \$325,000, blanket mortgage, on the apartments and dwellings at the northwest corner of Fifth av. and Washington sq North; \$102,000 on the 7-sty loft building 131-133 West 28th st; \$135,000 for the Man-Her Realty Corporation on the 9-sty elevator apartment house 120 West 123d st.

Ernesto J. Cuzzo placed a mortgage loan of \$50,000 at 6 per cent per annum for Harry Tannenbaum on the Hotel Kaaterskill, Catskill Mountains, the largest mountain hotel in America; also placed a first mortgage of \$7,000 at 6 per cent per annum on 154 East 110th st, Manhattan, for Vincent Favale; and a first mortgage for \$4,000 at 5½ per cent on 506-508 Morris av, Bronx, for Francesco Pellegatti, formerly proprietor of the Bolletino Della Sera.

MANHATTAN SALES**South of 59th Street**

HORATIO ST.—James L. Van Sant resold to the Williams-Dexter Co., Inc., 71-73 Horatio st, two 3-sty and basement brick dwellings on a plot 46x84.3. The seller took title to the property last month. R. E. Barry was the broker.

14TH ST.—Emma B. Halladay sold to Harry Wandermann 309 East 14th st, a 4-sty and basement stone dwelling, on a lot 21.6x53.3, near Second av.

15TH ST.—William A. White & Sons sold for the Wheeling Realty Co. to the Kips Bay Realty Co. 117-119 East 15th st, a 4-sty and basement and a 5-sty and basement brick apartment house, respectively, with stores, each on a lot 22.6x103.3, adjoining the northwest corner of Irving pl.

19TH ST.—Duross Co. sold for N. Garvey to Michael Timbs, for occupancy, 347 West 19th st, a 3-sty and basement brick dwelling, on a lot 21.10½x64.

22D ST.—Louis Schrag sold for Abraham Stern to Louis St. Lanne 432 West 22d st, a 3-sty and basement brick dwelling on a lot 19.5x93.

25TH ST.—Oscar D. & Herbert V. Dike sold for Ernest Leins, 430 West 25th st, a 5-sty and basement brick tenement house with store, on a lot 25x98.9.

56TH ST.—Formation has been made of the 46 West Fifty-sixth Street Holding Co. with H. J. and M. Phillips and J. Lenahan as directors through S. Ryan, an Albany attorney. The property at that location is a 5-sty American basement brick dwelling, on lot 25x100.5. Title is held by Rebecca Crear.

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160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1351 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

North of 59th Street

71ST ST.—Ennis & Sinnott sold 43 and 45 West 71st st, two 4-sty and basement stone dwellings, on a plot 33.4x102.2, to Georgianne H. Pallasto. The broker was Marc Lowenthal.

78TH ST.—Justin C. O'Brien sold to William R. Maloney 119 East 78th st, a 3-sty and basement stone dwelling, on a lot 18.6x102.2.

80TH ST.—Pease & Elliman resold for the estate of Marie V. Bowman 63 East 80th st, a 4-sty and basement stone dwelling, on a lot 15.8x102.2.

82D ST.—Spear & Co. sold for Mary E. Morrison to William J. Kelly 212 West 82d st, a 5-sty brick apartment house, on a plot 27x102.2. It is the first sale of the property in 30 years.

83D ST.—J. Lemle & Son sold for a client 507 East 83d st, a 5-sty brick triple flat, on a lot 25x102.2.

88TH ST.—M. H. Gaillard & Co. sold for Miss A. Nigra the 3-sty and basement brick dwelling, on a lot 15.6x100.8½, at 120 West 88th st, to Miss Susan C. Johnson and Clyde M. Myres, who will alter into studio apartments. The price was \$22,500.

90TH ST.—Ennis & Sinnott bought from Mrs. Gerda Stein the 4-sty and basement brownstone dwelling, 37 West 90th st, on a lot 19x100.8. Edward Marks was the broker.

90TH ST.—John J. Hoeckl, Inc., sold for A. Berkowitz, 121 West 90th st, a 5-sty brick tenement house, on a plot 32.6x100.8½.

91ST ST.—M. H. Gaillard & Co. sold for James W. McElhinney the 3-sty and basement stone dwelling, 165 West 91st st, on a lot 17x100.8½. The buyer will occupy it.

113TH ST.—Harry Sugarman sold for George Solomon and Louis Rapaport 5 East 113th st, a 5-sty brick apartment house with stores, on a lot 25x100.11.

113TH ST.—Meister Builders, Inc., bought from M. Schwartz 106 East 113th st, a 5-sty brick tenement house, on a lot 27x100.11. It accommodates 20 families.

113TH ST.—Manport Realty Co. bought from Charles Flaum the 5-sty and basement double flat, 115 West 113th st on a lot 25x100.11. It was held at \$50,000. Leibeskind & Gordon were the brokers.

121ST ST.—Ralph Russo sold for August J. Schaefer to John Madonna 404 East 121st st, a 5-sty brick tenement house, on a lot 25x100.11.

122D ST.—Bauer, Milbank & Molloy, Inc., sold for Nathan Silverblatt to the Malkin Music School 131 West 122d st, a 3-sty and basement stone dwelling, on a lot 25x100.11.

129TH ST.—Anthony Calameri resold 107 East 129th st, a 4-sty brick flat with stores, on a lot 25x99.11, adjoining the northeast corner of Park av.

134TH ST.—J. S. Maxwell sold for Mary D. Quinn to Max Rosenthal, operator, the 5-sty brick apartment house 515 West 134th st, on a plot 39.3x99.11 renting for \$9,500 and held at \$55,000. The seller bought the house through the same broker two years ago.

148TH ST.—Mary L. Mullin sold the 3-sty and basement store, 417 West 148th st, on a lot 18.9x99.11. The new owner is Helena Farnung.

148TH ST.—E. H. Cushman sold the 3-sty and basement brick dwelling, 532 West 148th st, on a lot 16.7x99.11.

181ST ST.—G. L. Lawrence sold the 1-sty taxpayer, containing 5 stores, at the southwest corner of 181st st and Wadsworth av, to an investing client of Henry Shapiro & Co. The building fronts 75 feet on 181st st and 100 feet on Wadsworth av.

AUDUBON AV.—The 180th Street Corporation sold the southwest corner of 180th st and Audubon av to an investor. It is a new 6-sty apartment house, on a plot 100x100. Jacob and Emil Leitner, Inc., were the brokers. The property rents for \$50,000 a year.

AUDUBON AV.—Charles A. Du Bois sold for Dr. Charles B. Petrie to John J. O'Connor 89 Audubon av, a 3-sty frame dwelling, on a lot 16.8x95.

BROADWAY.—Albert D. Phelps and H. J. Rogers sold for the Chester D. Judis Building Corporation to the Force Realty Co. the vacant plot, 76x150, on the east side of Broadway, adjoining the northeast corner of 207th st. The purchasers will erect a 1-sty business building.

COLUMBUS AV.—Alfred Somborn, in conjunction with Herbert Jacques Morris, sold for the Home Circle Realty Corporation to Louis Kramer 929 Columbus av, a 5-sty brick apartment house with store, on a lot 25x75.

LENOX AV.—Goodwin & Goodwin, Inc., sold for a client to H. Gershun 185 Lenox av, a 4-sty and basement stone dwelling, on a lot 19x75. The buyer will remodel the structure and occupy the premises for business purposes.

SECOND AV.—Phelps Holding Corporation sold through Joseph M. Nimhauser and Ash-

forth & Co. 1053 Second av, a 4-sty brownstone tenement house with store, on a lot 20x100.

SECOND AV.—Prosper Realty Corporation resold the northeast corner of Second av and 117th st, a 5-sty stone and brick tenement house with store, on a lot 25x81, to Samuel L. Frank. Charles Weill was the broker.

THIRD AV.—Estate of David Zabinski sold to Adam Stephan 1499 Third av, a 3-sty frame tenement house with store, on a lot 25.6½x100. It had been owned by the seller since 1873. P. M. Clear & Co. were the brokers.

BRONX SALES

MT. HOPE PL.—Alva B. Trimmer sold the 3-sty and basement brick dwelling, on a lot 20x75, at the southeast corner of Monroe av and Mount Hope pl, known as 200 Mount Hope pl, to Farrell and Rose Agnes Reilly. The purchasers were represented by Edward Dowling, attorney. Armstrong Brothers were the brokers.

134TH ST.—John H. Jost sold to Otto Marquardt 383 East 134th st, a 5-sty and basement brick apartment house, on a lot 25x100, adjoining the northwest corner of Willis av.

138TH ST.—Butler & Baldwin sold for Dr. A. E. Bieser to the Daily Realty Co., 702 East 138th st, a 5-sty and basement brick apartment house with stores on a plot 40x100, adjoining the southwest corner of Southern boulevard.

153D ST.—Julius Trattner sold for Miss A. Rondell the 3-sty and basement 3-family house 429 East 154th st, on a lot 22.5x100, to Mrs. Elsie C. Solly for investment.

175TH ST.—S. Ullman sold for M. C. Soule 717 East 175th st, a 4-sty and basement brick double apartment house, on a plot 30.6x90.

177TH ST.—M. M. Reynolds sold for the estate of Patrick Considine two lots on 177th st through to McGraw av, 28 ft north of Leland av, to the Westward Realty Co., which will immediately improve.

183D ST.—Pennette Bros. sold for Rose Bruder to John Bontempi, 697 East 183d st., northwest corner of Beaumont av., a 3-sty frame single flat with stores, on a lot 25x80.

BOSTON RD.—Weingold Realty and Construction Co. sold to Alexander Perlman the new 1-sty taxpayer with 7 stores at the junc-

tion of Boston rd and Minford pl., an irregular plot.

BROADWAY.—Mary V. Sheridan sold to David H. Lehman the vacant lot, 25x100, on the west side of Broadway, 72 feet south of Mosholu av.

BROOK AV.—Isadore Cohn sold to Joseph Weisberg the 7-sty brick apartment house with stores, on a plot 40x100, southwest corner of Brook av. and 137th st.

CAMBRELENG AV.—John O'Leary sold to Pietro Zappile, 2323 Cambreleng av, a 4-sty and basement brick apartment house, on a lot 25x100.

FIELDSTON RD.—Robert E. Leve sold the vacant plot 50x95, on the west side of Fieldston rd, 100 feet south of 262d st, Fieldston, to Mavel I. Curry.

HEATH AV.—Condin & Pierce sold to an investor 2915 Heath ave, a 2-sty and basement frame 2-family house, on lot 17.8x90.

HULL AV.—Armstrong Bros. sold for Mary Hamilton to an investor 3143 Hull av, a 2-sty and basement frame 2-family house, on a lot 20x100.

JESSUP AV.—Lizzie F. Henderson sold to the W. S. A. Building and Construction Co. the 2½-sty frame detached dwelling, on a plot 100x100, at 1407 Jessup av.

LONGFELLOW AV.—The Manport Realty Co., I. Portman, president, resold to the Bown Realty Co. the 5-sty and basement brick apartment house 1145 Longfellow av, on a plot 50x100. The property was held at \$75,000 and rents for \$16,400 a year. It is arranged for 5 families on a floor and is one of two similar houses at this point acquired by the selling company a month ago.

LONGFELLOW AV.—Manport Realty Co., Isaac Portman, president, resold to the Bown Realty Co. the 5-sty and basement brick apartment house, 1143 Longfellow av, on a plot 50x100. The house was held at \$75,000. Last week Mr. Portman's company sold to the same interests the similar and adjoining property at 1145. These two houses were acquired by the selling company a month ago from Amanda F. Buttner and Emma R. Wurm.

MORRIS AV.—Reit & Kennedy, attorneys, acting for the Pardrook Realty Co., bought from John Fleming the 6-sty apartment house with stores, on a plot 130x100, on the west side of Morris av, 298 feet north of 184th st. It was held at \$225,000.

PARK AV.—Milan Estates, Inc., sold to Margaret Meagher the 4-sty and basement

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brick apartment house 4623 Park av, on a plot 36x106.6.

SHERIDAN AV.—The 5-sty and basement brick apartment house, on a plot 80.9x100, at 1060 Sheridan ave, has been sold by Simon Levy for S. Kaplan to Jacob Freeman, a client of Philip E. Shapiro. It is near the Grand Concourse and was held at \$125,000. The property was resold by S. Rosen for Mr. Freeman to Charles Charcow.

SOUTHERN BOULEVARD.—Merchants Holding Co. sold to the J. G. L. Holding Corporation the vacant plot, 175x100, northeast corner of Southern Boulevard and Longwood av.

ST. ANNS AV.—Henrich Fogel sold to Adolph F. Daniel the 5-sty and basement brick flat, 343 St. Ann's av, on a lot 25x 98.10x irregular.

THIRD AV.—Paul M. Herzog sold to Edward Marca the 1-sty building at the northwest corner of Third av and 185th st, 21.7x 13x18.7.

THIRD AV.—Sarah B. Phaneuf sold to Isaac Kay the 2-sty frame store building 2698-2700 Third av, on a lot 28x99xirregular.

TRINITY AV.—East End Realty Corporation sold to Ida Pecker the 6-sty brick apartment house with stores at 771 Trinity av, southwest corner of 158th st, on a plot 88.8x 52.8.

UNIVERSITY AV.—Morris Fein resold to the Alston Realty Co. the 5-sty and basement apartment house 1615 University av northwest corner of 175th st, 100x105x irregular.

WALES AV.—J. Lemle sold for Samuel Levin 687 Wales av., a 4-sty brick double flat, on a lot 25x111.

WALTON AV.—Westward Realty Co. sold 2327 Walton av, a 4-sty and basement brick apartment house, known as The Walton, on a plot 50x100. It houses 16 families.

WASHINGTON AV.—Samuel Lipschitz sold 1197 Washington av, southwest corner of Gouverneur pl, a 2-sty and basement frame detached dwelling, on a plot 27x142, with an interior L, 50x66.

WEBSTER AV.—The firm of Leonard J. Carpenter sold for Newbold Morris to James R. Ashley the southwest corner of Webster av. and 168th st., a vacant plot of about 11 lots.

WHITLOCK AV.—Morris Fieldman sold to Moritz Weiss the 5-sty and basement brick flat, 860 Whitlock av, on a plot 39x90.

BROOKLYN SALES

PROSPECT PL.—Bulkeley & Horton Co. sold for a client to James McHugh, 649 Pros-

pect pl, a 4-sty double apartment house, on a plot 30x125.

HENRY ST.—William L. Newton sold 275 Henry st, a 4-sty dwelling.

LIVINGSTON ST.—Realty Associates sold to Louis Heymann 293 Livingston st, between Hanover pl and Nevins st, a 2-sty brick building, on a lot 20.6x125.

MIDDAGH ST.—Henry L. Nielsen Offices sold for Mary Bauer to a buyer, for occupancy, 72 Middagh st, a 3-sty dwelling.

PIERREPONT ST.—Cary, Harmon & Co., Inc., sold for the estate of Harriet Judson, 12 Pierrepont st, a 4-sty dwelling occupied by Mrs. Judson prior to her death. The property was purchased by Dr. Carl H. Laws for occupancy.

WILLOW ST.—G. Girard, as owner, sold 135 Willow st, a 3-sty dwelling. This property was owned by the same family for 75 years prior to the sale to Mr. Girard last spring.

EAST 18TH ST.—Bulkeley & Horton sold for Charles E. Henry to a buyer, for occupancy, 664 East 18th st, a 2½-sty detached dwelling, on a plot 50x100.

EAST 21ST ST.—Bulkeley & Horton sold for the Harwin Construction Co. to a buyer, for occupancy, 1022 East 21st st, a new detached dwelling, on a plot 27x100, with garage.

CENTRAL AV.—Executive Realty Co. sold 663 Central av, a 3-sty brick double apartment house.

CONEY ISLAND.—Realty Associates sold the vacant plot, 140x118, on the east side of West 15th st, 964 feet north of Neptune av, Coney Island, to Joseph Palascandolo. A. Abate was the broker.

FOURTH AV.—The A. S. G. Construction Co. just formed through A. J. Appell, attorney, has bought the block front on the west side of Fourth av between 86th and 87th sts, a plot 160x100, for improvement with apartment houses with stores, the operation to involve about \$200,000. The same company purchased the plot, 150x100, at the southwest corner of Fourth av and 85th st, on which it contemplates putting up two elevator apartment houses of either 6 or 8 stories and costing about \$500,000. J. H. Shreiner, H. C. Goeber and A. J. Appell are the directors of the new company.

RALPH AV.—Emil G. Kaldor sold 92 Ralph a va, 4-sty brick double flat, with stores.

SNYDER AV.—The Rugby Congregational Church, Rev. Andrew Wood, pastor, purchased three lots at the corner of Snyder av and East 49th st, and will build a new edifice. The congregation is now holding services in a temporary location on East 49th st, near Church av.

Classified Advertisements

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

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WANTED: Real estate operator to sell a subdivision of 200 lots at Eatontown, N. J. Eatontown Development Co., 26 Main St., Eatontown, N. J.

RIDGE BOULEVARD—Bulkeley & Horton Co. sold for Lewis P. Eaton the southwest corner of Ridge boulevard and 86th st, a vacant plot, 80x85, for improvement.

RIDGE BOULEVARD—Bulkeley & Horton Co. sold the northwest corner of Ridge boulevard and 86th st., Bay Ridge, a vacant plot, for improvement.

QUEENS SALES

FAR ROCKAWAY—H. Frankfort sold for Florence Levin to Arthur J. Siegel the 2-sty detached dwelling and garage on a plot 100x100, Grandview av, west of Jarvis la, Far Rockaway.

FLUSHING—Francis J. Buckley sold for Oliver L'Ecuse three lots on 20th st, between State st and Mitchell av, Flushing, to Margaret Mahony. This is the fifteenth sale of lots in the Broadway-Flushing development in the last few months made by Mr. Buckley.

