

Real Estate Record and Builders Guide

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E D I T O R I A L

Business and Residential Construction

So much publicity has been accorded to both the general improvement in the housing situation and to the demands of the Lockwood Committee for additional residential accommodations in New York City that construction of this character appears to be a paramount issue at present. While it is true that the number of specific housing operations and the total expenditure involved in projects of this type largely dominate the local building field, a very significant fact in connection with the 1922 building season has been overlooked, if not entirely disregarded, because of this apparent domination.

Many interested in the local building industry have repeatedly decried the apparent lack of new commercial and industrial construction. They have claimed that the speculative housing activity has to a great extent prevented other types of operations from going ahead according to schedule because the speculative builders were willing to pay premiums to labor and inflated prices for materials and supplies.

An analysis of the building situation since the beginning of the year, however, shows a steady and consistent gain in the number and value of mercantile projects in this city. The purely commercial work now under contract represents a total expenditure which, in any year but one in which residential building activity was far above normal in both volume and value, would have stood out as an unusual period of commercial building progress.

An excellent idea of the trend of commercial building activity in Manhattan may be obtained through a study of the construction now actually under way in the relatively-constricted district bounded by Thirty-fourth and Fortieth streets, Fifth and Eighth avenues. A recent investigation shows that the commercial and industrial buildings now being erected in this section may be conservatively estimated at a cost upward of \$20,000,000. This total, however, represents only about a dozen large fireproof office and light manufacturing buildings under construction, and does not take into consideration a large number of relatively-small projects, nor does it include the alteration work which is modernizing a number of ancient residential structures for present-day commercial requirements. Were the cost of these operations added to the total cost of the new office and loft buildings, the amount of active mercantile construction in this constricted territory would very likely exceed \$24,000,000.

Although it is admitted that this particular district represents one of the most active areas in Greater New York as far as building is concerned, the total amount of industrial and commercial construction now under way in this city is generally underestimated even by those who are best informed as to current local building conditions. A figure representative of the total

volume of mercantile construction in New York City would bulk into a very satisfactory percentage were the present time not distinctly abnormal because of the overshadowing amount of active housing construction. If it were possible to eliminate the abnormal housing construction from consideration in a study of local building conditions those most interested in the progress of the industry would realize that conditions are not nearly so adverse as some apparently enjoy believing.

There is yet great hope for a busy and prosperous building season in 1922 for those who are not particularly concerned with speculative residential construction.

Encouraging Developments

While the coal strike hangs over the country like a pall of smoke from smoldering fires, there are so many favorable symptoms of a return to more healthy business conditions throughout the country that Wall Street refuses to take a gloomy view of the general situation and goes on discounting prosperity as if it were a certainty. What is sure is that in quarters where business is measured in understandable terms there are well-defined indications of better conditions. A Wall Street boom may be predicated, and often is, on a fallacious foundation. But when car loadings increase it means that goods are actually moving in greater quantities, and car loadings for the week ending March 25 were 159,468 above the same period in 1921, and only 49,351 less than in 1920. One good thing about the increase is that it was confined to no one locality, but was spread all over the country. Unfilled orders in the Steel Corporation's books rose 353,079 tons last month when the most optimistic would have been satisfied with an increase of 200,000 tons.

Marshall Field & Co. report a greater total of orders from road salesmen than for last year, and more customers in market, with a better retail trade. The local merchants are delighted with the effect of the early spring upon the seasonal trade, and the jobbers are expecting that the shelves will soon be depleted so that the wholesale trade will be favorably affected. William M. Wood, President of the American Woolen Company, predicts that cloths will not be bought so cheaply as now for several years because the stocks of cheap wool in the country are being rapidly consumed. The woolen mills, he says, are sold up, and working to capacity, with worsted mills manufacturing 85% of their full output, which is promising. Secretary of Commerce Hoover points to the increase in production and in the prices of agricultural products as indicative that business improvement is definite and will be permanent.

The commercial weathervane along the docks also points to fairer conditions. There is much less unem-

ployment in shipping circles, and the Custom House records for the Port of New York, a reliable index of maritime activity, show that in March 462 vessels, aggregating 1,708,727 net tons, entered from foreign countries, as compared with 414 of 1,548,412 tons the previous month, and reports clearances of 484 vessels of 1,829,016 net tons as against 391 vessels of 1,533,163 tons in February. This is a gain of 456,168 tons in traffic overseas.

These and other underlying facts may account for the fact that there have been more million-share days so far this year than Wall Street enjoyed during the whole of 1921. There is the additional incentive of easier money, exemplified in the quick absorption of large

amounts of bonds of all kinds, including some foreign loans, and in the unexpected lowering of the interest rate on the new issue of U. S. certificates to 3½ per cent., the lowest figure since September, 1917. The better showing in the foreign exchange market reflects the growing belief in the ultimate solution of international financial affairs.

These factors, briefly sketched, give occasion for more confidence in the future, with the added possibility that Lloyd George at Genoa will be as successful in shaving national extravagances and cutting down national budgets which will reduce the inflation that is the greatest curse in the business world today, as Secretary Hughes was at the Washington Conference.

Trials Under Emergency Rent Laws Clog Municipal Courts

THE direct effect of the Emergency Rent Laws on the business of the Municipal Courts is aptly set forth in a report just made by the Committee on General Welfare of the Municipal Court, of which Edgar J. Lauer is chairman. In summarizing the situation the report declares that the Legislature, in seeking a solution of the housing shortage, cast the burden upon the courts of meeting the difficulties arising between landlords and tenants under the working of the new statutes. The tenant, the report says, was practically invited to secure a judicial determination of what constitutes "reasonable rent," quite naturally creating a vast amount of new litigation in the courts. The report presents statistics for the last three years, showing the great increase of cases, as follows:

	1919.	1920.	1921.
Actions commenced.....	148,299	172,137	242,218
Summary proceedings commenced....	96,623	74,158	119,127
Total actions and proceedings..	244,922	246,295	361,345
Trials	23,446	93,299	117,889

"The increase in the number of actions and summary proceedings commenced in the year 1921 over the preceding years 1919 and 1920 is striking and noteworthy," the report continues. The increase over 1920 is 115,000 in round numbers, or in percentage 47 per cent., and over 1919 slightly in excess of the figures stated. Probably a large proportion of this increase in the volume of actions and proceedings commenced in the Municipal Court during the year 1921 is to be ascribed to the so-called housing legislation which was enacted by the Legislature at the general and special sessions during the months of April and September, 1920.

"The Municipal Court of the City of New York, which prior to the enactment of the statutes had probably taken care of fully 95 per cent. of all litigation growing out of the relation of landlord and tenant, naturally became a court of transcendent public importance under the new laws enacted by the Legislature. That the Legislature should place the solution of the difficulties between landlords and tenants upon the courts was in itself a mark of great confidence on the part of the Legislature and the public in the courts. The additional burden which the justices of the Municipal Court have had to shoulder principally by reason of this legislation is manifested in the statistics of the number of trials during the year 1921 when compared with the number of trials had during the preceding years 1919 and 1920. As compared to the year 1920, the number of trials for 1921 show an increase of 24,590, or somewhat above 25 per cent., and an increase over the number of trials for the year 1919 of 94,443, or an increase of over 400 per cent.

"On January 1, 1920, according to recent census reports, the City of New York had a population of 5,620,048. Of this there were 1,143,643 married men and 1,115,670 married women. It is perhaps a safe inference that more than 1,000,000 families were lessees in the City of New York of homes of one sort or another. The statistics of the volume of business conducted in the court during the year 1921, before referred to, demonstrate in a very concrete manner the immensity of the task which this court was called upon to perform and which it accomplished, we believe, in a manner generally satisfactory."

500-Mile Auto Trip to Start Realtors' National Convention

AN automobile trip of 500 miles from Los Angeles to San Francisco will be the opening feature of the reception extended to realtors from all over the United States by the Californians to delegates to the annual convention of the National Association of Real Estate Boards to be held in the Golden Gate City, May 31 to June 3 next. It is planned to start a cavalcade of several hundred automobiles, laden with visitors, their wives and families, from Los Angeles on May 29, which will arrive in San Francisco on May 30, in time for the opening of the national convention the next day. This two-day trip through the heart of California's most picturesque regions, which the Angel City realtors expect to make significant of California hospitality, will be officially known as the realtors' "End-of-the-Trail" Caravan.

There will be entertainments galore in San Francisco during the three days the realtors will remain officially in the city, but the realty boards of Southern California are laying themselves out to eclipse all the efforts of their fellow real estate men in the metropolis of the State in the heaping of true Western friendliness upon the visitors by lavishness with which this auto tour will be conducted.