FLUSHING—The Halleran Agency sold in Flushing, for Amelia Saxe to Frederick W. Bruns the southwest corner of Broadway and Union st, 100x160, improved with dwelling, automobile showroom and other out-buildings, together with 5 and 7 Union st; with E. A. Nimmo for Harriet Fisher Andrew a plot 75x124, north side of Bayside av, near Parsons av, to R. Kittridge; for Clara P. Lewis to Robert W. Grieve the plot 50x175, south side of Bayside av, between Brewster and Van Riper avs; for the Tousey estate to John L. Sullivan the plot 50x100, north side of Sinclair av, 50 ft west of Bowne av; for Harriet Fisher Andrew to John Allen a plot 75x224, north side of Bayview av, near Parsons av; for the Continental and Commercial Trust and Savings Bank of Chicago to Wilfred E. Edgar the plot 80x100, west side of 19th st., between State st and Mitchell av; for the Tousey estate to Roderick Bisset the plot 50x100, northwest corner of Robinson and Sinclair avs; for the Rickert-Brown Realty Co. for Theodore M. Lay the 2-family house, south side of Madison av, east of Murray st, 50x115, with a garage; for Clayton K. Forber to Louis Dondero of College Point the plot 50x100, east side of 13th st, 50 feet north of Av F, College Point.

HOLLIS—E. E. Rackett sold for the William L. Peck Realty Co. of Jamaica, to New York Telephone Co., the vacant plot of 12 lots at Hollis on the east side of 199th st, 123 feet north of Jamaica av, 240x100. The buyers will erect a 3-sty telephone exchange building. The cost of construction and improvements will be about \$500,000.

LONG ISLAND CITY—Roman-Callman Co., who were recently appointed agents for the new 2-family houses of the Bliss Street Realty Co., Inc., sold house No. 34 to Irwin Jones; house No. 36 to Anna McNichols, and house No. 21, northeast corner Heiser st and Nelson av, to George Berger. All in Long Island City.

LONG ISLAND CITY—Roman-Callman Co. sold for the Long Island City Building Co., Inc., the factory and office building on Prospect st, at the Bridge Plaza station, Long Island City. The purchaser, Frank B. Lasette, plumbing and heating contractor, will use same for his shop, warehouse and general offices. This sale, together with the construction of the new Walworth Mfg. Co. warehouse on Jackson av, are evidences that large metal-using concerns find Long Island City an ideal location.

RECENT LEASES.

Sell Lease of Fifth Ave. Corner

Payment of \$100,000 is reported to have been made by Lieberman Bros. to John F. Galvin, Inc., florists, for their lease of the property at 561 Fifth av, southeast corner of 46th st, owned by the widow of the late Thomas F. Byrnes, one time chief inspector of the New York Police Department, and held under lease by the Oceanic Investing Co. As part of the deal the florists will have a store in the 46th st end of the property rent free for the balance of their lease, which has about 10 years to run. Frank D. Veiller was the broker.

On and Near Fifth Avenue

Thoens & Flaunlacher, Inc., leased for Louis Carreau store and basement at 44 West 37th st, for a term of years, to Herman Meyers, millinery supplies. A. A. Hegeman represented the owner. Also, sublet for the Colson Co. to Rosenfeld Bros., upholstery fabrics, the store and basement at 25 East 20th st; and in conjunction with Cross & Brown Co. for the Carlisle Construction Co. the 5th floor at 19-25 East 24th st to Steinbrucker and Ladds, as salesroom for laces. Maision Kargere, Inc., now in 611 Fifth av, which forms part of the site for a department store improvement, has obtained part

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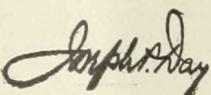
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of the ground floor, basement and space on the second floor in 636 Fifth av. for 15½ years, and has agreed to pay \$26,000 for the first 5 years, \$28,000 for the second five, \$30,000 for the next five and \$17,500 for the remaining 7 months.

Lexington Ave. Mansion Passes

J. W. A. Davis leased, as owner, 868 Lexington av., northwest corner of 65th st, a 5-sty brick mansion, on a plot 40.5x70, for a term of 21 years, at a net rental of \$8,000 a year. The lessees will remodel the structure for business uses.

Hearst Adds Another Building

Huberth & Huberth leased for Jesse F. Rosenfeld the entire 6-sty brick building 59 Frankfort st to the Star Co., of which William R. Hearst is the head. The same brokers negotiated the lease for the adjoining 7-sty building at 55-7 Frankfort st to the Star Co.

Leases Cortlandt Street Building

Henry Shapiro & Co. leased for Brill Bros., for a term of 21 years, the 5-sty building 45 Cortlandt st, 20x70. The major portion of it is now occupied by a restaurant. The aggregate rental under the new lease is \$250,000. Extensive alterations will be made.

Long Lease on East Side

Herman Beitz, who recently bought 161-163 East 54th st, a 4-sty brick flat with store, on a lot 25x100.5 and a 5-sty brick flat, on a lot 20x25.5, for a stated consideration of \$46,000, has leased the property for 21 years from October 1 to John F. Rowland. The rental is at \$5,000 and \$5,500 net per year.

West Side Plot Leased

Peter Grimm leased 329 to 335 West 36th st, a plot 75'x100', for the Washington Square M. E. Church to Rovere and Goldenblum, real estate operators and builders, for a term of 21 years, with a renewal period of 21 years. The lease involves an aggregate rent of \$250,000. Rovere & Goldenblum, anticipating a movement across Eighth av by the garment and other manufacturing concerns, plan to improve the plot with an 8-sty loft building.

Some Broadway Leases

Henry Shapiro & Co. leased for Meltzer & Medove to the St. Regis Restaurant, Inc., the store on the southeast corner of Broadway and 50th st, for a term of years. The lessee previously took a 21-year lease through the same brokers on 754-756 7th av from Baer & Bronner, Inc. The Broadway and 7th av properties connect. When alterations are completed the restaurant will have frontages on Broadway, 50th st, and 7th av, and will have a floor area of approximately 4,000 square feet. The total rentals in the combined deals aggregate approximately \$700,000. Joseph G. Abramson represented the St. Regis Restaurant, Inc., as attorneys in the various transactions.

Henry Shapiro & Co. leased for the Paramount Shirt Shops, Inc., the store in 1630 Broadway; and for the Hartford Lunch Co. the store in 204 West 50th st.

Bennett E. Siegelstein leased for Samuel Roth southerly store in 1487 Broadway for a term of 5 years at an aggregate rental of \$50,000, to the Empire Theater Ticket Co.

Lease of the 3-sty building with stores at 2251 to 2259 Broadway, southwest corner of 81st st, made by Charles L. Bernheimer to Jacob Amron and Robert Kern in 1920, and calling for a total rental of between \$2,000,000 and \$3,000,000, is being acquired by a new company represented by Joseph J. Silver, as attorney. The lease was made for 21 years and carried the privilege of two renewals for a similar term.

The building fronts 76.5 feet on Broadway and 104.4 feet on 80th st. Mr. Bernheimer acquired the property in 1918 in an exchange which involved the dwelling at 22 East 64th st.

John J. and Theodore A. Kavanagh leased for the Silver Holding Co., Inc., lofts 5 and 6 on the 2d floor of the Silver building, 1664 Broadway, to the Capitol Sample Furniture Co., Milton Newitter, president.

Samuel H. Martin leased the 2d loft in 1989 Broadway for A. H. Mayers to a client, for a term of years.

Henry Shapiro & Co. leased for Kaiser & Co. the large corner store in the Hotel Grand, southeast corner of Broadway and 31st. The lessee is Casper Bloom, formerly of the firm of Bloom & Horner, who will open a men's retail clothes shop after extensive alterations are made to the premises.

Cross & Brown Co. leased for clients to Hans Krause, for a long term, the store and basement of 337 Broadway; and the store, basement and sub-basement, containing about 25,000 square feet in 126-28 Duane st, southwest corner of Church st, to the William J. Kennedy Shoe Corporation.

Columbia Leaseholds Sold

Three Columbia College leaseholds have passed to new control. Frank Parker sold to Anthony A. Soma the 4-sty stone dwelling at 65 West 49th st, on a lot 17x100.5. The Bentrup Corporation purchased from Robert C. Barclay and John M. Dickinson the 4-sty and basement dwelling 17 West 48th st, on a lot 25x100.5 and from Eliza J. White the 4-sty and basement house 29 West 48th st, on a lot 22x100.5. The three houses are between Fifth and Sixth avs.

Leases Amsterdam Ave. Corner Store

Haggstrom-Callen Co. leased, for a term of 8 years, the store and basement on the southwest corner of Amsterdam av and 69th st to Drossas & Rummell. After extensive alterations it will be occupied as a pure food store.

Leases Corner Warehouse

Adams & Co. leased for the Foster Realty Co. 4-sty brick building 396-402 Eleventh av, northeast corner of 34th st, 50,000 square feet, to the Alpha Electric Co. for warehouse purposes, for a long term of years, at an aggregate rental of approximately \$300,000.

Leases Large Corner Loft

Fenimore C. Goode Co. leased for the 154 West 14th Street Co., to Simon Bruner, manufacturing jeweler, the 10th floor, containing approximately 10,000 square feet of floor space, in the southeast corner of Seventh av

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and 14th st. The lease is for a term of 10 years, and the space was held at \$10,000 per annum.

Long Corner Lease in Brooklyn

Meister Builders, Inc. in conjunction with Chanin Construction Co., have taken a lease for a term of 99 years, on the plot 87x100, at the southeast corner of Court and Schemerhorn sts, Brooklyn, upon which they intend to erect a 6-sty office building.

JAMES S. ANDERSON & CO. leased space as follows in the building 61-3 Duane st, north-west corner of Elm st; the 1st loft to Regal Homes Co., the 2nd loft to Schwartz-Liberman Engraving & Die Works and the 3rd loft to Loder Printing Co.

LEON S. ALTMAYER leased the East store in building 236 East 86th st to Mrs. A. Drescher, for a term of 5 years, at an aggregate rental of \$13,000.

ARTHUR D. BENSON leased for a client to Frank Ludlam an apartment in the new building 4 East 88th st.

DANIEL BIRDSALL & CO., INC., leased for clients the 3d loft of 60-2 West 15th st to Samuel Rangrow; the 4th loft of 132 Church st to August L. Livingston; and space in 98 Park pl to the Continental Crude Products Co.

MRS. GRECHEN BOYMAN leased through the Federated Realty Brokers, Inc., to the Aetna Auto Engineering Corporation, the garage at 217-19 West 64th st, for a term of years. The tenant, having outgrown their present quarters, will occupy these premises as an automobile repair shop.

EFF & RICHARDS, INC., merchant tailors, leased the store adjoining the entrance to the Penn Terminal Building, 370 Seventh av, at an aggregate rental of \$75,000. Arthur Eckstein was the broker. The same broker also leased space in the building to Stubblefield & McCullum and to Herzenstein & Soman and Arthur Levy. The building is fully rented for the first time since it was opened.

DOUGLAS L. ELLIMAN & CO., INC., leased a store in 1185 Lexington av. to Helen Zabor, hairdresser.

DOUGLAS L. ELLIMAN & CO. leased the new 5-sty American basement dwelling, 59 East 92nd st for J. Archibald Murray to Mrs. Robert Graves for a term of years.

CHARLES A. DuBOIS leased for Mrs. Alice de L. Doll to Mrs. Grace T. Lapham the 3-sty and basement dwelling 825 Riverside dr, to be used as a private school.

DUROSS CO. leased the 2d loft in 103 W. 14th st for the U. S. Trust Co. to the Weiss Window Trimming Co., and the store and basement of 803 Washington st for the Nam-law Realty Corporation to Alfredo Maspero.

FREDERICK FOX & CO. leased for Julius Tishman & Sons to R. Frost & Co. the 2nd floor of 15 East 32nd st; to Heisman & Monash

the 3rd floor of 746-S Broadway; in conjunction with Bastine & Co. to Leon M. Ades the 3rd loft of 814 Broadway; to the Merit Hat Co. the 4th loft of 299 Mercer st; in conjunction with Adams & Co. to Gladstone Bros. the 4th floor of 133 Bleecker st, and to Archer & Fineberg the 2nd floor of 813 Broadway.

HAGGSTROM-CALLEN CO. leased for a term of 5 years the 4-sty and basement brick building 269 West 39th st, 20x49.5, to Louis Radish.

C. BERTRAM HUBBARD, INC., leased for a term of years the store 795 Westchester av, Bronx, for the Broomis Realty Corporation to Brizel Hat and Cap Co., who are opening a chain of stores.

LEVERICH REALTY CORPORATION and Tankoos, Smith & Co. leased to the United Retail Candy Stores, Inc., the corner store in 1349 Broadway, corner of Linden st, Brooklyn.

JOSEPH M. NIMHAUSER leased for the National Estates, Inc., Jacob Zimmerman, president, the store in the northwest corner of Valentine av and 180th st, Bronx, for a term of years, at an average rental of \$1,800 a year. The lessee is a drug firm.

CHARLES F. NOYES CO. sub-leased for J. H. Michaels Co. the entire 4-sty brick building 205 Front st to the New England Fish Co. and has rented a floor in 130 Water st to Atkins & Co.; space in 126-S Maiden la to the Coffee Roasters' Association; and offices in the Masonic building, 46 West 24th st, to Solomon L. Elias, Robert S. Clynne, The Sellow Co., and to G. Elmer Mesler.

CHARLES F. NOYES CO. leased for the Weiler and Knoche estates the entire 7th floor of 511-519 East 72d st to the Kraus Cigar Co., for a term of years, at an aggregate rental of approximately \$40,000; for Joseph Fahys & Co. space in 373 Fifth av to William Berg; and a suite of offices in 150 Nassau st for Goodfriend, Alkon & Nadel.

PEPE & BRO. leased for William V. Burke the large store and basement at 181 West 10th st, for a term of ten years, together with two renewals. The tenant will make extensive alterations and use for a high-class restaurant. The aggregate gross rental will be about \$60,000.

ROWANTREE-SCHLEY CO. leased for Julius Tishman & Sons Inc., the store and basement at 15-17 East 32nd st to the Bentley & Twohey Silk Co., now at 470-476 Fourth av, who are one of the largest and oldest silk manufacturing concerns in this country. The lease is for a long term of years from February 1, 1923, and the premises were held at \$4,000 per annum.

HENRY SHAPIRO & CO. leased a store on 50th st, in the building at the southwest corner of Seventh av and 50th st for the Arlin Construction Co. to Herman Schroeder; store space at Third av and 106th st for Kaufman Hats to Harris Jackson; and store at 25-7 West 30th st for the United Inter-

national Corp. to Max Brodezký and Jack Garn.

SILVERMAN'S EXCHANGE leased the garage at 102S Freeman st, Bronx, from the Francis Holding Corporation to Leo Markel, for a period of 15 years, at an aggregate rental of \$101,700. Also leased the garage in course of construction corner of Bergen av and 153rd st from the W. C. & P. Realty Co. to the Montauk Garage Realty Co., Inc., for a period of 15 years at an aggregate rental of \$238,000. The building is 86x100, 2 stories and fireproof.

THOENS & FLAUNLACHER, INC., leased space in the Emmet Arcade Building, Lexington av and 59th st, to George J. Hirsch; also sublet in the same building space to I. V. Cooper.

THOENS & FLAUNLACHER, INC. sublet for the G. B. & G. Manufacturing Co. 2nd floor of 15-19 East 26th st, containing about 17,000 square feet, to Donser & Nathan, Inc., importers and converters of cotton fabrics.

THE STORE at 843 Prospect av, Bronx, has been leased for a term of 10 years and 4 months at an aggregate rental of \$55,000, to Louis Mayer, haberdasher, through the Finkelstein Co.

HARRY SUGARMAN & Joseph Waterman leased for Dr. Bailey 241-243 West 11th st, a 6-sty elevator apartment house for a 5 year term.

TANKOOS, SMITH & CO. leased for the Schulte Cigar Stores Co. to the Louis Fisher haberdashery and furnishing establishment the two Broadway stores directly adjoining the Schulte cigar store in the property at the southwest corner of Broadway and 23d st, the old Hotel Bartholdi.

TIER, FALLON & KYLE leased for clients to the Metropolitan Luggage Co. space in the northeast corner of Seventh av and 33d st; to Max Kraft, furrier, the 2d floor in 15 West 45th St; in conjunction with J. B. English, to Bernard Schultz, women's dresses, the 2d floor in the northeast corner of Seventh av and 49th st, all for a term of years.

E. A. TURNER leased for a client to Emil Feffercorn the store and basement of 622 Lexington av. for Mrs. E. Gillispie for a number of years, for interior decorations and antiques. J. A. Fischer & Co. were associate brokers.

UNITED CIGAR STORES CO. leased from Elizabeth R. Greenwood, 791 Sixth av, southwest corner of 45th st, a 4-sty store building, 25.5x60, for a term of 21 years at a yearly net rental of from \$7,000 to \$7,500.

WICKWIRE SPENCER STEEL CORP. leased for a term of years over one-half of the 10th floor of the Liggett building, 42d st and Madison av. Albert B. Ashforth, Inc., negotiated the lease. To the new quarters, Wickwire Spencer Steel Corp. will move their office in Worcester, Mass.; also their office at 120 Broadway, and thus combine under one roof their executive, sales and general offices.

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REAL ESTATE NOTES.

ARTHUR DURHAM, formerly with Charles B. Van Valen, Inc., is now connected with Butler & Baldwin, Inc., at 15 East 47th st.

MISS FLORENCE M. McCOMB is the buyer of 58 East 77th st., a 4-story and basement dwelling, the sale of which was recently reported.

EDWARD J. LUSH, who was long associated with the Brett & Goode Co., has opened a real estate office on his own account at 25 West 43d st.

CHARLES M. DE ROSA CO. have removed their offices from 209 Lexington av. to 110 West 34th st., suite 450, where they will specialize in the sale and leasing of property in the Pennsylvania section.

GOODWIN & GOODWIN have removed from 148 West 57th st. to Suite 1002, in the Abercrombie & Fitch Building, 360 Madison av., corner of 45th st. Their main office is still at 260 Lenox av., corner of 123d st.

DAVID R. GREASON has opened a general plumbing and jobbing shop at 217 West 125th st. He will specialize also in contracts for steam, hot water and vapor heating and the relining and retubing of boilers.

OGDEN & CLARKSON CORPORATION are about to remove to their new offices on the ground floor of 21 East 47th st., near Madison av. Their new telephone number is Vandervliet 1275. They will be fully settled there by October 1.

G. MALVIN DAVIS has severed his connection with the National Realty Co. and has opened a real estate and insurance office on his own account at 1275 Lexington av., southeast corner of 86th st. Telephone Lenox 8976.

MORRIS FLOREA and Nathan W. Herbst have organized the corporation of Florea & Herbst, Inc., with offices at 149 East 121st st., to transact a general real estate and insurance business. Mr. Florea has been established at the above location for a number of years and Nathan W. Herbst was formerly associated with Spotts & Starr, Inc.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 5 to Sept. 11	1921 Sept. 6 to Sept. 12
Total No.....	190	162	262	176	816	831
Assessed Value.....	\$11,481,100	\$9,523,200	.....	.....	.....	.....
No. with consideration	12	18	19	15	26	36
Consideration	\$378,550	\$2,113,825	\$386,725	\$78,658	\$320,110	\$343,311
Assessed Value.....	\$356,000	\$1,576,000	.....	.....	.....	.....
	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 11	Jan. 1 to Sept. 12
Total No.....	8,165	7,664	9,138	7,047	29,014	27,506
Assessed Value.....	\$560,122,250	\$419,439,449	.....	.....	.....	.....
No. with consideration	799	831	1,218	635	1,105	1,496
Consideration	\$41,225,561	\$44,133,114	\$7,863,693	\$4,837,266	\$15,044,673	\$16,642,599
Assessed Value.....	\$38,264,050	\$39,157,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 5 to Sept. 11	1921 Sept. 6 to Sept. 12
Total No.....	157	160	157	128	860	777
Amount	\$3,427,776	\$5,101,229	\$2,313,952	\$1,329,858	\$4,571,216	\$3,730,694
To Banks & Ins. Co.	22	29	22	23	165	126
Amount	\$670,600	\$1,624,500	\$1,085,100	\$335,775	\$1,579,800	\$973,175
No. at 6%	124	132	133	98	820	752
Amount	\$2,685,776	\$4,054,470	\$2,068,492	\$1,110,970	\$4,375,721	\$3,634,504
No. at 5 1/2%	7	4	5	2	12	19
Amount	\$281,600	\$109,500	\$26,500	\$9,500	\$106,400	\$80,650
No. at 5%	2	1	1	3	3	2
Amount	\$35,000	\$9,780	\$500	\$11,200	\$4,725	\$7,500
No. at 4 1/2% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$25,000	.....	.....	.....	.....
No. at 4% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$1,100	.....	.....	.....	.....
Unusual Rates.....	.....	1	.....	.....	2	3
Amount .....	.....	\$879	.....	.....	\$10,000	\$7,540
Interest not given..	18	20	18	25	23	1
Amount	\$425,400	\$900,500	\$218,460	\$198,188	\$74,370	\$500
	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 11	Jan. 1 to Sept. 12
Total No.....	6,888	5,975	7,574	4,569	31,224	23,096
Amount	\$234,074,209	\$179,046,376	\$80,543,094	\$35,473,835	\$173,219,019	\$122,432,864
To Banks & Ins. Co.	1,056	955	897	403	6,363	3,198
Amount	\$79,302,417	\$73,233,927	\$15,786,795	\$6,822,839	\$52,006,051	\$30,104,751

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13
Total No.....	15	29	11	15
Amount	\$900,000	\$1,261,500	\$240,500	\$397,430
To Banks & Ins. Companies...	9	20	8	9
Amount	\$817,000	\$1,086,500	\$197,500	\$337,500
	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13
Total No.....	1,913	1,602	673	528
Amount	\$137,545,073	\$120,484,123	\$19,375,944	\$12,237,566
To Banks & Ins. Companies...	1,284	998	380	269
Amount	\$104,405,450	\$100,581,404	\$12,746,957	\$7,519,125

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13	1922 Sept. 6 to Sept. 12	1921 Sept. 7 to Sept. 13
New Buildings...	12	9	47	81	195	176	309	341	23	109
Cost	\$1,505,900	\$1,516,145	\$548,500	\$2,255,000	\$1,500,755	\$2,129,000	\$2,689,655	\$1,924,890	\$69,145	\$250,195
Alterations	\$200,625	\$314,650	\$42,600	\$35,785	\$308,895	\$51,830	\$58,055	.....	\$34,925	\$150
	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13	Jan. 1 to Sept. 12	Jan. 1 to Sept. 13
New Buildings...	623	529	2,940	1,935	8,128	5,899	14,232	8,866	1,481	1,848
Cost	\$99,388,712	\$92,557,848	\$69,431,088	\$41,031,765	\$83,754,121	\$66,129,905	\$87,388,490	\$50,588,26	\$4,927,833	\$5,732,740
Alterations	\$20,116,793	\$18,600,192	\$2,390,665	\$1,801,004	\$6,860,720	\$5,558,595	\$2,709,446	\$2,584,213	\$225,725	\$317,039

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BUILDING SECTION

Southern States at Peak of Historic Building Boom

Exhaustive Survey by G. L. Miller & Co., Inc., Shows Sixteen States Nearly 43 Per Cent. Ahead of Last Year's Construction Totals

NATIONAL construction records for 1922 indicate that the current year will pass into history as the greatest building period the United States has ever experienced. From all parts of the country the reports of the first six months have shown new high records established for activity in the construction field and, according to the number of plans being prepared for new projects, there is every likelihood that the latter half of the year will compare favorably with that portion which is now history.

The South, when its construction statistics for this year are compared with the figures for previous years, is showing a rate of progress in building and engineering construction considerably in advance of the improvement in any other section of the country. For many years past the major portion of the construction of the United States has been confined to the Central Atlantic and Mid-Western States, and even today these districts are still the most active when value and volume of construction are being considered. The Southern States as a group, however, have achieved a high position during the past year for their ratio of increase as compared with other districts.

According to a survey of building in sixteen Southern States during the first half of 1922, recently completed by G. L. Miller & Co., Inc., of Atlanta, the total value of contracts awarded and permits issued amounted to nearly \$250,000,000. This large total indicates a gain of nearly 43 per cent. over the corresponding period of 1921. By the end of this year it is anticipated the total for construction will reach nearly half a billion dollars. The survey shows that in eighty-four cities of sixteen Southern States where comparative building figures are available \$215,531,428 of new construction was commenced during the first half of this year, representing a gain of \$64,563,723 over the total for the corresponding period of the previous year.

A close study of the statistics tabulated by G. L. Miller & Co. shows that the great bulk of the structures now being erected in the South are of the most modern type. There are sky-scraper office buildings, as high as thirty-one stories; large hotels and apartments, many of which cost from \$500,000 to \$3,000,000 and which are models of comfort and contain every modern convenience; public buildings befitting progressive communities, and schools which are both beautiful and spacious and complete in their equipment. In addition, the construction program of 1922 includes churches, theatres and other community structures, all of which are permanent in character and indicative of exceptional progress in the mode of living and business enterprise in that section of the country.

The basis of this survey was very broad and included every source of digested information which could be obtained, and, in addition, the Chambers of Commerce of the larger cities and towns have contributed much valuable statistical data.

One of the outstanding facts shown by this survey is that those states which in the past have been least developed are now at the forefront of building progress. Florida, which forty years ago was scarcely less than a continuous stretch of swamps and barren acres, shows the way with an expenditure of \$52.72 for each person living in the state. It is also interesting to note that while Florida leads the others in per capita building, it shows practically no increase over the previous

January to June period, which indicates that the unusual building program has been in effect for some time past.

While practically all Southern industry has been favored during the first half of this year, the progress in those which depend largely upon construction has been particularly noteworthy. The steel plants of the Birmingham district have improved steadily. Where five furnaces were in operation on July 1, 1921, there are now twenty-three in blast. Plants are making additions rapidly. Millions of dollars are being expended in increasing the facilities for steel making.

The cement industry of the Tennessee valley and further south has been operating at maximum capacity to keep pace with the activity in building and road construction. Important additions to cement manufacturing facilities are being made as rapidly as possible. A million-dollar plant is now being erected on the outskirts of Chattanooga; the Lehigh Portland Cement Company has projected a plant near Birmingham at a cost of \$3,000,000, while another company has a million-dollar operation under advisement.

The building boom also has brought the lumber industry of the gulf section back to prosperity and all plants are turning out lumber at the full capacity of their men and machines.

The record of building development in the larger cities of the South presents an unusually interesting comment on the growth and progress of Southern municipalities at the present time. Practically every center is providing new and larger accommodations for its commercial and industrial life and the number of new homes and apartments attests a rapidly-expanding population.

Baltimore, while being one of the few cities to show a decrease from its 1921 record, confidently expects to exceed last year's figures by December 31. During the first half of the current year several large industrial plants were erected and a number of apartment-house projects of the highest type, three hospitals, two schools, an office building, a theatre and a number of important miscellaneous structures made up the building program. The value of contracts begun or completed during the period totaled \$21,915,000, while the new projects reported planning amounted to \$33,220,000. Among the latter are two office buildings, two modern hotels and several other important structures.

Washington has experienced the greatest building year in the history of the National Capital. Public buildings have had a large share in the new development, but it is significant that the major part of the building has been of a private nature. The Hotel President, costing about \$1,500,000, was started, and during the next few weeks ground will be broken for the Ritz Hotel, which will cost approximately \$6,000,000 and which has been planned on a scale of magnificence never before approached.

Richmond is also experiencing a building year of unusual activity. The permits for the first six months are almost as large as for the entire year 1921. The two outstanding contracts, each representing a million-dollar investment, are an office building for the Richmond Trust Company and a department store for Miller & Rhodes. The Richmond building includes modern apartment-house projects, numerous handsome private residences, schools, churches, theatres, etc.

The city of Norfolk is only a step behind Richmond and from all accounts the remainder of the year will surpass the

record of the first six months. The active construction includes a modern twelve-story office and banking building for the National Bank of Commerce, a handsome edifice for the Third Christian Church, several large apartments and numerous shops, warehouses and other industrial and commercial buildings.

Atlanta, while maintaining a monthly record in excess of a million dollars for each of the first six months, has not had any unusually large individual projects, but this city has had an unprecedented amount of home building. The permits for the half-year totalled \$8,618,673 as compared with \$5,425,022 for the same period one year ago. The permits issued in Savannah for the first half of this year amounted to \$1,437,400 as compared with \$795,090 for the corresponding half of 1921.

Birmingham permits for 1922 amounted to a total of \$3,765,655, a slight gain over last year, but a large number of industrial projects are scheduled for the remainder of this year which will undoubtedly establish a new high record for that city.

The construction totals for both Jacksonville and St. Petersburg are approximately the same for this year as for the first half of 1921, but the totals for last year were relatively much higher in Florida than they were in any of the other Southern states.

The construction totals for the first half of this year show

Mortgage Money Now in Plentiful Supply at 5½ Per Cent.

(Continued from page 361)

companies are making loans and reselling on a five per cent basis. Some of our big banks are offering five per cent money where the security is particularly appealing.

"The year 1921 was one of easy money for mortgages. While a six per cent rate was generally maintained, yet there was never a time in recent years when there was more money for real estate, and this applied not only to housing properties but also to commercial buildings. Since January 1, 1922, \$230,646,443 has been loaned on mortgage, as against \$173,948,147 for the same period in 1921, and mortgagees holding \$136,645,073 in loans have extended them during this period, as against extensions aggregating \$119,222,623 a year ago. In other words, approximately \$74,000,000 more money has been placed on real estate during the first eight months of this year than during the first eight months of 1921.

"The mortgage broker who today makes representations that he has an unlimited amount of money to loan on mortgage at from five to six per cent interest is, generally speaking, by the record. Every office maintaining a mortgage department can make this representation, because we all have money in abundance for desirable applications and it is easier today to place a loan running from one million to three million dollars on well-selected New York City real estate than it ordinarily is to obtain even small amounts. In view of the business situation, the large amount of money on hand in all banks and trust companies, and the continued lowering of interest rates, we cannot help but expect that money will command a rate of interest not exceeding five and one-half per cent during the next six months, and after the first of the year we think the rate will be as low as five per cent for prime New York City mortgages. Our opinion in regard to five per cent money is emphasized by the fact that for the first time in many years prime municipal and state bonds are being sold considerably less than on a four per cent basis and in many cases on a basis as low as 3.75 per cent."

WILLIAM M. GREVE, VICE-PRESIDENT OF THE PRUDENCE-BONDS CORPORATION: "The Prudence-Bonds Corporation is in receipt of many communications from prominent bankers and other financiers congratulating the company on its reading of 'the signs of the times' and commending our initiative in the prompt readjustment of the interest rate to five and one-half per cent on our guaranteed first mortgage bonds. While some first mortgage bonds are still made at higher rate, they are not such as the Prudence Company will guarantee. One trust company with several branches

that building in Louisville is nearly three times more active than it was one year ago. The 1922 total provides for construction valued at \$9,323,770, as compared with \$3,824,050 for last year. New Orleans records show a gain of about \$1,300,000 in 1922, and it is estimated that the total for the entire year will be approximately \$3,000,000 ahead of last year.

Money for these improvements has been available without great difficulty, and that is given as the most potent reason for the widespread development of the past year. While the rates on money for private development have attracted Northern capital strongly, it has been found that the South is absorbing a great proportion of its own public improvement bonds. During the first six months of 1922 nearly \$185,000,000 of such bonds were issued by sixteen Southern States. Road paving and bridge bonds were first in value, with a total of \$71,166,150 for 277 issues.

In commenting on the building boom the South has experienced this year, Mr. G. L. Miller, president of G. L. Miller & Co., Inc., says:

"The South is forging ahead. It is awake to its opportunities. It now realizes its vast potential resources—resources that are incalculable in variety and extent. What is most significant of all, it has greatly increased capital with which to develop them and a faith in the future that is rapidly attracting more capital and more development."

purchased outright \$1,000,000 of Prudence-Bonds to be redistributed among its own customers.

"As I have always maintained, labor, industry, real estate and money are governed by the universal law of supply and demand. This law cannot be changed by artificial means. Neither labor strikes nor collective bargaining can add one iota to the essential value of labor. If the labor of this country were monopolized by 5,000,000 men, organized into unions, and there were 5,000,000 non-union men idle, the essential value of the labor employed would be but one-half what it would be if all were employed.

"Interference by legislation, or by mob force, with the natural workings of the law of supply and demand only brings about unnatural conditions for which a penalty must be paid sooner or later. This, I think, has been amply demonstrated in the Government war-embargo on housing construction and in rent legislation, resulting in a one-sided building production—too much of a kind for the well-to-do and not enough of a kind for the poorer classes—presenting an anomalous condition of rent-strained tenants all along the line and of impending losses to apartment house owners as 'To Let' signs are rapidly multiplying.

"It is the same with money. When money becomes idle, it becomes plentiful; also cheap. But it only becomes idle and plentiful and cheap when production is checked or stopped, and there is no 'full-steam-ahead' demand for it in a quickened and expanding business progression. Had things, the world over, been allowed to readjust themselves in a natural way after the war there would now be no need to pick out bolts and monkey-wrenches hurled into the machinery. But with the manifold crises in Europe—the deadlock in Russia, the near-insolvency of Germany, the decadence of Austria, the civil war in Ireland, and the condition of affairs in our own country, with a paralyzed and comatose Congress, a great coal strike, and now the railroad workers' strike—all consuming wealth in idleness, destroying commodity rather than producing it—it was inevitable that money, which is only needed for activity and progression, should also become more and more inactive, and hence more plentiful and cheap.

"It did not need a prophet to see how things were going. Anyone with a fair business training and grasp and three grains of common sense would know when to get in under cover. So we figured that the margin of absolute safety for any guaranteed first mortgage bond, based upon most conservatively appraised realty, could not exceed five and one-half per cent."

Local Building Industry Anticipates Busy Autumn Season

Figures on Recent Contract Commitments, Tabulated by F. W. Dodge Company, Show Large Volume of New Construction Ready to Start

CONSTRUCTION activity in the local territory is holding up well despite the serious material shortages and the approach of the autumn. What slight drop in the volume of building activity is noticeable is seasonal in character and for the most part represents a decline in residential work. According to figures tabulated by the F. W. Dodge Company, the territory including all of New York State and New Jersey, north of Trenton, continues to stand out prominently as one of the busiest districts in the country when construction is considered. During the thirty-sixth week of this year architects and engineers reported work on plans for 449 new building and engineering projects in this territory which will require an outlay of approximately \$13,907,500. The contracts awarded during the same period numbered 316 and were representative of a total commitment of about \$15,635,900.

For the first time in a number of weeks the contract commitments have been greater than the total of newly proposed building operations. Figures for New York City show that during the week of September 2 to 8, inclusive, architects reported work on plans for 212 new projects at an estimated

total cost of \$5,703,000, but the contracts awarded during the week, while only numbering 104, represent an expenditure of \$9,009,400.

The newly reported construction of the week involved the following groups: 33 business buildings such as stores, offices, lofts, commercial garages, etc., \$806,000; 1 educational building, \$75,000; 3 factories and industrial plants, \$48,000; 1 public building, \$5,000; 8 public works and public utilities, \$740,500; 5 religious and memorial buildings, \$646,000; 159 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$3,367,500, and 2 social and recreational projects, \$25,000.