Representatives of the realty boards of San Diego, Riverside, San Bernardino, Anaheim, Orange, Long Beach and other Southland cities have been invited to gather in Los Angeles on the morning of May 29 and give the big caravan party a hearty send-off. The line of travel will be to Bakersfield, in the center of one of the State's largest oil producing districts, where the visitors will

be entertained with a barbecue luncheon by the Bakersfield Realty Board. The next stop will be at Fresno, the famous grape center of the San Joaquin Valley, where a special dinner will be served to the caravan sight-seers by the Fresno Realty Board. This promises to be one of the delightful features of the trip, and will take the visitors through one of the largest and most wonderful grape districts in America.

Refreshed by an over-night stop in Fresno, the party will next morning journey through Niles Canyon, a region of remarkable scenery, passing through San Jose, a city of unusual historic interest, and other Central California communities in the afternoon. The route from here on will be over a section of the State Highway which traverses the famous Peninsula district, giving the caravaners an opportunity to see Palo Alto, the seat of Stanford University, and some of the most beautiful country estates in that part of California. Ten miles out of San Francisco, the party will be met by an escort of Bay City realtors headed by Colbert Coldwell, president of the San Francisco Real Estate Board, and official convention host. Entry into San Francisco will be by way of Twin Peaks, overlooking Golden Gate Park, the Bay City's matchless playground, and the magnificent San Francisco Bay.

President Frank Ryan and the directors of the Los Angeles Realty Board have put the management of the caravan in the hands of a general committee, headed by William May Garland, former president of the National Association of Real Estate Boards.

REAL ESTATE SECTION

Governor Miller Gives Hearings on Housing Bills Expresses Serious Doubt as to Advisability of Measure Permitting Insurance Companies to Engage in Speculative Building

(Special to THE RECORD AND GUIDE)

Albany, April 13, 1922.

GOVERNOR MILLER'S comments at the hearing given the Lockwood housing bills on Monday were construed here to mean that he would sign all of the measures excepting the so-called \$100,000,000 Metropolitan Life Insurance bill. One remark made by the Governor had more to do with creating the impression that he intended to act favorably upon all the measures, excepting the insurance investment proposal, than anything else said at the hearing. This was uttered after Samuel Untermeyer, Chief Counsel to the Lockwood Committee, had suggested that the Governor hear more from the proponents of this bill.

"I think perhaps this is the bill where you need to say the most, because frankly I have more serious doubts about it than any of the others," the Governor said.

Untermeyer's response to this remark was that the Lockwood Committee regarded this "as the most important of all the bills that have been enacted and the one most likely to do away with the housing shortage."

Edward P. Doyle, representing the Real Estate Board of New York, had just made the point "that if the average wage of skilled mechanics is \$9.00 per day you must get \$9.00 per room per month in a tenement without service" and had discussed the wage situation with respect to building operations. The Governor was listening attentively to Mr. Doyle when Untermeyer jumped to his feet asking for more time for discussion of the measure by its proponents.

Mr. Untermeyer opened the argument for the Lockwood Committee with a statement to the effect that the policyholders of the Metropolitan had not protested against the measure and manifestly were in favor of it.

"This bill not only is not mandatory but merely permissive, but it is confined to the present housing emergency," said Untermeyer.

"Right there," interjected the Governor, "who determines when the emergency ends?"

"The statute has determined it," replied Untermeyer.

"But, if they are extended," the Governor commenced.

"Only until February, 1924," Untermeyer interrupted.

"But this says 'until March 1, 1924 or so long thereafter as the emergency in housing conditions mentioned' in certain acts of the Legislature shall continue," the Governor replied.

The Governor indicated that he had in mind the point made by the United States Supreme Court in sustaining the housing laws that the power of the Legislature to enact such drastic statutes as the rent laws was contingent upon the existence of a great public emergency. Sensing this, Mr. Untermeyer said the Lockwood Committee felt that the Legislature was the judge of what constituted an emergency in the housing situation and that he believed this "legislation is only constitutional, is only supported upon the theory of such an emergency."

Mr. Untermeyer declared that the Metropolitan Life Insurance Company was ready to build as soon as the bill was signed. The location, he said, had been decided on for four experimental blocks of twelve buildings, each 600 x 200 feet, containing thirty-six apartments or 161 rooms in each building. Each apartment will consist of four or five rooms and bath,

separately heated. Each block of twelve buildings will contain 432 apartments or 1,728 apartments in the four blocks. Rentals, Mr. Untermeyer declared, would not exceed \$36 per month for apartments that could not be duplicated at ruling prices for \$80, and the location he declared to be within a fifteen-minute ride at a five cent fare from Times Square.