Among the 104 projects for which contracts were awarded during the week of September 2 to 8, inclusive, were 18 business buildings of various types, \$2,772,500; 3 educational projects, \$590,000; 2 hospitals and institutions, \$130,000; 2 industrial buildings, \$40,000; 1 public building, \$140,000; 8 public works and public utilities, \$844,800; 2 religious and memorial projects, \$300,000; 67 residential operations, including multi-family structures and one- and two-family houses, \$4,172,100, and 1 social and recreational structure, \$20,000.

PERSONAL AND TRADE NOTES.

Foamite-Firefoam Company, New York City, recently consolidated with the O. J. Childs Co., Inc., Utica, N. Y.

Thompson & Matthews Co., Inc., general contractors, Red Bank, N. J., announce that the firm name has been changed to S. S. Thompson & Co., Inc.

T. D. Lynch, research engineer for the Westinghouse Electric & Manufacturing Co., East Pittsburgh, Pa., was recently elected president of the American Society for Steel Treating.

The Liberty Plumbing Supply Company has established its office and showrooms at 1127 Liberty avenue, Brookline, and will carry a complete stock of bathroom fixtures, builders' hardware, furnaces heating stoves, tools, paints, oils, and varnishes, plate and window glass and prepared roofing.

Manhattan Electrical Supply Company, Inc., announces that its executive offices are now located at 125 Church street. J. J. Raftery has been appointed manager of the New York branch. He was formerly with the Western Electric Company and recently with the Curtis Publishing Company. In the New York territory Howard N. Croop is sales manager and C. H. Boehler is city sales manager.

Standard Zoning Law

A standard law for the assistance of those responsible for the framing of State zoning enabling acts has just been issued by the Department of Commerce. Zoning ordinances for the regulation of use, height and area of buildings are being adopted by cities in almost every State in the Union, and in some States where there is no specific authority for zoning these ordinances may be set aside by the courts. An enabling act is advisable in all cases.

The Department of Commerce model for an enabling act under which municipalities can adopt zoning regulations is a twenty-page mimeographed document, with footnotes covering every question which might arise in the wording of various sections and provisions. It is not a federal law but a suggested form for State zoning enabling acts.

The publication may be obtained free of charge from the Division of Building and Housing, Department of Commerce, Washington, D. C.

Noted Inventor Honored at Dinner

Thomas A. Edison was the guest of honor at a dinner given at the Hotel Commodore, Monday evening, September 10, in commemoration of the fortieth anniversary of the beginning of central station service for electric lighting. Forty years ago Mr. Edison and his associates threw in the switch in the little power house at 257 Pearl street which lighted the new electric lamps in the business places of less than sixty customers. Since that day, when the power house began business with a capacity of 3,447 16-candle-power lamps, the New York Edison Company has grown to a capacity of 21,500,000 50-watt lamps and 215,000 separate customers.

John W. Lieb, vice-president of the New York Edison Company, another of Mr. Edison's early associates, was at the speakers' table and related the early struggles of the little band of inventors of which Mr. Edison was the guiding head.

The six hundred guests were thrilled when Nicholas F. Brady, toastmaster, had the lights of the ballroom turned off and two electroliers, wired by Mr. Edison himself more than forty years ago, were lighted. The lamps, which represented the first successful incandescent light the world ever saw, gave a soft, yellow glow, but made a clear illumination. Then the current was turned into a 100,000 candle power lamp destined for use in motion picture studios. It gave a light equal to sunlight, which always has been the best light for photography.

Murray Hulbert, President of the Board of Aldermen and Acting Mayor, presented Mr. Edison with a key symbolizing the freedom of the city and placed in a casket of hammered iron and red velvet. He then opened the speaking program. Mr. Edison's answer being read by his nephew, Charles Edison.

Mr. Edison's message follows:

"Mr. President Hulbert, I thank you sincerely for your courteous presentation of the freedom of the city, and will you kindly convey to his Honor, Mayor Hylan, and to the honorable Board of Aldermen of the city of New York, my deep felt appreciation of the distinguished honor conferred on me, of which I am very proud.

"This commemorative celebration has a deep personal significance to me, for the Pearl street station was the greatest adventure of my life. It was akin to venturing on an uncharted sea. No precedents were available. I felt the sense of a great responsibility, for unknown things must happen on turning a mighty power loose under the streets and in the buildings of lower New York. However, I kept my own counsel.

"Thanks to the faithful cooperation of my unflinching companions, the Pearl street

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

Society of Industrial Engineers will hold its annual convention and exhibition at the McAlpin Hotel, New York City, October 18 to 20, inclusive.

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

station was carried promptly to the point of successful operation. The later development of the industry is a matter of history.

"As I look around this assemblage, my thoughts run backward to those days, although Father Time had laid his silvery fingers upon us the memory of our early struggles at Pearl street affords a pleasant retrospect. It is natural as I sit tonight surrounded by so many of my old friends and fellow workers, there should be mingled with my joy something of sadness as I think of the men whose companionship we no longer share.

"If there be some addition through my work to the resources of human welfare, that benefit has accrued largely through my good fortune in being favored with the devotion of associates willing to throw their all into the melting pot. I have never ceased being grateful to the Edison men whose friendship I have enjoyed ever since the morning fifty-three years ago when I landed here from the Boston boat.

"To the wider circle of friends I must express the fullest appreciation of the encouragement that has enabled me to perfect various inventions, and is notably embodied in the splendid public utilities bearing my name, of which the New York Edison Company is typical. I would think more highly, perhaps, of the little I have done if I did not feel it to be only a promise of what lies before. There is still much to be done in the promotion of human happiness and comfort."

CURRENT BUILDING OPERATIONS

PREDICTIONS of continued activity in the construction field throughout the Metropolitan district are being borne out by the number and value of the new projects which have been placed under contract during the past week or so. Although the approach of autumn has brought a market decline in speculative construction, particularly of apartment house and small dwelling projects, the increase in the number of high class commercial projects, theatres, schools, etc., more than offsets any loss to the industry through the drop in speculative residential construction. As a matter of fact, the local building situation is in a better position at present, considering the value and character of the work now active or in immediate prospect, than it has been at any time this year. There is a vast amount of high-class construction on the Metropolitan district program for the next few months and the industry is in anticipation of continued activity throughout the remainder of the year.

Favorable reports from the coal fields and from railroad transportation interests have greatly improved the outlook for the local building material markets. Dealers in masons' materials report good orders and interesting inquiries and in practically all lines more business is being offered than manufacturers and dealers are able to handle under the prevailing conditions. Prices have been fairly steady during the week. Hudson River common brick prices have eased off slightly, but the levels for other basic materials are holding firmly and there is a marked tendency toward higher quotations on certain commodities.

Common Brick—Compared with a week ago the demand for Hudson River brick is somewhat improved and both manufacturers anticipate an active market during the remainder of the season. The sales of brick in the wholesale market were in excess of the arrivals and considerable new inquiry is developing. Prices are easy at \$18 a thousand to dealers, but manufacturers are not inclined to shade their quotations below this figure because of the prevailing high production costs. Some brick is being offered at \$15 to \$16.50 a thousand, but it is not first grade material.

Summary—Transactions in the North River brick market for the week ending Thursday, September 14, 1922. Condition of market: Demand slightly improved; prices practically unchanged. Quotations: Hudson Rivers, \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 39; sales, 42. Distribution: Manhattan, 15; Bronx, 4; Brooklyn, 16; New Jersey points, 3; Astoria, 1; Yonk-

ers, 1; Tarrytown, 1. Remaining unsold in the New York wholesale market on September 14, 20.

Structural Steel—Improvement in the fuel supply has generally increased the output of the steel mills, and as a result the market for fabricated material for buildings is somewhat easier than it was a week ago. During the past week or so a number of important tonnage orders were booked and several interesting operations are shortly to be released for bids. Deliveries are still uncertain, and as a general thing none of the fabricating

mills are willing to accept business for delivery under two months. Prices are very firm, and while the opinion is general that steel prices will not advance any further, there is little likelihood of a recession in prices for some time to come.

Reinforcing Bars—During the past week or so there has been a decided increase of interest in reinforcing bars. Several large inquiries have been reported and some tonnage has been placed. The general improvement in the outlook for industrial and commercial construction is

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. — to \$18.00
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries .. 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

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

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

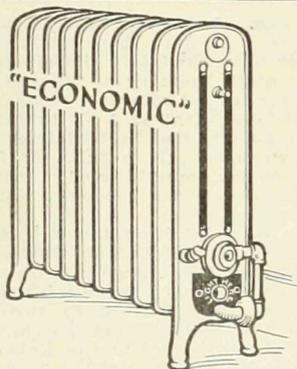
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

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

Plaster Blocks—

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

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



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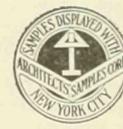
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MATERIALS AND SUPPLIES

believed to be responsible for the stronger market, and if the steel situation shortly returns to normalcy there is likely to be an excellent demand for concrete reinforcing material throughout the remainder of the year and probably all of next year. At present the supply is somewhat restricted and prices are very firm and deliveries extended.

Lumber—There has been no change of consequence in the local lumber market during the past week. Demand is strong and prices are very firm, with here and there a slight increase, particularly in

the more popular lines. While lumber interests are complaining of the car shortage, which is preventing the shipment of lumber products from mill points, the local stocks are adequate for all current requirements.

Cast Iron Pipe—Manufacturers are well satisfied with the outlook for the future, and, with the increased supply of coal and the prospects of early improvement in the transportation situation, the difficulties of the producers are being eliminated. Demand is excellent and more business is being offered than the

foundries can accommodate. Although new municipal business is somewhat scarce at present, there is a good volume of business coming from private sources. Prices are steady and unchanged, but are expected to advance slightly on account of the higher prices on pig iron. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, in carload lots; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

Electrical Supplies—The local market for these materials is in excellent shape, with demand increasing steadily and prices steady. The outlook for the autumn months is considered very satisfactory, and the general impression of the industry is that business will be favorable for many months to come. The demand for flexible armored conductor has been exceptionally heavy, and manufacturers are reporting their plants running at full capacity. Local jobbers state that their stocks are getting low and prices are slightly higher than they were.

Roofing Slate—According to a statement by the National Slate Association, some difficulty has recently been experienced by the producers of roofing slate through the embargo placed on slate in transit, under the priority orders of the Interstate Commerce Commission, but fortunately it has been lifted in time to permit delivery of the slate on the job without delaying or holding up construction. With the possibility of congestion due to the effort to catch up with the coal supply, prospective purchasers of roofing slate should anticipate their demand for the coming months in order to be certain of receiving this material on time.

Window Glass—Dealers in both plate and window glass have been very active during the past few weeks, and although the season is getting late there is apparently no falling off in the demand. During the past week or so local stocks have not been as complete as they should be, but there is sufficient glass available for all new building requirements.

Nails—Demand for nails is increasing to some extent, but it is largely due to the recent shortage and the desire of local dealers to complete their stocks. The coal situation has slowed down production and transportation difficulties have delayed deliveries, but there is promise of a general improvement in the nail situation before long. Prices are very strong and subject to immediate advances. New York quotations are as follows: \$3.35 to \$3.50 base per keg for wire nails, and \$3.90 base per keg for cut nails.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

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

Sand—

Delivered at job in

Manhattan	.....	\$2.00 to — per cu. yd.
Bronx	.....	2.00 to — per cu. yd.

White Sand—

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

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.68
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00
in.	.....	2.14c. to —
Angles, 3x2 to 6x3	.....	2.14c. to —
Zees and tees	.....	2.14c. to —

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	2.14c. to —
Beams and channels over 14 in.	.....	2.14c. to —

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	.....	\$46.00 to \$58.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	.....	28.50 to —
Wide cargoes	.....	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.	.....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	.....	13.00 to —
Quartered Oak	.....	163.50 to —
Plain Oak	.....	129.00 to —

Flooring:

White oak, quart'd sel.	.....	\$102.50 to —
Red oak, quart'd select	.....	97.50 to —
Maple No. 1	.....	80.00 to —
Yellow pine No. 1 common flat	.....	61.00 to —
N. C. pine flooring Norfolks	.....	65.00 to —

Window Glass—

Official discounts from manufacturers lists:

Single strength, A quality, first three brackets	.....	84%
B grade, single strength, first three brackets	.....	86%
Grades A and B, larger than the first three brackets, single thick	.....	86%
Double strength, A quality	.....	85%
Double strength, B quality	.....	88%

Linseed Oil—

City brands, oiled 5 bbls. lot	\$0.91 to —
Less than 5 bbls.	0.94 to —

Turpentine—

Turpentines	\$1.28 to \$1.30
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

KENMARE ST.—Plans have been prepared privately for a 6-sty brick apartment house, of irregular dimensions, at the southwest corner of Kenmare & Elizabeth st, for Stephen Guardino, foot of Smith st, Brooklyn, owner and builder. Cost, \$100,000.

55TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick apartment house, on plot 100x100 ft, at 146-152 West 55th st, for Julius Fishman & Sons, Inc., 280 Madison av, owner.

172ND ST.—Springstein & Goldhammer, 32 Union sq, have plans in progress for a 5-sty brick apartment, 94x125 ft, in the north side of 172nd st, east of St. Nicholas av, for owner, care of architect. Cost, \$180,000.

CHURCHES.

MORRIS AV.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has been retained to prepare plans for a contemplated 1-sty and basement, stone and brick church, 34x67 ft, with Sunday School, at Morris av and 173rd st, for Greater New York Seven Day Adventists. Rev. J. Edward Jayne, 129 Claremont av, Brooklyn, owner. Cost, \$30,000.

DWELLINGS.

261ST ST.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty brick dwelling, 32x78 ft, at 261st st and Tyndale rd, for Isabel Horowitz, Tyndale rd, owner. Cost, \$35,000.

38TH ST.—Renwick, Aspinwall & Tucker, 8 West 40th st, have completed plans for alterations to the 5-sty brick dwelling, 40x60 ft, at 103-5 East 38th st, for Fitz Henry Faye Tucker, 8 West 40th st, owner. Cost, \$20,000.

77TH ST.—Geo. and Edw. Blum, 50 5th av, have completed plans for alterations to the 3-sty brick dwelling, 18x50 ft, at 67 East 77th st, for S. Kaplan, New London, owner. Cost, \$15,000.

STABLES AND GARAGES.

BROADWAY.—Charles B. Meyers, 31 Union sq, has completed plans for a 2-sty brick garage, 229x176 ft, at 4360-76 Broadway, for Adolph Lewisohn & Sons, Inc., 61 Broadway, owner. Cost, \$75,000.

150TH ST.—Chas. B. Meyers, 31 Union sq, has plans in progress for a 2-sty brick garage, 111x105 ft, at 639 West 150th st, for Irving Feldman, 910 Riverside dr, owner. Cost, \$85,000.

STORES, OFFICES AND LOFTS.

TREMONT AV.—Springstein & Goldhammer, 31 Union sq, have plans in progress for twelve 1-sty brick stores, 174x50 ft, on the north side of Tremont av, 94 ft west of Hughes av, for owner and builder, care of architect.

MISCELLANEOUS.

BROADWAY.—Ralph Segal, 56 West 46th st, has plans in progress for a 2-sty brick & limestone business building, 50x100 ft, on Broadway between 150th & 151st sts, for Segal-Greenfield Corp., owner and builder, care of architect. Cost, \$75,000. Owner will advertise for bids on separate contracts about September 20th.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

BOSTON RD.—Springstein & Goldhammer, 32 Union sq, have plans in progress for a 5-sty brick apartment house, 99x107 ft, at the southwest corner of Boston rd and 167th st, for H & J Realty Corp., owner, care of architect. Cost, \$180,000.

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DWELLINGS.

BARKLEY AV.—Albert E. Davis, 258 East 138th st, has completed plans for a 1-sty frame dwelling, 20x46 ft, on the north side of Barkley av, 250 ft east of Tremont av, for John Evancie, 460 East 184th st, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

134TH ST.—De Rose & Cavalieri, 370 East 149th st, have completed plans for a 1-sty brick garage, 50x106 ft, in the south side of 134th st, 22 ft west of Willis av, for Morel & Feldman, owner on premises. Cost, \$22,500. Owner will take bids on general contract about October 15th.

KINGSBRIDGE RD.—Niewenhou Co., Inc., Park av and 161st st, has the general contract for the U. S. Public Health Service Hospital garage at Kingsbridge rd and Sedgwick av. General contractor will take bids on separate contracts.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

AV J.—Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have completed plans for a 6-sty brick apartment house, 90x100 ft, at the northeast corner of Av J & East 10th st, for Rosenvale Realty Co.—Lazarus Rosenberg, president—189 Montague st, owner. Cost, \$150,000.

BAY 23D ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick and limestone apartments, 20x75 ft, in the east side of Bay 23rd st, 90 ft south of 86th st, for Samic Realty Corp., owner. Cost, \$40,000.

DWELLINGS.

ROCKAWAY AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for three 2-sty brick and limestone dwellings, 25x50 ft, with stores, at the southwest corner of Rockaway av and Livonia av, for Harry Topp, owner. Cost, \$60,000.

AMBOY ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick and limestone dwellings, 20x65 ft, in the east side of Amboy, 200 ft north of Newport av, for Sigalow Bros, owner. Cost, \$30,000.

HIGHLAND BLVD.—Wm. Cherry, 70 East 45th st, Manhattan, has completed plans for alterations to the frame dwelling at 295 Highland blvd, for L. Broadwin, owner, care of architect. Cost, \$15,000.

20TH AV.—Philip Caplan, 16 Court st, has plans in progress for eight 2-sty frame dwellings, 18x40 ft, at the northeast corner of 20th av & 75th st, for F & K Construction Co.—Hyman Frank—2016 82d st, owner. Cost, \$56,000.

RICHMOND ST.—Slee & Bryson, 154 Montague st, have plans in progress for two 2-sty frame dwellings, 16x40 ft, at the southwest corner of Richmond and Etna sts, for Leslie T. Finkelday, 110 Van Siclen av, owner and builder. Cost, \$10,000.

24TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty frame dwelling, 23x34 ft, in the east side of East 24th st, 500 ft south of av M, for Floyd E. Moore, 335 East 23rd st, owner and builder. Cost, \$8,500.

STABLES AND GARAGES.

STONE AV.—Chas. Goodman, 375 Fulton st, has completed plans for a 1-sty brick garage, 95x125 ft, at the southeast corner of Stone av and Somers st, for Chas. Serota, 1575 President st, owner and builder. Cost, \$25,000.

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15TH AV.—Burke & Olsen, 32 Court st, have completed plans for a 1-sty brick garage, 60x100 ft, on the east side of 15th av, 15 ft south of 61st st, for Louis & Benj. Trotta, 1621 60th st, owners and builders. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

SUTTER AV.—Edward M. Adelson, 1773 Pitkin av, has plans in progress for a 3-sty brick and limestone store and office building, 20x80 ft, at the northwest corner of Sutter and Snediker avs, for N. S. Goldfarb, owner. Cost, \$30,000.

Queens

DWELLINGS.

WOODMERE, L. I.—P. Jay Herter, Cedarhurst, has completed plans for eight 2-sty frame & brick veneer dwellings, 36x47 ft, in Linden st, Woodmere, for Gertmin Construction Corp.—N. M. Hyman, president—212 5th av, Manhattan, owner. Cost, \$20,000 each.

FOREST HILLS, L. I.—Haugard & Burnham, 185 Madison av, Manhattan, have plans in progress for a 2½-sty brick dwelling, 26x60 ft, with garage, on Puritan av, Forest Hills, for R. C. Brle, owner, care of architect.

FOREST HILLS, L. I.—Sage Foundation Co., Forest Hills, has completed plans for a 2½ sty brick dwelling, 40x24 ft, at the northeast corner of Greenway Terrace and Slocum Crescent, Forest Hills, for W. H. Batcheller, 160 Greenway, North, Forest Hills, owner. Cost, \$14,000.

Nassau

DWELLINGS.

ROCKVILLE CENTRE, L. I.—Plans are being prepared privately for three 2½-sty reinforced concrete dwellings on Lakeview av, near Village av, Rockville Centre, for F. F. Wilson, Wilson Lane, Rockville Centre, owner and builder. Cost, \$8,000 each.

SCHOOLS AND COLLEGES.

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

Westchester

DWELLINGS.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame & shingle dwelling, 31x31 ft, with garage, on Sea View av, New Rochelle, for Peterson Bros., 42 Woodbury st, New Rochelle, owner and builder. Cost, \$12,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x41 ft, on Forrest av, New Rochelle, for Peterson Bros., 42 Woodbury st, New Rochelle, owner and builder. Cost, \$24,000.

MOUNT VERNON, N. Y.—Geo. L. Miller, 3 So. 3rd av, Mt. Vernon, has completed plans for a 2½-sty frame & stucco dwelling, 32x36 ft, on Magnolia av, Mt. Vernon, for P. Merolle, Bond st, Mt. Vernon, owner and builder. Cost, \$15,000.

MAMARONECK, N. Y.—Plans have been prepared privately for a 1½-sty frame dwelling, 34x22 ft, on Myrtle blvd, 330 ft south of Lakeside dr, Mamaroneck, for Empire Home-builders Association, 347 Madison av, Manhattan, owner and builder. Cost, \$7,500.

EASTCHESTER, N. Y.—Geo. W. Rappold, 452 5th av, Manhattan, has plans in progress for a 2-sty frame & stucco dwelling, 56x22 ft, with garage, on Overhill rd, Eastchester, for Carl Cavalsky, 16 East 40th st, Manhattan, owner. Cost, \$16,000. Architect will take bids on general contract about September 25th.

ARDSLEY ON HUDSON, N. Y.—Wm. H. Gompert, 171 Madison av, Manhattan, has plans in progress for a 2½-sty frame dwelling, 22x48 ft, with garage, at Ardsley on Hudson, for Wm. A. Barden, owner, care of architect. Architect will take bids on general contract about September 21st.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty frame dwelling, 20x26 ft, at 158 Fairmount st, Yonkers, for John Tutay, 158 Fairmount st, Yonkers, owner and builder. Cost, \$9,000.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty frame and clapboard dwelling, 24x32 ft, on Bellevue av, Yonkers, for Arthur Dunstone, 423 Warburton av, Yonkers, owner. Cost, \$12,000. Owner will take bids on general contract.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has plans in progress for two 2½-sty frame and stucco dwellings, 24x29 ft, at Washington Park, Portchester, for Rich Bros., Washington Park, Portchester, owner. Cost, \$9,000 each.

TUCKAHOE, N. Y.—Richard A. Bennett Jefferson pl, Tuckahoe, has completed plans for a 2½-sty frame dwelling, 35x30 ft, on Lake av, Tuckahoe, for Dominic Luciano, 5

Grove st, Tuckahoe, owner and builder. Cost, \$12,000.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and brick veneer dwelling, 30x32 ft, with garage, on Breckenridge av, Portchester, for Thos. F. Cerniglia, 1 No. Main st, Portchester, owner. Cost, \$9,000. Owner will take bids on general contract.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and stucco dwelling, 25x32 ft, on Westchester av, Portchester, for Nicholas Duffy, Factory pl, Portchester, owner. Cost, \$8,500. Architect will take bids on general contract.

YONKERS, N. Y.—Plans have been prepared privately for a 1½ sty, frame dwelling, 25x44 ft, at 68-72 Linden av, Yonkers, for Gustave Richter, 565 West 181st st, Manhattan, owner and builder. Cost, \$8,500.

MT. VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have plans in progress for a 2½-sty frame dwelling, 30x60 ft, at Bedford and Grand avs, Mr. Vernon, for B. De Raffelle, 150 S. 5th av, Mt. Vernon, owner and builder. Cost, \$17,000.

HOMES AND ASYLUMS.

YONKERS, N. Y.—G. Howard Chamberlain & Anthony Fairbrook, 18 So. Broadway, Yonkers, have plans in progress for a 4-sty brick nurses' home, 115x35 ft, on Park av, through to St. Joseph's av, Yonkers, for homeopathic hospital and maternity, 227 Ashburton av, Yonkers, owner.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Somerfeld & Steckler, 31 Union sq, Manhattan, has plans in progress for a school and dormitory for the blind at Park and Oriental pl, Yonkers, for N. Y. Guild for Jewish Blind—Ephraim B. Levy, president—200 West 72nd st, Manhattan, owner. Cost, \$100,000.

STABLES AND GARAGES.

MT. VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have plans in progress for a 1-sty brick garage, 50x155 ft, with show room, in East 3rd st, west of Franklin av, Mt. Vernon, for Howard E. Laux, 12 No. 3rd av, Mt. Vernon, owner. Cost, \$30,000.

MISCELLANEOUS.

LARCHMONT, N. Y.—Frank A. Moore, 109 East 29th st, Manhattan, has been retained to prepare plans for a 1-sty and basement, stucco and terra cotta library, 70x34 ft, on Larchmont av, Larchmont, for Village of Larchmont—Geo. McGeachin, clerk—Larchmont, owner. Cost, \$50,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 4-sty brick apartment, 50x82 ft, on Van Wagner av, Jersey City, for Kramer & Minarick, 298 Old Bergen rd, Jersey City, owner and builder. Cost, \$65,000.

MORRISTOWN, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans nearing com-

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pletion for two 3-sty hollow tile and stucco apartments, 47x84 ft, at Morristown, for Jas. Lyons, Park Theatre, Morristown, owner and builder. Cost, \$60,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 4-sty brick and terra cotta apartments, 50x76 ft, at 90-100 Spruce st, Newark, for Church Construction Co.—Julius Church, president—92 Guitman st, Newark, owner and builder. Cost, \$60,000 each.

BANKS.

KEYPORT, N. J.—Clinton & Russell, 100 Maiden la, Manhattan, have been retained to prepare plans for a 1-sty brick & terra cotta bank building, 50x100 ft, in Front st, Keyport, for Peoples National Bank—Wm. E. Warn, president—Keypoint, owner. Cost, \$50,000.

DWELLINGS.

ORANGE, N. J.—Coffin & Coffin, 522 5th av, Manhattan, have plans in progress for a 2½-sty frame and stucco dwelling, 40x24 ft, at Hayward and Mosswood avs, Orange, for J. von Lengarke, care of A. F. Heyn, 747 Berkeley av, Orange, owner. Cost, \$15,000.

EDGEWATER, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 25x38 ft, on Winterburn Grove rd, Edgewater, for Frank A. Banville, 248 Park av, Cliffside, owner and builder. Cost, \$7,500.

METUCHEN, N. J.—H. A. Campbell, Central av, Metuchen, has completed plans for a 2-sty dwelling, 25x34 ft, on Maple av, between Linden and Oak avs, Metuchen, for Mrs. Richardson, Metuchen, owner and builder. Cost, \$8,000.

HALLS AND CLUBS.

HACKENSACK, N. J.—J. L. Theo Tillack, McFadden Bldg., Hackensack, has plans in progress for alterations to a stucco on old frame clubhouse, 50x100 ft, at Hackensack, for Foresters of America, owner, care of architect. Cost, \$40,000. Architect will take bids about September 25th.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have been retained to prepare plans for an addition to the John Catin School, in Ann st, Newark, for City of Newark, Board of Education—J. H. Bacheller, president—City Hall, Newark, owner. Cost, \$85,000.

CALDWELL, N. J.—Rasmussen & Wayland & F. Y. Parsons, 252 West 46th st, Manhattan, have completed plans for a brick pub-

lic school on Bloomfield av, near Fairfield av, Caldwell, for Boro of Caldwell Board of Education—A. P. White, president—Hollywood Terrace, Caldwell, owner. Cost, \$75,000. Owners will advertise for bids.

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have been retained to prepare plans for an addition to the 2-sty brick Hawkins Street School in Hawkins st, Newark, for City of Newark, Board of Education—J. H. Bacheller, president—City Hall, Newark, owner. Cost, \$235,000.

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have been retained to prepare plans for an addition to the Milford School at Newark, for Board of Education of City of Newark—J. H. Bacheller, president—City Hall, Newark, owner. Cost, \$255,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—Wm. Neumann, Lerner Bldg., Jersey City, has been retained to prepare plans for a 6-sty reinforced concrete auto exchange building, 100x200 ft, at Boulevard and Communipaw av, Jersey City, for Samuel A. Lerner, Lerner Bldg., Boulevard, Jersey City, owner. Cost, \$500,000.

ORANGE, N. J.—E. A. Munger, care of owner, has completed plans for an addition to the 4-sty brick and steel telephone building, 30x40 ft, at 9 Baldwin st, Orange, for N. Y. Telephone Co.—H. F. Thurber, president—104 Broad st, Manhattan, owner. Cost, \$90,000. Architect will take bids on general contract about October 1st.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Thos. J. Steen, 8 East 41st st, Manhattan, has the general contract for a 6-sty brick & terra cotta apartment house, 100x145 ft, at New Rochelle, for Printard Apartments Inc., owner, care of general contractor, from plans by E. D. Litchfield & Rogers, 477 5th av, Manhattan, architect. Cost, \$450,000.

CHURCHES.

MANHATTAN.—Barwes Mason & Plastering Co., Inc., 116 Lexington av, has the general contract for alterations to the tenement at 339 West 47th st which is to be converted into a 3-sty brick synagogue 25x50 ft with school & community centre for West Side Hebrew Relief, Inc.—Morris Kreisler, president—782 8th av, owner, from plans by Sidney F. Oppenheim, 110 East 31st st, architect. Cost, \$50,000.

BROOKLYN.—P. J. Carlin, Grand Terminal, Manhattan, has the general contract for a convent and parochial school at corner of 6th av and Sterling pl, for St. Augustine's R C Church—Rev. Father E. W. McCarthy, pastor—owner, on premises, from plans by Albert E. Parfitt, 19 Liberty st, Manhattan, architect.

JAMAICA, L. I.—Wills-Egeloff, 101 Park av, Manhattan, has the general contract for a 2-sty brick church, 50x150 ft, on Clinton av, Jamaica, for Methodist Episcopal Church—Rev. P. E. Shoemaker—34 Clinton av, Jamaica, owner, from plans by Joseph Hudnut, 51 West 10th st, Manhattan, architect. Cost, \$250,000.

CLIFTON, N. J.—Dillon & Wiley, 103 Park av, Manhattan, have the general contract for a 2-sty and basement brick and steel church, 50x100 ft, with school, at Ackerman av and

Holden st, Clifton, for St. Cyril Methodist Slavish R C Church—Rev Father Anselm Murn, pastor—Clifton, owner, from plans by F. J. Schwartz, 233 Broadway, Manhattan, architect. Cost, \$50,000.

DWELLINGS.

FOREST HILLS GARDENS, L. I.—W. T. Anderson, Forest Hills, has the general contract for a 2½-sty terra cotta block dwelling, 30x70 ft, with garage, in the south side of Croton st, 300 ft east of Continental av, Forest Hills, for William Woodard, Forest Hills, owner, from plans by Douglas Fitch, 8 West 33d st, Manhattan, architect. Cost, \$37,600.

SCARSDALE, N. Y.—Kenneth McKay, 2 Hudson st, Yonkers, has the general contract for a 2½-sty brick & frame cottage, 30x48 ft, irregular, on Berkeley rd, Scarsdale, for Wm. P. Hammond, Lorraine st, Mamaroneck, owner, from plans by E. P. Wills, 64 Stuart av, Mamaroneck, architect.

BRONX—E. W. Crumley, 355 East 149th st, has the general contract for a 2-sty frame and stucco dwelling, 22x54 ft, in the east side of Osgood st, 100 ft south of 243rd st, for Miss Mary Fallon, 203 East 19th st, owner, from plans by Skriwan & Crumley, 355 East 149th st, architects. Cost, \$12,000.

GLEN COVE, L. I.—F. W. Wakeham Co., 2 West 47th st, Manhattan, have the general contract for a 2½-sty brick and timber dwelling, 120x40 ft, at Glen Cove, for H. C. Martin, Duck Pond rd, Glen Cove, owner, from plans by Harry T. Lindeberg, 2 West 47th st, Manhattan, architect.

HOMES AND ASYLUMS.

BELLEVILLE, N. J.—Thos. J. O'Halloran Co., 41 Central av, Newark, has the general contract for a 2-sty and basement brick and terra cotta Elks Home, 115x68 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks No. 112—Geo. H. Davis, exalted ruler—119 Main st, Belleville, owner, from plans by Jas. V. Thetford, 83 Bremond st, Belleville, architect. Cost, \$75,000.

HOTELS.

MANHATTAN.—Geo. A. Fuller Co., 949 Broadway, has the general contract for a 13-sty limestone, brick & steel apartment hotel, 200x150 ft, on the east side of Park av, 48th to 49th sts, for 299 Park Avenue, Inc.—Major S. Fuller Weaver, owner, care of architect, from plans by Leonard A. Schultne, 17 East 49th st, architect.

SCHOOLS AND COLLEGES.

BOROUGH OF RICHMOND, N. Y.—Thomas Dwyer, Broadway & 216th st, Manhattan, has the general contract for an addition to the brick & limestone high school, 93x58 ft (Curtis High School), at Hamilton av & St. Marks pl, New Brighton, for City of New York Board of Education—Geo. J. Ryan, president—Park av & 59th st, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av ext & Concord st, Brooklyn, architect.

WHITE PLAINS, N. Y.—Niewenhous Co., Inc., 318 East 161st st, Manhattan, has the general contract for alterations to the school and sisters' quarters at 69 Hamilton av, White Plains, for St. Johns Academy, White Plains, owner, from plans by P. R. Henkel, 316 East 161st st, Manhattan, architect.

TEANECK, N. J.—Ferber Construction Co., 16 Johnson av, Hackensack, has the general contract for a 2-sty brick & terra cotta grade school, 88x34 ft, on the north side of West Englewood av, Teaneck, for Board of Education of Teaneck—P. A. Spencer, president, Teaneck, owner, from plans by C. V. R. Bogert, 167 Main st, Hackensack, architect. Cost, \$40,000.

GREENBURGH, N. Y.—A. A. Johnson, 11 Rothbun av, White Plains, has the general contract for a school at Greenburgh, for Board of Education of Union Free School District—Chas. F. Willard, president—School House, Greenburgh, owner, from plans by A. H. Knappe, Kings st, Ardsley, architect.

STABLES AND GARAGES.

CLIFTON, N. J.—J. J. O'Leary, 129 Prospect st, Passaic, has the general contract for a 1-sty brick and tile garage, with service station and show room, at Main av and Monroe st, Clifton, for L. W. Ward Co, 38 Bloomfield av, Passaic, owner, from plans by W. C. Pattison, Lawyers' Bldg., Main st, Passaic, architect. Cost, \$100,000.

BRONX—Canton Construction Co., 44 Court st, Brooklyn, has the general contract for a 1-sty brick garage, 150x195 ft, at the southeast corner of Park av and East 168th st, for Gesco Realty Co., 32 Court st, Brooklyn, owner, from plans prepared privately. Cost, \$150,000.

MISCELLANEOUS.

NEWARK, N. J.—Harry Kravant, 11 Clinton st and 810 So. 10th st, Newark, has the general contract for a 2-sty brick and terra cotta mercantile building, 70x150 ft, at the northwest corner of Clinton av and Quitman st, Newark, for Newark Auto Co.—Frank Lindeman, president—443 Clinton av, Newark, owner, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$40,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

93D ST, 150-56 E, 11-sty bk apt, 78x86, slag roof; \$350,000; (o) Calma Realty Co., 15 W 45th; (a) Geo. & E. Blum, 505 5 av (481).

122D ST, 541 W, 6-sty bk apt, 145x83, plastic slate roof; \$190,000; (o) Cathedral Ayr-court, Inc., 874 Bway; (a) Smith & Miller, 874 Bway (486).