The establishment of the policy permitting insurance companies to enter the building field was attacked by Frank R. Howe, of the Queensboro Corporation. He declared that the investment of the moneys of policyholders in the speculative enterprise which building has become would raise a perilous standard and might mean disaster to the companies. He made the flat assertion that under the bill as drawn it would be impossible to carry out the Utopian plan of providing \$9.00 a month rooms and that the entrance of insurance companies into competition with legitimate builders would have the effect of curtailing construction of dwellings. Governor Miller indicated that the wisdom of establishing this policy was one of the questions in his mind.

"This bill in the first place," said Mr. Howe, "is against public policy. A principle that everybody recognizes is that it is contrary to public policy for an insurance company to speculate with the funds of its policyholders. The construction of apartment houses and buildings is a speculative business. There are times when a good lot of money is made, but there are times when money is lost. In any event it is not the proper business for an insurance company to carry on if it is going to maintain its first duty of protecting its policyholders."

Stewart Browne, President of the United Real Estate Owners' Association, registered the opposition of his organization to the measure. After Senators Lockwood and Dunnigan had spoken in favor of the bill, the Governor asked:

"Has the insurance company definitely committed itself to go ahead with plan?"

"Not to me," replied Senator Dunnigan.

"They have definitely committed themselves to the plan in five days," Mr. Untermeyer interposed, but he did not elaborate upon the point.

Frequent clashes between Former Justice John Woodward of the Appellate Division of the Supreme Court and Mr. Untermeyer punctuated the discussion of the rent law which seeks to provide the means of determining rent upon assessed valuation. It was the contention of Judge Woodward that the measure was unconstitutional and unfair to the property-owner and that it contributed to a condition which would make it necessary for a landlord to sue his tenants every year.

Alexander C. McNulty, counsel to the Real Estate Board of New York, attacked the bill proposing to extend the operation of the rent laws until February 15, 1924. He declared that the sustention of the law in the courts was based upon the existence of an emergency at the time it was enacted and that unless the Governor, as a factor in the law-making machinery considered the emergency as still existing he should disapprove the measure.

"There was no evidence submitted to the Legislature that a general housing shortage now exists in New York City, nor can any such evidence be furnished at this hearing," declared Mr.

(Continued on page 470)

Mr. Allin Explains Title Examination and Insurance

Counsel of Title Guarantee and Trust Company Addresses Y. M. C. A. Class on the Intricacies of Real Estate Law

SPEAKING from his experience of twenty-two years as a real estate and title lawyer, George L. Allin, Counsel of the Title Guarantee & Trust Company, delivered a lecture to the Real Estate Training Class of the West Side Y. M. C. A. on Tuesday evening, his subject being "Title Examination and Title Insurance." The speaker was introduced by W. H. Wycoff of Pease & Elliman and addressed the class at length analyzing every phase of the law pertaining to title insurance, quoted famous decisions of the courts regarding property rights and held the close attention of his hearers throughout. Many questions were asked of the speaker at the close of his lecture and he answered them all satisfactorily.

"In an address of this character," Mr. Allin said, "a lawyer, who is accustomed to legal verbiage and court dictum, is prone to talk over the heads of his audience. I will do my best to avoid that circumstance this evening. I will try to dress my thoughts in simple language and if any of you gentlemen do not fully grasp my meaning do not hesitate to ask me to explain any point I make, for I may from force of habit use what may appear to you to be obtuse legal phraseology.

"At the outset I wish to state that all rules of common law pertaining to real estate are based on the feudal laws of England. All of our stream of principles governing real estate flows from that fountain head. In ancient times all land belonged to the king. He could own or hold at his pleasure. From him title issued to everyone else. When the North American continent was settled and a colonial government was established, with various prerogatives and powers, the English common law did not apply in its entirety. In the State of New York, especially, titles passed from the Colonial Governor, or the province, to certain individuals and were known as Colonial grants. These titles still hold good and numerous families throughout the commonwealth received them, many of them in Westchester County and on Long Island. Every title to real estate, whether in this city or beyond it, must be traced back to a Colonial grant if a complete chain is desired, or to the beginning of the operation of the State of New York, which succeeded provincial government. Practically every title can be so traced. In the part of the Bronx that was not originally part of Westchester County it cannot be so traced. In Westchester County titles are usually traced back to the Commissioner of Forfeiture, who during the Revolution had the disposal of properties of families loyal to the King. There were many forfeitures of vast tracts of acreage there in that era of America. These parcels eventually came under the ownership of the State of New York, from which new title issues. Some of these tracts or part of them finally found their way back to the hands of the pre-war owners or their descendants, who bought them from the State. There is probably no more interesting study than title history." Continuing, Mr. Allin said:

"A familiar word to real estate men is the word 'indenture.' It will probably surprise you when I tell you that the word is now a misnomer, although it is used in every deed and its constant misuse nowadays has all the force of correct usage. In early times, when scribes drew up all deeds they made them in duplicate on a single parchment. They separated them with a sharp-edged knife that they cut zig-zag or tooth shape at the line of separation, thus making an indenture, from which circumstance the name of the paper was derived. Parchments are no longer used, but the ancient phrase survives. A legal phrase is seldom if ever abandoned. The use of the word 'indenture' is an apt illustration of it.