123D ST, 540 W, 6-sty bk apt, 137x83, plastic slate roof; \$190,000; (o) Cathedral Ayr-court, Inc., 874 Bway; (a) Smith & Miller, 874 Bway (487).

ASYLUMS AND HOSPITALS.

37TH ST, 549 E, 7-sty bk hospital, 100x46, slag & tile roof \$200,000; (o) East End Ave. Realty Corp., 342 Madison av; (a) Warren & Wetmore, 16 E 47 (479).

FACTORIES AND WAREHOUSES.

AMSTERDAM AV, 471-75, 11-sty f. p. ware-house, 74x105, tar & gravel rf; \$350,000; (o) Metropolitan Fireproof Storage Warehouse Corp., 39 W 66; (a) Geo. S. Kingsley, 39 W 66 (490).

STABLES AND GARAGES.

13TH ST, 614-16, 1-sty bk garage, 50x103, slag roof; \$15,000; (o) H. A. Roussell, 520 E 14; (a) Jacob Fisher, 25 Av A (480).

141ST ST, 12 W, 1-sty bk garage, 24x48, galv iron roof; \$4,500; (o) National Family Laundry Service Co., 12 W 141st; (a) J. J. Glaster, 110 W 40th (482).

LExINGTON AV, 1588, 1-sty bk private garage, 12x20, slate roof; \$500; (o) Geo. Brown, 598 W 152d; (a) Saml Carner, 118 E 28th (483).

STORES, OFFICES AND LOFTS.

CLINTON ST, 88, 3-sty bk store & office, plastic slate roof, 25x90; \$25,000; (o) Jos. Fass, 76 Clinton st; (a) David S. Lang, 110 W 34th (488).

BROADWAY, 4948-52, 1-sty bk stores, 3-ply rubberoid roof, 75x100; \$30,000; (o) Force Realty Co., 222 Fulton st; (a) Gronenberg & Leuchtag, 450 4 av (485).

7TH AV, 566-8, 8-sty bk store & office bldg, 50x100, plastic slate roof; \$150,000; (o) Est. of Nicholas J. Barrett, 500 Broome st; (a) Wm. J. Hohausner, 116 W 39th (484).

Bronx

DWELLINGS.

KNOX PL, w s, 333 n Mosholu Pkwy, 2-sty bk dwg, 20x35, compo roof; \$7,000; (o) H. E. Bucknall, 254 W 144th; (a) Fredk Dahlem, 341 E 142 (2353).

PARKER ST, s e c Purdy, 2-sty bk dwg, 22x26.6, rubberoid rf; \$5,000; (o) Ferd. Romano, 1658 Parker; (a) B. Ebeling, 1372 Zerega av (2374).

176TH ST, s s, 100 w Grand av, 2½-sty fr dwg, 21.8x58.2, 1-sty fr garage, 10x19, asphalt shingle roof; \$10,000; (o) Chas. Engelman, 45 Whitlock st; (a) Wm. S. Hohausner, 116 W 39th (2342).

220TH ST, n s, 330.03 w White Plains av, two 2-sty fr dwgs, 21x56.10, two 1-sty fr garages, 12x18, tar & gravel roof; \$22,000; (o) Philip Freedman, 3836 White Plains av; (a) J. J. Gloster, 110 W 40 (2339).

222D ST, s s, 97.99 e Fairfield av, 2-sty fr dwg, 18x26, shingle rf; \$3,000; (o) Harry L. Conrad, 2096 Amsterdam av; (a) R. F. Knoeckenhauer, 3492 3 av (2370).

230TH ST, s s, 204.4 w Bronxwood av, 2½-sty fr dwg, 20x29, fire chief rf; \$5,000; (o) Ada Dietrich, 895 Courtlandt av; (a) M. A. Cardo, 61 Bible House (2363).

237TH ST, s s, 75 e Byron av, 1-sty fr dwg, 25x50, compo roof; \$7,000; (o) Mary A. Stubing, 729 E 224th; (a) B. P. Wilson, 1705 Bussing av (2350).

246TH ST, s s, 71.8 e Greystone av, 2½-sty fr dwg, 38x32.6, shingle roof; \$15,000; (o) Albert E. Wheeler, 4435 Tibbett av; (a) Dwight J. Baum, 244th & Waldo av (2345).

ADEE AV, n s, 35.10 e Golden av, 2-sty fr dwg, 22x32, shingle roof; \$6,000; (o) Anthony Pettulo, 15 N Bond st, Mt. Vernon, N. Y.; (a) Della Penna & Erickson 289 E 149th (2359)

BARNES AV, w s, 101 n Allerton av, two 2-sty bk dwgs, 22.6x60; slag rf; \$20,000; (o) Robt. Foster, 601 Crescent av; (a) M. W. Del Gaudio, 158 W 45 (2364).

BRONXWOOD AV, w s, 300 s Adee av, 1-sty fr dwg, 18x36, shingle rf; \$3,000; (o) Simon Andorek, 426 W 37; (a) Jos. Ziccardi, 912 Burke av (2380).

BRUNER AV, w s, 300 n Barton av, 2-sty fr dwg, 20x38, asbestos shingle rf; \$5,000; (o) David Weir, 326 E 126; (a) Richard Kyle, 564 W 183 (2364).

BRUNER AV, e s, 400 s Nereid av, two 2-sty fr dwgs, 16x34, shingle roof; \$8,000; (o) Ford Foundation, Thos. T. Uren, 704 So 5 av, Mt. Vernon, pres.; (a) L. A. Bassett, 4030 Dyer av (2336).

COLONIAL AV, s s, 250 e 196th, 2-sty fr dwg, 21x45, asphalt slate roof; \$9,500; (o) Lbuis Bardavid, 20 E 117; (a) F. E. Guenthier, 365 W 56 (2334).

COLONIAL AV, e s, 225 e 196th, 2-sty fr dwg, 21x45, asphalt slate roof; \$9,500; (o) Harkia Hattene, 53 E 115; (a) F. E. Guenthier, 365 W 56 (2335).

CROSLY AV, e s, 296.7 s La Salle av, 2-sty fr dwg, 21x45, asphalt rf; \$6,000; (o) Frank Guarino, 172 Greenpoint av, Bklyn; (a) John Schwalbenberg, 2075 Haviland av (2365).

CROSBY AV, e s, 329.10 s La Salle av, 1-sty fr dwg, 21x40, asphalt roof; \$3,000; (o) Giuseppe Spadafora, 247 E 112th; (a) John Schwalbenberg, 2075 Haviland av (2352).

CROTONA AV, w s, 225 n 187th, two 2-sty bk dwgs, 21x55, slag rf; \$2,000; (o) Ralph Cucci, 2405 Beaumont av; (a) M. W. Del Gaudio, 158 W 45 (2367).

CRUGER AV, w s, 294 n Allerton av, 2-sty bk dwg, 21x60, gravel roof; \$10,000; (o) Louis A. Trovato, 2112 2 av; (a) F. A. Nicosia, 423 E 114th (2349).

GLEASON AV, s w c Havemeyer av, 2-sty bk dwg, 22.2x28, slag roof; \$7,000; (o) Jos. Cenato, 368 E 123; (a) Antonio Posillipo, 414 E 119 (2340).

GUN HILL RD, s s, 291.10 e Morgan av, 2-sty h t dwg & garage, 22x22, tar & gravel roof; \$5,000; (o) Rosario Socasio, 1428 Gun Hill rd; (a) Richard Kyle, 564 W 183 (2344).

KENSELLA AV, n s, 160 e Matthews av, 2-sty fr dwg, 18x26, slate roof; \$4,000; (o) Henry Tinak, Ardsley, N. Y.; (a) L. D. Kirby, 1750 E Tremont av (2332).

KENSELLA AV, n s, 135 e Matthews av, 2-sty fr dwg, 18x26, slate roof; \$4,000; (o) D. E. Jardin, 1731 Filmore; (a) L. D. Kirby, 1750 E Tremont av (2331).

PURITAN AV, e s, 225 s Waterbury av, 1-sty fr dwg, 20x40, shingle roof; \$4,000; (o) & Francis A. Miller 1236 Puritan av (2341).

RANDALL AV, s e c Edison av, 2-sty fr dwg, 28x26, shingle roof; \$6,500; (o) Caroline E. York, 534 E 86; (a) Eric A. Holmgren, 371 Fulton st, Bklyn (2333).

ROCHAMBEAU AV, w s, 155.4 s 212th, 2½-sty fr dwg, 28x36, slate roof; \$10,000; (o) Peter & Mary Provosto, 3436 Olinville av; (a) Geo. P. Crosier, 689 E 223 (2238).

SEDDON AV, e s, 152 s Maclay av, two 2-sty fr dwgs, 20x55, rubberoid rf; \$20,000; (o) Chas. Eil, 2405 Katonah av; (a) B. Ebeling, 1372 Zerega av (2323).

SHAKESPEARE AV, w s, 127.10 s 168th, 3-sty bk dwg, 26.9x36, copper shingle rf; \$8,000; (o) Chas. W. Diehl, 1246 Woodycrest av; (a) Henry Nordheim, 565 E. Tremont av (2378).

THROOP AV, e s, 175 s Adee av, 1½-sty fr dwg, 16-32, shingle rf; \$3,500; (o) Eliz. Hinklein, Eastchester, N. Y.; (a) J. Rossi, 563 E. Tremont av (2377).

VALENTINE AV, e s, 100 s 197th, two 2-sty bk dwgs & garages, 21x25, slag rf; \$30,000; (o) Samuel Klein, 677 Lenox av; (a) J. M. Felson, 1133 Bway (2375).

FACTORIES AND WAREHOUSES.

WALNUT AV, n e c 141st, 1½-sty bk stor-age, 57x149.3, rubberoid roof; \$15,000; (o) Mc-Laury Marble & Tile Corpn premises; (a) Thos. J. Bird, 103 Park av (2346).

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STABLES AND GARAGES.

WESTCHESTER AV, e s, 104.10 n Longfellow av, 1-sty bk garage 100x irreg, tar & felt roof; \$70,000; (o) Perlinder Realty Corp., Jos. Perlinder, 1428 Bryant av, pres.; (a) Chas. Kreymsborg, 2534 Marion av (2348).

STORES AND DWELLINGS.

BARKLEY AV, n s, 23 e Swinton st, 1-sty bk str & dwg, 22x46, tar & gravel roof; \$8,500; (o) Jos. Capasso, 309 E 100th; (a) Richard Kyle, 564 W 183d (2343).

TREMONT AV, s s, 150 w Marmion av, two 2-sty bk str & dwgs, 25x60, slag rf; \$30,000; (o) B. & B. Bldg. Corp., Morris Blenestock, 150 52d, Bklyn., pres.; (a) M. A. Cantor, 373 Fulton, Bklyn (2371).

STORES, OFFICES AND LOFTS.

149TH ST, s s, 320.3 e Morris av, 1-sty bk str, 50x70, metal roof; \$70,000; (o) Benj. Bernard, 907 Bway; (a) Geo. H. Levy, 164 Montgomery st (2347).

INWOOD AV, n e e Mt Eden av, 1-sty bk str & garage, 80x196, slag rf; \$75,000; (o) Rothback Garage Corp., Max Rothback, 141 Marcy pl, pres.; (a) J. M. Felson, 1133 Bway (2376).

JEROME AV, n e e Mt. Eden av, 1-sty bk str, 100x100, plastic slate rf; \$50,000; (o) J. L. Const. Co., Jos. Silverman, 342 Madison av, pres.; (a) Gronenberg & Leuchtig, 450 4 av (2362).

WHITE PLAINS AV, e s, 72.3 n 218th, 1-sty bk str, 41.11x53, plastic slate roof; \$8,000; (o) Sol Frankel, 3754 White Plains av; (a) Geo. P. Crosier, 689 E 223 (2337).

MISCELLANEOUS.

158TH ST, s s, from Mott to Sheridan av, 1-sty bk transformer house, 20x30, tar & felt rf; \$20,000; (o) The Fleishman Co., 701 Wash st; (a) A. B. Heaton, 1410 H st., Washington, D. C. (2369).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

57TH ST, 1343-55, n s, 68.6½ e New Utrecht av, 5-3-sty bk tnts, 25x75; \$100,000; (o) Max Baron, 1 W 94th, N. Y.; (a) Jaros Kraus, 200 5 av, N. Y. (15280).

DWELLINGS.

BRISTOL ST, 546-52, w s, 20 s Lott av, 3-2-sty bk 2 fam dwgs, 20.6x152; \$27,000; (o) B. & L. Bldg. Corp., 538 Warwick st; (a) Morris Rothstein, 26 Court st (15258).

WELDON ST, 119-23, n s, 100 e Crescent st, 2-2-sty fr 2 fam dwgs, 18x63; \$16,000; (o) Fred Saverio, 3006 Atlantic av; (a) Wm. A. Lacerenza, 16 Court st (15226).

17TH ST, 542, s s, 240 w 10 av, 2-sty bk 2 fam dwg, 20x55; \$7,500; (o) Vincenzo Merindino, 540 17th; (a) Jos. A. Boyle, 367 Fulton st (15245).

75TH ST, 2037-59, n s, 200 w 21 av, 8-2-sty fr 2 fam dwgs, 20x65; \$68,000; (o) Jas. J. Sewall 318 Greene av; (a) Jacob Lubroth, 44 Court st (15210).

DAHILL RD, 1454, w s, 56.47½ s 62d, 2-sty fr 2 fam dwg, 22.4x45; \$10,000; (o) Jeannette Mackelvey, 306 Av N; (a) Chas. G. Wessel, 1399 E 4th (15208).

LINDEN AV, 411, n e e Brooklyn av, 2-sty bk 2 fam dwg, 21x67; \$13,000; (o) Louis Welikson, 415 Linden av; (a) Morris Rothstein, 26 Court st (15264).

LINDEN AV, 413, n s, 21 e Brooklyn av, 2-sty bk 1 fam dwg, 16x51.6; \$9,000; (o) Louis Welikson, 415 Linden av; (a) Morris Rothstein, 26 Court st (15265).

STILLWELL AV, 2411, e s, 80 s Av X, 2-sty bk 2 fam dwg, 20x45; \$8,000; (o) Lorenzo Mione, 408 E 11th, N. Y.; (a) Wm. Ciarairino, 2271 89th (15220).

STABLES AND GARAGES.

STONE AV, 73-81, s e e Somers st, 1-sty bk garage, 95x125; \$25,000; (o) Chas. Serota, 1575 President st; (a) Chas. Goodman, 375 Fulton st (15261).

STORES AND DWELLINGS.

BEDFORD AV, 1649-59, e s, 80 s Crown st, 5-3-sty bk stores & 2 fam dwgs, 20x57; \$75,000; (o) T. Henry Glick, 44 Court st; (a) McCarthy & Kelly, 159 Remsen st (15209).

STORES, OFFICES AND LOFTS.

FT HAMILTON AV, 5521-3, n e e 56TH, 1-sty bk store & market, 32.24x100; \$15,000; (o) Chas. Israel, 1449 55th; (a) Seelig & Finkelstein, 44 Court st (15211).

MISCELLANEOUS.

HOPE ST, 66-8, s s, 66.2 w Marcy av, 2-sty bk shop & storage, 33.10x32.6; \$9,000; (o) Saml Goldberg & David Barkan, premises; (a) Laspia & Samenfeld, 525 Grand st (15283).

Queens

DWELLINGS.

ARVERNE.—Bch, 66th st, e s, 160 n L. I. R. R., two 2-sty fr dwgs, 22x62, slag roof, elec, steam heat; \$19,000; (o) Samuel Engelsberg, Arverne; (a) Henry Hohauser, Rockaway Beach (3721-22).

ASTORIA.—17th av, w s, 300 n Jamaica av, 2-sty brk dwg, 16x36, tar and gravel roof, 1 family, gas, elec, steam heat, 3 bldgs; \$21,000;

(o) Elizabeth Kreeger, 250 15th av, Astoria; (a) R. G. Smart, 12 Union st, Union Course (4344).

CORONA.—Montgomery av, w s, 425 s Pine st, 2-sty bk dwg, 20x46, slate roof, 1 family, gas, steam heat; \$9,500; (o) Gerard Salvatore, 62 Way av, Corona; (a) Fred Salvare, 108 E 125th st, N. Y. C. (4013).

CORONA.—42d st, w s, 100 n Fillmore av, two 2-sty bk dwgs, 20x57, slag roof, 2 family, gas, steam heat; \$23,000; (o) Chas. McDermott, 68 W Fillmore av, Corona; (a) Alfred De Blasi, 94 East Jackson av, Corona (4196-97).

ELMHURST.—16th st, w s, 200 n Fairbank av, 2½-sty bk dwg, 22x53, shingle roof, 2 family, elec, hot water heat; \$10,000; (o) Thos. Reilly, 515 E 86th st, N. Y. C.; (a) Thos. Langan, Stewart Manor, L. I. (4067).

FAR ROCKAWAY.—Bay st e s, 500 n Mött av, 2-sty fr dwg, 25x35, shingle roof, 1 family, gas, steam heat; \$10,000; (o) Rockaway Const. Co., Inwood, L. I.; (a) J. H. Cornell, Far Rockaway (4218).

FAR ROCKAWAY.—Rue De St. Felix, e s, 125 s Grand av, two 2-sty fr dwgs, 19x27, shingle roof, 1 family, gas, steam heat; \$10,000; (o & a) Frank Bedell, Inwood, L. I. (3924-25).

FLUSHING.—Whitestone av, e s, 240 s Mitchell av, 2½-sty fr dwg, 22x46, shingle roof, 2 family, gas; \$8,000; (o) Henry Elmann, Jefferson av, Maspeth; (a) Albert H. Stines, 300 Grand st, Maspeth (4368).

FLUSHING.—State, n e e 26th st, 2-sty fr dwg, 40x25, shingle roof, 1 family, gas, steam heat; \$11,500; (o) Helen E. Hocking, 510 Audubon av, N. Y. C.; (a) L. W. Lacy, Hyacinth pl, Flushing (4075).

MASPETH.—Maspeth av, n s, 245 e Clermont av, 2-sty bk dwg, 22x50, tar & gravel rf, 2 families, gas, steam heat; \$9,000; (o) Carolina Tanoshunas, 96 Perry av, Maspeth; (a) Al Stines, 300 Grand, Maspeth (4367).

QUEENS.—Poplar st, n w e Jefferson av, 2½-sty fr dwg, 38x28, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Williams & Kroonk, Queens; (a) W. H. Spaulding, 375 Fulton, Jamaica (4373).

RICHMOND HILL.—125th st, w s, 140 n 95 av, 2-sty fr dwg, 20x44, shingle rf, 2 families, gas, hot water heat; \$8,500; (o) Anna Dallgaard, 942 125th, Richmond Hill; (a) H. W. Billard, 9508 116th, Richmond Hill (4467).

ROCKAWAY PARK.—Beach 136th st, n e e Boulevard, 2½-sty fr dwg, 51x31, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Rose Hagan, 17 E 37th, Manhattan; (a) M. W. Dei Gaudio, 158 W 45th, Manhattan (4133).

WOODHAVEN.—77th st, s w e 90 av, 8-2-sty fr dwgs, 18x42, shingle rf, 1 family, gas, hot air heat; \$45,000; (o) Union Course Home Bldg. Corp., 8319 Chichester av, Woodhaven; (a) Chas. L. Koester, 9 Jackson av, L. I. City (4145-46-47-48-49).

WOODSIDE.—5th st, e s, 350 n Burnside av, 3-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas, hot air heat; \$13,500; (o & a) Peer Realty Co., 82 N 7th, Woodside (4345-6-7).

PLANS FILED
FOR ALTERATIONS

Manhattan

CANAL ST, 202-12, remove sidewalk encroachments, move back show window, in 5-sty bk stores, offices and lofts; \$1,500; (o) Est. John R. Graham, 174 Centre st; (a) Frank J. McCabe, 37 Sullivan st (1778).

ESSEX ST, 163, remove stairs, 1 tier beams, roof beams, walls, partitions, new tier beams, roof, raise roof, in 3-sty bk factory; \$30,000; (o) Est. Enj. R. Winthrop, 102 1st; (a) Chas. B. Meyers, 31 Union sq (1764).

HESTER ST, 115, remove stairs, new stairs, store fronts, partitions, in 3-sty bk store, synagogue and dwg; \$2,000; (o) Israel Solomon, 115 Hester st; (a) Jacob Fisher, 25 Ave A (1752).

LIBERTY ST, 133-39, remove interior arrangements, new stairs, stair hall, partitions, toilets, offices, in 5-sty bk stores and tnt; \$30,000; (o) Frances H. Zabriskie, Red Hook, Dutchess Co., N. Y.; (a) Sommerfeld & Steckler, 31 Union sq (1751).

11TH ST, 68 w, remove partitions, new partitions, stair hall, entrance, in 3-sty bk dwg; \$5,000; (o) Michael E. O'Donovan, 70 W 11th; (a) Jacob Gescheidt, 142 E 43rd (1755).

14TH ST, 407-9-11 w, remove wall, floors, partitions, stairs, toilet fixtures, new front, basement, reinf conc posts, floor and girders, drainage system, tank and engine room, metal ceiling, elect elevator, skylight, pent house, cooler, add on two 4-sty bk distrib stations for poultry and game; \$50,000; (o) Jas. S. Herrman, 348 W 14th; (a) R. C. Clark, care Nathan Schweitzer Co., 409-11 W 14th (1780).

16TH ST, 501-3 e, remove walls, new girders, columns, piers, walls, on 4-sty bk store and tnt; \$2,000; (o) Rebeka Frank, 173 Henry st; (a) Otto Reissmann, 147 4th av (1760).

20TH ST, 21 w, new fire escape, on 4½-sty bk stores and factory; \$1,000; (o) Gylman

Realty Co., 1181 Bway; (a) Sam'l. Carner, 118 E 28th (1777).

23RD ST, 67 w, remove store front, new store front, partition, in 4-sty bk restaurant and furniers; \$1,000; (o) Chas. S. Briddon, 137 W 23d; (a) Dietrich Wortmann, 116 Lexington av (1750).

27TH ST, 7 and 9 w, raise floor, new beams, girders, in 7-sty bk warehouse; \$4,000; (o) Terminal Warehouse Co., 25 S. William st; (a) Otto M. Beek, 112 Bay, 35th St, Bklyn (1779).

30TH ST, 102 e, rearrange partitions, new baths, windows, in 5-sty bk rooming house; \$10,000; (o) Wm. G. Tachau, 102 E 30th; Theo. H. Vought, 211 Randall av, Freeport; (a) P. P. (1772).

39TH ST, 24 e, new extension, girder, column, in 4-sty bk dwg; \$1,500; (o) Mrs. Marion H. Wickes, 24 E 39th (a) Hutton & Buys, 103 Park av (1757).

42ND ST, 130 w, new ventg apparatus, bank screens, marquise, stairs, elevator, vault, toilets, partitions, doors, in 29-sty bk office bldg; \$50,000; (o) N. Y. Hamilton Corp., 130 W 42nd; (a) Helmle & Corbett, 130 W 42nd (1775).

48TH ST, 241 e, remove wall, rebuild, chimney, new window, dumbwaiter, partitions, register, in 4-sty bk dwg; \$9,000; (o) Walter L. Erik, 707 5th av; (a) Frank E. Newman, 120 E 40th (1768).

48TH ST, 516-18 w, move elevator to front bldg, new add sty, on 2-sty bk auto repair shop and cabinet shop; \$7,000; (o) Becky Landau, 516-18 W 48th; (a) Philip Bardes, 230 Grand st (1762).

51ST ST, 316 w, new bathrooms in 5-sty bk tnt; \$3,000; (o) Magdalena Harding, 316 W 51st; (a) Philip Bardes, 230 Grand st (1761).

60TH ST, 14 E, set back curb, changes to entrance, vault & area on 12-sty bk hotel; \$5,000; (o) Alpha Rlty Co., 52 Bway; (a) Kelley & Tuttle, 244 Madison av (1743).

60TH ST, 17 E, set back curb, change stoop on 5-sty bk private school; \$1,000; (o) Francis Speir, 52 Wall; (a) Kelley & Tuttle, 244 Madison av (1744).

64TH ST, 177 E, new pent house, studio, extend stairs in 3-sty bk studio apts; \$5,000; (o) May W. Preston, 177 E 64th; (a) Walter T. Williams, 41 E 42d (1719).

70TH ST, 224 w, new sun parlor, bathroom, in 3-sty bk dwg; \$1,500; (o) Herbert C. Taylor, 224 W 70th (a) Robt. A. Fash, 163 W 20th (1745).

75TH ST, 22 w, new extensions, rearrange partitions, in 4-sty bk dwg; \$3,000; (o) Eondy Croner, 22 W 75th; (a) Geo. Keister, 50 W 45th (1746).

75TH ST, 119 e, remove columns; girder, new runways, columns, girders, in 3-sty bk garage; \$15,000; (o) Helen Sullivan, 6 Hamilton Terr; (a) Schaeffel & Ungarleider, 718 Jamaica av, Bklyn (1763).

83RD ST, 144 e, remove partitions, stairs, new stairs, partitions, in 5-sty bk dwg; \$2,500; (o) Louise H. Cornell, 871 Madison av; (a) John B. Cornell, 601 W 26th (1749).

85TH ST, 154 e, remove wall, new store front, stairs entrance, toilets, lower 1st floor, in 4-sty bk tnt; \$5,000; (o) Otto J. Muller, 509 E 76th; (a) Theo. Stiefel, 341 E 142nd (1744).

102ND ST, 138 w, remove portico, new conc footing, rebuild portico, on 5-sty bk P. S. 179; \$3,000; (o) City of N. Y. Bd. of Educa., 500 Park av; (a) C. B. J. Snyder, Flatbush Ext. and Concord st, Bklyn (1766).

107TH ST, 102 W, rearrange partitions, toilets, new laundry fixtures, bath room, stairs, kitchen in 5-sty bk dwg; \$3,500; (o) Gene Horwitz, 302 W 107th; (a) Henry S. Lion, 342 Madison av (1712).

110TH ST, 5 W, remove marquise, new marquise on 3-sty bk str & dance hall; \$1,200; (o) Louis Rosenberg, 5 W 110th; (a) Louis A. Sheinart, 194 Bowery (1718).

116TH ST AND BWAY, new fuel oil tanks and equipment, in 2-sty bk power house; \$3,000; (o) Columbia University, Bway and 116th; (a) Petroleum Heat & Power Co., 511 5th av (1774).

116TH ST, 106 W, enlarge mezzanine in 1-sty bk stores and factory; \$2,318; (o) I. Stern & Son Holding Co., 106 W 116th; (a) Gross & Kleinberger, 75 Bible House, Astor pl (1754).

125 ST, 656-60 w, remove piers, beams, new show windows, beams, in 3-sty bk stores and loft; \$3,000; (o) Geo. Ehret, 217 E 92nd; (a) Alex Anderson, 1836 Park av (1765).

125TH ST, 228 E, remove front, partitions, new add sty, stairs & str front on 1-sty bk laundry, office & garage; \$2,000; (o of land) Dan'l. F. Mahoney, 473 W 153d; (o of bldg) Sayer Steam Laundry, 228 E 125th; (a) John P. Walther, 103 E 125th (1709).

128TH ST, 127 W, rearrange partitions, new skylights, toilet, apts, remove partitions, steps on 2-sty bk str & dwgs; \$1,000; (o) Saml. Feinstein, 70 E 104th; (a) Gronenberg & Leuchtig, 450 4 av (1705).

190TH ST W, bet Amsterdam & Audubon avs, enclose porch with steel sashes, copper rf on 2½-sty bk Isabella Home for the Aged & Sick; \$2,000; (o) Isabella Home for the Aged & Sick, W 190th, bet Amsterdam & Audubon avs; (a) Bruno W. Berger & Son, 121 Bible House (1716).

LEXINGTON AV, 811, new roof, extension, facade, bathrooms, fire retard, stairs, halls, raise 1 and 2 tier beams, in 5-sty bk apartments; \$12,000; (o) L'Avenir Inc., 165 Bway; (a) Schneider & Werther, 507 5 av (1767).

MADISON AV, 803, move back curb, stoop, area, change door to window on 4-sty bk dwg; \$2,000; (o) Dr. Geo. A. Macdonald, 803 Madison av; (a) Jas. P. Whiskemar, 153 E 40th (1710).

MADISON AV, 822, remove stoop, change entrance on 5-sty bk dwg; \$3,000; (o) Mrs. Albert P. Dix, 822 Madison av; (a) Henry F. Bulitidue, 14 E 50th (1726).

MADISON AV, 645-47, remove columns, new girders, columns, in two 6-sty bk store, show-rooms and offices; \$2,000; (o) Louis & Alex Pin-cus, 34 W 50th; (a) Sam'l. Cohen, 32 Union sq (1773).

MADISON AV, 667, remove limestone columns, stoop, areas, new steps, extend sidewalks, on 10-sty bk restaurant and apartments; \$3,000; (o) Fred'k. Hoherman Trust, 667 Madison av; (a) Christian F. Rosborg, 111 E 40th (1771).

MADISON AV, 785, remove stoop, rebuild area wall, stoop, fill in old area, in 4-sty bk stores and apart; \$1,000; (o) Robt. L. Hogue, 27 William st; (a) Wm. Shary, 41 Union sq (1770).

MADISON AV, 768, remove stoops, new store front, on 4-sty bk stores and apartments; \$2,000; (o) Henry K. Browning, 16 Cooper sq; (a) Ottis E. Kurth, 9 E 59th (1759).

MADISON AV, 819, remove area wall and steps, new sash, lintels, steps, wall, on 4-sty bk offices and showrooms; \$6,000; (o) White, Allom & Co., 918 Madison av; (a) Carreri & Hastings, Shreve, Lamb & Blake, 52 Vanderbilt av (1756).

PARK AV, 646, remove entrance hall, steps, new beams, mezzanine, 3-sty add, chimneys, rf, t. & g. partitions, windows, extend fire-escape, cornice on 8-sty bk school; \$70,000; (o) 640 Park Av. Corp., 1107 Bway; (a) Hunt & Hunt, 25 E 21st (1727).

RIVERSIDE DR, 800, new fuel oil burner & equip in 8-sty bk apt house; \$7,500; (o) Grinnell Rlty. Corp., 800 Riverside dr; (a) L. P. Fluhrer, 552 7 av (1708).

5TH AV, 96, remove wall, mezzanine, store front, new lintels, beams, columns, piers, floor, store front, on 4-sty bk stores and offices; \$20,000; (o) Mano Realty Corp., 365 5th av; (a) Carl Hartzelius, 1737 Bway (1781).

7TH AV, 460, remove partitions, new stores, in 4-sty bk stores and apart; \$5,000; (o) Jesse Ehrich, Lee Schubert, 225 W 44th; (a) Louis Brooks, 115 Broad st (1753).

Bronx

PILOT ST, 109, 1-sty fr ext, 46x12, to 2-sty fr dwg; \$2,500; (o) Emma Schlag, premises; (a) J. A. Gent, 223 Southern blvd (487).

151ST ST, 725 E, 1-sty bk ext, 16.8x17, to 3-sty fr str & dwg; \$2,500; (o) Est. Catherine Stengline, premises; (a) Moore & Landseidel, 3 av & 148th (482).

178TH ST, 1001, 1-sty fr ext, 29.6x11.6, new plumbing & new partitions to 2 1/2-sty fr str & dwg; \$5,000; (o) Irving M. Lockewitz, 2031 Bryant av; (a) Chas. S. Clark, 441 E Tremont av (493).

180TH ST, 802 E, 1-sty bk ext, 4x47 to 2-sty fr str & dwg; \$3,500; (o) The Dible Corp., 3210 3 av; (a) Chas. Schaefer, Jr., 394 E 150th (491).

188TH ST, 209 E, move 2-sty fr dwg; \$1,500; (o) Donato Picciolo, 507 5 av; (a) M. W. Del Gaudio, 158 W 45th (499).

ARTHUR AV, 2460-62, two 1-sty bk & fr exts, 22x8.8, to two 1-sty bk str & dwgs; \$2,500; (o) Jos. Capossa, 2458 Arthur av; (a) M. W. Del Gaudio, 158 W 45 (483).

BARNES AV, s e c 223d, 1-sty of fr built upon 1-sty fr str & dwg; \$4,000; (o) Jos. Sussman, premises; (a) A. D. Bartholomew, 721 E 223 (488).

BATHGATE AV, 2233, 3-sty bk ext, 24x9.3 to 3-sty fr str & dwg; \$3,000; (o) Jos. Mainini, premises; (a) Jos. Zicardi, 912 Burke av (485).

BOSTON RD, 2013-15, new store fronts, new plumbing & new partitions to 2-sty bk offices; \$1,500; (o) Morris Nutman, premises; (a) H. Nordheim, 563 E Tremont av (489).

BROOK AV, 959, new platform doors, windows & new partitions to 3-sty bk storage; \$3,000; (o) Edwards, Inc., 973 Brook av; (a) Max Hausle, 3307 3 av (492).

CAMBRELENG AV, 2324, 1-sty bk ext, 10.6 x15, to 2-sty fr dwg & garage; \$1,500; (o) Peter Pellegrino, premises; (a) M. W. Del Gaudio, 158 W 45th (498).

EDISON AV, 911, new roof, new plumbing & new partitions to 2 1/2-sty concrete dwg; \$3,000; (o) Julius Bekels, 742 Morris Park av (501).

OLINVILLE AV, ws, 68 n Thwaites pl, 1-sty fr ext, 20x14, to 2-sty fr dwg; \$1,500; (o) Fred Durr, premises; (a) H. Nordheim, 565 E Tremont av (490).

SOUTHERN BLVD, 524, 26 new posts, new girders to 2-sty bk storage; \$2,000; (o) Ast & Perlman, premises; (a) Moore & Landseidel, 3 av & 148th (486).

3D AV, 4417, new stairs, new partitions to 3-sty bk str & tnt; \$3,500; (o) Supreme Sheet Metal & Roofing Co. premises; (a) M. A. Cardo, 61 Bible House (500).

Brooklyn

ATLANTIC AV, 233-5, n s, 171.8 w Boerum pl, int 2-3-sty bk stores & 2 fam dwgs; \$10,000; (o) M. & S. Haffar, 186 Atlantic av; (a) David A. Lucas, 2224 E 19th (15300).

CROPSEY AV, 2637, n s, 65.4 w Bay 44th, ext 2-sty fr store & 2 fam dwg; \$5,000; (o) Sam Comarada, premises; (a) Jacob Lubroth, 44 Court st (15290).

DE KALB AV, 965, n s, 125 w Lewis av, int & pl 4-sty bk stores & 8 fam dwg; \$2,000; (o) Sidney Klein, 1400 Bway; (a) Tobias Goldstone, 50 Graham av (15286).

MANHATTAN AV, 1126, e s, 75 n Clay av, str front, ext & int 3-sty fr store & 3 fam dwg; \$3,000; (o) Minas Baykins, premises; (o) Hy J. Nurick, 44 Court st (15324).

SURF AV, 1201-13, n w c W 12th, int & walls 2-sty bk stores, rest, m p & hotel; \$75,000; (o) Peter Menekakis, premises; (a) Jacob Fisher, 25 Av A, N. Y. (15325).

COURT ST, 98, w s, 29.5 s Schermerhorn st, str frts 3-sty bk store, office & 1 fam dwg; \$3,000; (o) Cobs Realty Corp., 188 Montague st; (a) Murray Klein, 37 Graham av (15238).

COURT ST, 94-6, s w c Schermerhorn st, str frts & int 3-sty bk store & lofts; \$5,000; same owner (15239).