"There was a time when deeds were not recorded. Think of that! If such a condition of affairs existed now there would be a mixture of property titles beyond solution. Recording acts in New York State were enacted early in the nineteenth century. On Manhattan Island they date back to early in the seventeenth century. The Holland Dutchmen were wise fellows and when they acquired a parcel of real estate they made sure they had it. In the Borough of Richmond the recording of deeds dates back only to the year 1812.

"There is an element of limitation to title insurance. There are lots of things that the insurer cares nothing about that the insured does care about. We avoid a mixture as between real and personal property. For example, bath tubs, electric lighting fixtures, hardware, and all the accessories that go to make a building useful and livable are not real estate. They are personal holdings. Consequently a title insurance company cannot guarantee the ownership of these. These house and property accessories in the past caused much litigation over insurance, but the matter

is now well settled law and owners of buildings are reconciled to the fact. We only examine those things that the law itself defines as real estate. If we did not adhere to such a hard-and-fast rule there would be no end to what a title insurance company would be expected to guarantee.

"There are three prime methods of transferring real estate: by deed, by legal decisions and by will. All of them are evidence of transfer, provided the deed is recorded, the decision is in effect and the will is probated. Remember that the delivery of deed is what transfers titles. Without the recording of it no title passes. It must pass during the lifetime of the grantor or grantee. Even though it does not and heirs deliver it title does not legally pass. Remember another thing: Death instantly revokes power of attorney. The law says that when a principal is dead the power of the agent dies with him. The theory of title is an unbroken chain of identification in order to prevent fraud. The signature of every notary public and every commissioner of deeds is on record in the county where he has jurisdiction. So that if he be dead and years later a question arises as to the authenticity of his signature to a legal document the evidence as to the genuineness of the signature is at hand. It is only recently that the law has compelled this situation.

"An oral will is not valid unless it be that of a wounded and dying soldier or sailor. Wills in New York State must be signed and must always be written except in the emergency cases alluded to. The testator must tell the witnesses that it is his will. He must request the witnesses to sign and they must so attest. A testator or testatrix is always legally presumed to have died intestate until his or her will is probated. There is no guessing in the law on this matter. Wherever a New Yorker may be, whether in Europe or in another state, he must draw his will as I have outlined. Otherwise it is invalid. The will of a non-resident in New York is good only if it is drawn in accordance with the laws of the state of his domicile. It must be in his handwriting. The courts hold very close in their construction of law in all matters pertaining to property. It is well that they do. Often the rights of lunatics, infants, invalids and dower are involved. This also applies to leases, mortgages and deeds. So always have a care in the execution of them. A contract of sale should never be made until after reports of referees, accountings of guardians, the testimony of expert witnesses and the reports of committees of lunatics have been made, provided any such matters are involved. If the deed to property outside the state is not entitled to be recorded here then it is not legally recorded. A deed made abroad and conveying property in this country should never be made without attestation by the Mayor of the city in which it is made or in the presence of an American Consul or some other official of consequence. In other words all doubt of its genuineness must be removed.

Questions regarding the Torrens law were put to Mr. Allin by several of his hearers. He replied: "As a title insurance lawyer I expected that. I will say that the Torrens' system is now complete in this state. The County Clerks or Registers have as complete a chain of title to parcels of real estate in this city as the title companies have. You or anyone else can find a chain of title. The utility of the system in most cases, however, has not been demonstrated. The title companies save a property-owner much time and drudgery in almost every case. In the conveyance of real estate many questions often arise; questions regarding *lis pendens*, specific liens, state and federal inheritance taxes, bankruptcy troubles, corporation franchise taxes, surveys, forgery, lunacy, impersonation and what not. Here is where the value of title insurance appears. There is nothing in the Torrens' system to insure you against any or all of these things. I will summarize it by saying that title insurance guarantees a buyer against a past fact while the Torrens' system insures you only against future certainties and liabilities."

Activity in Mercantile Building in Midtown Section

Many Fine Structures Now Under Way in Districts Between Fifth and Eighth Avenues From Thirty-fourth to Fortieth Streets

A STUDY of the building activity at present under way in the mid-town district of Manhattan is probably the best method of dispelling the impression prevailing in the minds of many interested in the construction industry that residential building has dominated the local field to the extent of eliminating practically all other kinds of project. For many months past builders and their affiliated interests who are not concerned with the usual type of speculative housing operations have decried an apparent lack of mercantile construction that has curtailed their opportunities for profitable business. It is only because the volume of residential construction now active in this city is abnormally out of scale that this feeling exists as there is a tremendous amount of high class commercial and industrial building now actually in progress and infinitely more scheduled for a start in the near future.

A very definite idea of the scope of the mercantile building now in progress may be obtained from an analysis of this activity in the district bounded by Thirty-fourth and Fortieth Streets, Fifth and Eighth Avenues. An investigation made by THE RECORD AND GUIDE shows that within the bounds of this area a sum of approximately \$20,000,000 is at present being expended for commercial projects of one type or another. This amount only represents the total cost of about a dozen modern fireproof office, loft and light manufacturing structures and does not take into consideration several smaller operations involving new buildings nor does it include the large amount of extensive alteration work which is transforming ancient residences into business structures. There is little doubt that if the total cost of all commercial and industrial construction now under way in this district were added that the expenditure would involve upward of \$24,000,000.

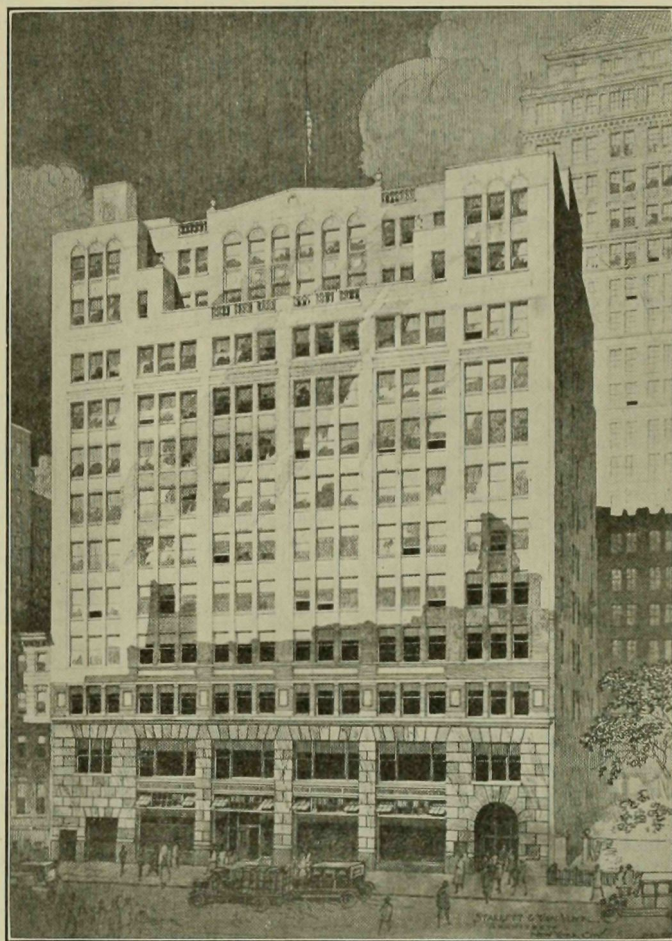
Although this section of the borough is particularly active from a construction standpoint, and the total for a limited area was only exceeded two years ago when the group of large office buildings was erected in the Grand Central Terminal Zone, there is scattered throughout Greater New York a large amount of building operations for commercial and industrial occupancy the number and total cost of which would represent a very satisfactory percentage in any normal building year in which the tremendous volume of residential construction did not overshadow the combined totals of all other types of project.

In the mid-town district of Manhattan there are now under-way several imposing banking buildings, a department store addition of unusual size and a group of modern fireproof office, loft and light manufacturing buildings.

Contracts have been awarded and the site is being prepared for the erection of an eighteen-story addition to the department store of R. H. Macy & Co. This structure will occupy 149 to 159 West Thirty-fourth Street, through to 148 to 156 West Thirty-fifth Street. The building will be constructed according to plans by R. D. Kohn under a general contract awarded to Marc Eidlitz & Son. The cost is said to exceed \$4,500,000. The steel contract for this structure, awarded to Levering & Garrigues, involves a total of 8,200 tons of fabricated material and it is said to be the largest single contract for structural steel awarded since the Equitable Building was constructed about ten years ago.