COURT ST, 102-10, n w c State st, str frts & int 3-sty bk stores & court house; \$25,000; same owner (15240).

COURT ST, 100, w s, 111.6 n State st, str frts & int 4-sty bk stores & court house; \$5,000; same owner (15241).

HINSDALE ST, 325-35, s e c Blake av, ext, str frts & int 4-sty bk stores & 20 fam dwg; \$5,000; (o) Geo. Singer et al, premises; (a) E. M. Adelson, 1778 Pitkin av (15218).

STATE ST, 173, n s, 70.9 w Court st, walls 1-sty bk market; \$5,000; (o) Cobs Realty Corp., 188 Montague st; (a) Murray Klein, 37 Graham av (15242).

MANHATTAN AV, 1155-1205, s w c Newtown Creek, ext 1-sty bk jute mill; \$10,000; (o) Chelsea Fibre Mills, premises; (a) Jas. K. Campbell, 7 W 45th, N. Y. (15256).

Queens

ARVERNE.—660 1 Boulevard, s e c Beach 66th, metal elec sign on str & dwg; \$350; (o) Moe Gold, prem (1454).

ASTORIA.—Jamaica av, s s, 100 e Van Alst av, new str front on shop & dwg; \$400; (o) Christian Arfman, 174 Jamaica av, Astoria (1466).

ASTORIA.—Steinway av, 424, e s, 60 s Grand av, metal elec sign; \$250; (o) James Kenney, prem (1525).

CORONA.—Railroad av, s s, 200 e 51st, ext on rear dwg; \$500; (o) Henry Schiefer, prem (1469).

EDGEMERE.—Beach 44th st, n e c Boulevard, 1-sty fr ext on str & dwg; \$400; (o) Jacob Steinstein, 9 Beach 44th, Edgemere; (a) Philip Caplan, 16 Court, Bklyn (1471).

EDGEMERE.—New Blvd, 5519, s s, 380 e Beach 55th, metal elec sign on str; \$175; (o) G. Laux Sons, prem (1450).

ELMHURST.—Polk av, 236, near 25th, plumbing in laundry; \$20; (o) M. Bienenstock, prem (1551).

FLUSHING.—Main st, e s, 158 n Washington, new str frt, int & ext alt to str & dwg; \$2,400;

A. E. Richardson, 154 Amity, Flushing (1724). (o) Geo. Fletcher, Jamaica av, Flushing; (a)

FLUSHING.—Lincoln st, n s, 89 w Main, 2-sty fr ext, 24x18, rear, shingle rf, int alt & repairs to dwg to provide for additional family; \$1,500; (o) John Bonanno, 279 W 113, N. Y. City; (a) A. E. Richardson, 154 Amity, Flushing (1726).

JAMAICA.—Fulton st, 266, n e c Church, metal elec sign on str; \$150; (o) Louisa Swett, 266 Fulton, Jamaica (1544).

JAMAICA.—Washington st, n s, 93 w Fulton, int & exterior alts to str; \$1,500; (o) Frank B. Gabriel, 60 Union Hall, Jamaica (1474).

JAMAICA.—Chichester av, n e c Sutphin pl, elevator; \$5,300; (o) Merkel Bros., prem (1484).

JAMAICA.—Irving pl, n w c Beaufort, plumbing in dwg; \$200; (o) H. Kalfen, Richmond Hill (1548).

JAMAICA.—Chichester av, n e c Sutphin pl, elevator; \$5,300; (o) Merkel Bros., prem (1485).

L. I. CITY.—Young st, 198, w s, 150 n Gate, plumbing in dwg; \$125; (o) Wm. B. Heidt, prem (1516).

LONG ISLAND CITY.—Gale st, 40, 1-sty fr ext, 20x100, rear dwg, int alt; \$1,200; (o) Marlin Puszwowski, premises; (a) A. C. Kunzi, 799 Manhattan av, Bklyn (2883).

LONG ISLAND CITY.—15th av, w s, 265 n Vandeventer av, int alt dwg to provide for additional family; \$2,000; (o & a) Walter Chmurzynski, 399 15 av, L I City (2875).

LONG ISLAND CITY.—Jackson av, w s, 50 s Harris av, int alt store & dwg; \$3,000; (o) M. Kluber, premises; (a) Perry H. Woesthoff, 158 Nott av, L. I. City (2870).

MASPETH.—Grand st & Decker st, 1-sty concrete ext, 34x34, side, boiler house, slag roof, int alt; \$5,000; (o) Ryjen Realty Co., Inc., 170 Bway, N Y (2847).

RIDGEWOOD.—Myrtle av, n s, 184 w Onderdonk av, new str frt, int alt & repairs to str & dwg; \$4,800; (o) William Wolf, 1841-43 Myrtle av, Woodhaven; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1700).

ROCKAWAY BEACH.—Beach 82d st, e s, 530 n Boulevard, 2-sty fr ext, 42x10, dwg int alt to provide for stores; \$5,000; (o) N. Cherry, premises; (a) P. Caplan, 16 Court st, Bklyn (2868).

SPRINGFIELD.—Burgoyne av, s s, 60 e 208th, 1-sty fr ext, 10x12, rear of dwg; \$200; (o) Anna Baker, prem (1507).

UNION COURSE.—79th st, e s, 200 s 91 av, plumbing in dwg; \$50; (o) Thos. Byrnes, prem (1547).

WOODSIDE.—2d st, e s, 125 n Stryker av, 2-sty fr ext, 7x23, shingle rf, side, alter from 1 to 2-family bldg; \$2,000; (o) Minnie Bernhard, 66 2d, Woodside (1457).

Richmond

GREAT KILLS.—Hillside ter, 500 s Amboy rd, 1-sty, 14x36, add to church; \$4,500; (o & a) Moravian Church, New Dorp, S. I. (463).

NEW BRIGHTON.—Richmond ter, 476, new str frt, slate rf, replastering, sliding doors & new concrete driveway to 1-sty bk bldg for automobile show room; \$1,500; (o) New Brighton Garage Co., Inc., 476 Richmond ter, New Brighton, S. I.; (a) Geo. H. Robertson, 17 St. Marks pl, New Brighton, S. I. (454).

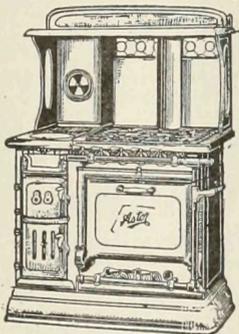
ROSEBANK.—Maple av, n e c Forest st, concrete floor, steel beams, general fireproofing and runway to 2-sty bk garage, 52x123; \$4,000; (o) Oscar A. Kruger, 631 Bay st, Stapleton, S. I.; (a) Adolph Merton, 34 W 28th, N. Y. C. (453).

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MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

SEPT. 7.

EAST BROADWAY, 236; H Hurwitz Co—James G Blaine Realty Corpn; Benjamin Wolff (21)	78.18
43D ST, 230 W; Albert Gluckman—May Boltan; Jacob Bolton (22)	525.00
GRAND ST, 356; Alexander Shulman—Liberty Piano Co; Nelson & Williams (23)	190.99
1ST AV, 1359; Morris Addes—Sibmin Realty Corpn; Kurlanshik Bros (24)	650.00
ELDRIDGE ST, 236-44; Fire Prevention Contracting Co—Jadell Realty Co; Lester J Robinson Co (25)	2,125.00

SEPT. 8.

64TH ST, 29 E; Jos Senor et al—29 East 64th St Corpn & Greenfield Iron Works, Inc (26)	600.00
23D ST, 166 E; S Franklin Oppenheim—Polish American Investment Co & Emil Fraad (27)	100.00
82D ST, 9 W; Sam Lustig—Alfred Fries & Anton Strand (28)	160.00
54TH ST E, ns 111.8 w Madison av, 20.10x100.5; S Franklin Oppenheim—Alice Hoffman & Emil Fraad (29)	245.00
WEST END AV, 645; Jos Haas—A C & H M Hall Realty Co & Sam Kart (30)	63.96
90TH ST, 255 W; Jos Haas—A C & H M Hall Realty Co & Sam Kart (31)	63.96
42D ST, 224 E; Knickerbocker Electroliner Co—John S Buzzini Corpn (32)	595.75
57TH ST, 617-21 W; Arthur H Oesterheld—Chas E Appleby & Aetna Motor Corpn (renewal) (33)	602.86
ST NICHOLAS AV, 608; Harry Siegel—Isman Realty Co (34)	265.35
181ST ST W, ss, whole front bet Haven & Northern avs, —x—; A E Norton, Inc—860 West 181st Corpn & Greenfield Iron Works, Inc (35)	5,617.88

SEPT. 9.

88TH ST, 4 E; Waldo Bros & Bond Co—Almab Corpn, Inc	2,457.10
169TH ST W, sec St Nicholas av, 70.5 x70.2; Harry M Paradies—Michael M Van Beuren et al; Dory Sea Food Stores, Inc	3,782.00
SAME PROP; Superior Steel Door & Trim Co—same	1,668.00
MADISON AV, 787; Peyton M Hughes—Laura E Bulkley; Joseph Bulkley	650.00
74TH ST, 29 W; Whitelaw Co—Maurice J Sittenfeld	8,639.27

SEPT. 11.

46TH ST, 144 W; Jacob Plotkin—Mary A Clifton; David Kierlan-chick	225.00
116TH ST, 31 W; Benjamin Cahn—Beatrice Friedman; Herman Friedman	631.25

SEPT. 12.

PARK ROD, 81; Chrystie Cornice & Skylight Works, Inc—City of N Y & Grace Contracting Co (43)	490.00
LEXINGTON AV, 866; Murphy Mathieson Co—Fredk J Sterner & Woodward Constn Co (44)	701.50
BROADWAY, 2480; Albert A Volk Co—Lucania Realty Corpn (45)	12,761.62

SEPT. 13.

WALKER ST, 30; M I Construction Co—310 Church St Realty Co; Produce Exchange Restaurant, Inc (46)	1,215.00
180TH ST, 549 to 559 W; 181ST ST, 560 W; Vincent Valentine Contracting Co—Boston Leasehold Corpn; Samuel E Jacobs (47)	1,000.00
WEST BROADWAY, 347; Morris Halperin—Isidor Kahn; East Fireproof Sash & Door Co (48)	135.00
60TH ST, 229 E; Royal Marble Works Inc—Herbert H Cohen; Harry Vetenelli (49)	451.36

Bronx

SEPT. 6.

LELAND AV, swc Archer, 100x400; Tony Guiri—Mainboro Realities, Inc.17,081.50	17,081.50
LOTS 1595, 1596, map 1716 lots property of Eastchester Syndicate Co; Ames Bldg Material Co—Jeannie Brennan; Buckley & Buckley	150.00
LOTS 1593-94, same map; same—John Brennan; same	150.00
LOT 38, map 336 lots property of Sisters of Charity; Ames Bldg Material Co—John Werner; Buckley & Buckley	100.00
LOT 37, same map; same—Frederick A Werner; same	100.00
VINCENT AV, 564; Francis J Krug—Joseph Ferrara, Nicola Meale, Philip Pagano & Alfonso DiNora; Joseph Ferrara	100.00

BEACH TER, 610; Philip J Ginsberg—Samuel Kraskin	141.00
BEACH TER, 608; Philip J Ginsberg—Sarah Langer; John Langer	101.50
CITY ISLAND AV, 310; Abraham Diamond—A Klein; Ernest Schmitz	291.00
SIMPSON ST, 1081; Reubin Isaacson—Benjamin Druckman	61.00
FORDHAM RD, 200 E; Tully Spagnoli—Constantin Wagner; Korrekt Way Fixture Co	58.00

SEPT. 7.

WASHINGTON AV, 1786-88; Larkin Lumber Co—Bronx Tremont Hebrew School; J Vander Gaast	973.39
PLIMPTON AV, ws, 153.7 n Boscobel av, 79.2x250; MacArthur Concrete Pile & Foundation Co—Thomas Dwyer	5,464.16
MORRIS AV, nwc Burnside av, 100.9 x100.9; Brescia Const Co—Rothaus Realty Co	6,641.35

SEPT. 8.

231ST ST E, ss, 395 e Bronxwood av, 24x114; Lanigan Bros, Inc—Arvid Johnson	25.00
LURTING AV, swc Rhinelander av, 50x110; D Pizzutiello—Bertha Weber & Lorillard Bldg Co	141.00
OAKLEY ST, 1460; Oscar Nerring—Stephen E Pazar	342.00
229TH ST E, ns, 114 e Bronxwood av, 27x114.6; Lanigan Bros—Arvid Johnson	75.00
OTIS AV, es, 126 n Tremont av, 47x 117; Lanigan Bros—Chas Ringelstein, Chas Ringelstein & Andrew Craig	116.25
WEBB AV, ws, 200 n 196th, 47x119; Lanigan Bros—Mary & Anthony Castaldi	90.00
WILLIAMSBRIDGE RD, es, 276.2 n Pierce av, 25x100; Henry G Silleck, Jr—Jos Brink & John Doe, & Michael Buckley	976.41
MURDOCK AV, ws, 425.9 s Nereid av, 50x97.6; John Freiholf et al—Emily Bennett & Heleth Builders, Inc	288.10
163D ST, 1018 E; Spray Electric Co—Braf Realty Corpn & Zuckson Constn Co	75.00
LONGWOOD AV sec Fox, 100x100; Neuburger Bros—Foxwood Const Co & Diamond Plumbing Corpn	318.45
233D ST E, sec Carpenter av, —x—; Pittsburgh Plate Glass Co—Arthur B Rampe & Robt M Burkhalter; filed Sept1'22	162.00

SEPT. 9.

RYER AV, 2105; Arnesto Paint Co—Samuel Vucker	284.00
GRAND BLVD & CONCOURSE, nwc Burnside av E, 116x133x irreg; Waldo Bros & Bond Co—Maurice Deutsch Building Corpn	2,312.91
SEABURY PL, 1489; Benjamin Levine—Harry Jacobs; Isidor Feder & Jacob Friedman	775.00
MORRIS AV, 2820; Samuel L Koenig—Bella Glasser; Henry C Glasser & Bella Glasser	2,000.00
WASHINGTON AV, 1731-33; S Franklin Oppenheim—Cong Gomilath Chasuden & Beth Israel Talmud Torah Cong; Samuel Schattner & Morris Schoenholtz	350.00

SEPT. 11.

CITY ISLAND AV, nec Fordham, 33x 94; Archibald T Mackenzie—Adolph Klein; Ernest Schmitz	612.03
DEAN AV, 913; Archibald T Mackenzie—Peter & Emille Miller; Horace G Lamson	64.00
KINGSBRIDGE AV, 3223; Buckrin Plumbing Supply Co—Edna C Bleier & Diamond Plumbing Corpn	98.00
145TH ST E, nwc St Anns av, 35x100; Henry T Crowe—Arnold & Louise W Jersawitz	2,450.00
JESSOP AV, es, 475.3 s Featherbed la, 34x64; John P Kane Co—David Broadwin; Henry C Zinn, Inc	193.75

SEPT. 12.

BAILEY AV, es, 106.9 n Summit pl, 100x101; Bronx Window Frame & Sash Co—Chas Levy, Loeweiss Constn Co, Chas Levy & Nathan Weiss	646.30
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SATISFIED MECHANICS' LIENS

Manhattan

SEPT. 9.

MERCER ST, 229; Samuel Dreisin et al—Max Sherman et al; Aug19'22	382.00
MERCER ST, 227; Samuel Dreisin et al—Louis R Fisher et al; Aug19'22	82.00
PARK AV 485; Jos Kurzon—485 Park Ave, Inc, et al; July19'22	229.66

SEPT. 9.

169TH ST, 301 W; S Wolf's Sons—Louise Alida Livingston et al; June 28'22	352.83
40TH ST, 304 W! C G Marudis—Pollexoni Spetser et al; June28'22	902.50

SEPT. 11.

WATER ST, 102; City Guaranteed Roofing Co—Francis Emory Fitch, Inc, et al; Jan14'21	629.72
WATER ST, 102-104; Daniel Jordan—Francis Emory Fitch, Inc, et al; Feb3'21	1,818.21
SAME PROP; Adolph Grant & Co—same; Dec3'20	453.18
SAME PROP; Tippet & Wood Inc—same; Jan13'21	500.00
SAME PROP; David Morrison—same; Jan14'21	32,543.17
SAME PROP; same—same; Jan14'21.32,543.17	32,543.17
SAME PROP; Empire Architectural Iron Works, Inc—same; Jan14'21	3,406.66
WATER ST, 102; T H Hazazer—same; Jan27'21	876.66
78TH ST, 208 W; C L Franklin Co—Ella G S Bryant; Feb3'22	575.00

SEPT. 13.

4TH ST, 278 W; Tarlow & Weaderhorn, Inc—Dorothy P Barker et al; Aug3'22	286.00
PARK AV, 485; Starobin Electrical Supply Co—Princeton Club of N Y et al; June14'22	2,842.50
STUYVESANT ST, sec 3 av; Di Pace & Cummaro, Inc—A G Abramson & Sons, Inc, et al; June28'22	724.20

Bronx

SEPT. 6.

BRONXWOOD AV, 4107; Arvid Johnson—Ivar Liljehult et al; July22'22	1,945.00
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BROADWAY, ws, 150 s 231st, 50x150; W Weinraub—Jacob Bashen et al; Aug14'22	1,355.00
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SEPT. 8.

SOUTHERN BLVD, swc Intervale av, —x—; Royal Marble Works, Inc—M V & S Realty Corpn et al; June 16'22	2,039.00
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SEPT. 11.

KINGSBRIDGE AV, 3237; Greenwald Display Fixture Co—Jacob I Eiferman et al; Apr4'22	25,000.00
186TH ST E, nec Hughes av, 50x87.6; Isidor Kramer—Caterina Prestigiacomo et al; Aug23'22	8,088.00

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