Wrecking contractors are demolishing the old buildings on the site of the new building for the North River Savings Bank which will be located at 206 to 212 West Thirty-fourth Street. This building will be two stories in height and will cost nearly \$200,000. The structure was designed by Charles E. Birge, architect, and is being erected under a general contract by the Clough-Bourne Corporation.

Foundations are under construction for a twelve-story store



NEW BUILDING IN 39TH STREET FOR MILLINERY TRADES

and office building to occupy the entire block front on Eighth Avenue, from Thirty-fifth to Thirty-sixth Street. This operation represents an expenditure of approximately \$1,000,000 and is being erected from plans by Buchman & Kahn, architects. The contractors are G. Richard Davis & Co. This building is being erected for Ludwig and Albert Baumann, furniture dealers who will utilize a large part of the space for showroom purposes and the balance will be rented on long term leases.

Contracts have been awarded and work will soon be started on the new banking building to be located in the north side of Thirty-sixth Street from Broadway to Sixth Avenue. This structure is for the Greenwich Savings Bank and it will be erected according to designs by York & Sawyer. The general contractor is Marc Eidlitz & Son, who have already placed contracts for wrecking and other subs. The cost is approximately \$500,000.

Foundation work is under way for a fourteen-story office and showroom building at 132 to 138 West Thirty-sixth Street, through to 139 to 145 West Thirty-fifth Street. This building is being erected at a cost of more than \$2,000,000 by a corporation in which E. Morrill Banner and Herbert H. Mitler are interested. The plans were prepared by Robert T. Lyons and the structural engineer is Robert E. Moss. No general contract was awarded on this operation and the owners are letting separate contracts as the work proceeds.

The work of erecting the structural steel skeleton is proceeding rapidly for the fireproof office and loft building at 124 to 126 West Thirty-sixth Street for the Dongan Investing

(Continued on page 458)

Aldermen Pass Ordinance Requiring Outside Gas Cut-offs

Measure Which Real Estate Board Estimates Will Cost Taxpayers \$25,000,000
Now Before Mayor Hylan for His Approval

AN ordinance requiring the installation of gas cut-offs outside all buildings now or hereafter constructed, excepting private dwellings and two-family houses, was passed by the Board of Aldermen on last Tuesday by a vote of 38 to 13. Mayor Hylan now has the measure under consideration.

Fire Chief John Kenlon is largely responsible for the measure, which was introduced in the Board of Aldermen at the request of the Board of Standards and Appeals on the recommendation of the city's fire chief, who stated that if cut-offs were outside instead of inside buildings, as they now are, many lives would be saved in fires and in accidents to partly wrecked buildings.

Alderman Stephen A. Rudd, of Brooklyn, said there was an ordinance at present requiring gas companies to put in gas cut-offs in convenient and accessible places on buildings, and he wanted to know why the burden should be passed to property owners and taxpayers. Chief Kenlon said the present cut-off was under the sidewalk and that many times the box to the cut-off could not be located readily.

Alderman Falconer said it would be an easy matter for burglars to shut off the gas. He said it would encourage the present lawless condition in the city and increase the crime wave.

The proposed cut-off is to be opened by a key that every officer of a fire company must carry.

Representatives of the Real Estate Board of New York submitted figures to show that there were now about 450,000 buildings in the city. If 200,000 one and two-family dwellings were exempted from the provisions of the ordinance there would still be 250,000 buildings in which the device must be installed. In a communication to the Board of Aldermen the Real Estate Board says:

"No civic organization should oppose any measure that safeguards human life merely because of its cost but when an expense of approximately \$50,000,000 by property owners is made mandatory its proponents should be compelled to prove

absolutely beyond question that such will be the result. The proposed device, which is patented, and which has been approved by the Board of Standards and Appeals, will cost from \$65 to \$180, in addition to the cost of making the necessary changes in the gas pipes and in the building. If dwellings are exempted there still remain 250,000 buildings to be equipped at an average cost at least of \$100. This would total \$25,000,000 to be paid by the owners or passed on to the tenant. The Real Estate Board ask for further consideration of so important an ordinance and urged that excessive haste was not necessary.

"The Committee on Building Laws and Regulations of the Board adopted the following resolutions which clearly indicate that the ordinance is not opposed on the score of expense but, that if the remedy desired is essential, other forms of equipment should be provided:

We oppose installation of automatic mechanism.

We oppose application of the proposed ordinance to present buildings, even if manually operated.

We favor a gas cut-off on the outside of buildings in a location more readily accessible than as required by the present ordinance and by Section 601 of the Building Code as far as it affects new buildings.

That the equipment of the Rescue Squad of the Fire Department, in relation to gas masks, be extended to include approved apparatus to meet the danger from all gases, and extended also to the whole department; and that a sufficient appropriation be made for this purpose.

Stewart Browne, President of the United Real Estate Owners' Association, wrote to the Aldermen:

"There has been no investigation whatever by the Board of Standards and Appeals or by your Building Committee as to the demerits of the 'old valve' and the merits of the proposed automatic valve.

"The New York Fire Insurance Exchange, at the urgent request of Chief Kenlon and without the slightest investigation did agree to make a reduction of 1 per cent. on the fire insurance rates on buildings having such proposed cut-off valve. This is not 1 per cent. deduction on net rate and would probably amount to less than one-half of 1 per cent. of the net rate. The companies can afford to do this as the rates are now too high. The Exchange, however, is opposed to any automatic valve, regarding it as dangerous."

Activity in Mercantile Building in Midtown Section

(Continued from page 457)

Co., Inc., owner. This building represents a cost of \$100,000 and is being erected by Charles Money, Inc., under a general contract according to plans by Charles H. Gillespie, architect.

Foundations are completed and steel work has been started for the eight-story printing building at 313 to 321 West Thirty-seventh Street, for the Herald Square Press Building Corporation. This operation is proceeding according to plans and specifications by Schwartz & Gross, architects, and Ball & Snyder, engineers. The cost of construction is placed at approximately \$400,000.

Excavation work is in progress at 1364 to 1370 Broadway, at the southeast corner of Thirty-seventh Street, where a sixteen-story store and office building will be erected by Harry Fischel, et al. This building has been designed by Sommerfeld & Steckler, architects, and Charles Mayer is the consulting engineer. The cost of construction is placed at \$750,000.

Foundations have been started for the fourteen-story light manufacturing and loft building at 237 to 239 West Thirty-seventh Street, which is being constructed by Lefcourt & Haas, owners and builders, from plans by George & Edward Blum, architects. This work will involve an outlay of nearly \$350,000 for construction. Practically all sub-contracts have been awarded and work will be pushed in order to have the building completed and ready for occupancy early in 1923.

At 244 to 250 West Thirty-eighth Street, Lefcourt & Haas, are excavating the site for a fourteen-story loft building to cost about \$500,000. This structure was also designed by

George & Edward Blum and Charles Mayer is the consulting engineer.

Excavating contractors are preparing the site at 209 to 223 West Thirty-ninth Street through to 206 to 214 West Fortieth Street, for a sixteen-story store and loft building for the 206 West Thirty-Ninth Street Corporation, of which Wm. Fishman, is president. This operation will cost about \$1,300,000 and is being erected under a general contract by Jos. E. Gilbert, from plans by George & Edward Blum, architects.

Wrecking contractors are demolishing the old buildings on the site recently purchased by the New York Tribune. The new building for this publication will be seven stories in height and will be erected from plans now being prepared by Lockwood, Green & Co., designing engineers. The structure will be located at 219 to 229 West Fortieth Street and will cost approximately \$500,000.

Rheinstein & Haas, Inc., general contractors, have obtained a contract for the construction of a twelve-story store and loft building shortly to be started in the north side of Thirty-ninth Street, just west of Fifth Avenue. This project will be for a corporation headed by George Rawak and will be for the accommodation of the millinery trades exclusively. The building has been designed by Starrett & Van Vleck, architects, and will be financed by a loan made by S. W. Straus & Co., who have underwritten a first mortgage serial bond issue of \$1,100,000. The major portion of the space in this structure has already been leased for long terms to firms prominent in the millinery industry.

Review of Real Estate Market for the Current Week

Business in the Bronx Was Strong, While Dealing in Manhattan Was Well Distributed in All Kinds of Properties

THIS was a good week in real estate. The Bronx led all the boroughs in the volume of dealing. It embraced all kinds of property from shore front to tenement houses. Most of the dealing was in one and two-family houses. It is only a few months ago that vacant land was the predominating selling quantity in the northerly borough.

The character of selling in Manhattan was various and substantial. There were some large operations in multi-family houses in the northern parts of the borough. Elevator and walk-up buildings were in equally good demand. Prominent among many good sales was that of the southwest corner of West End Avenue and 99th Street, held at \$1,000,000. A coal firm bought property at the foot of East 56th Street, with riparian rights. There were numerous apartment house sales ranging from \$200,000 to \$500,000 in price. All parts of the borough figured in the dealing. Here and there was a transaction where other property was given in part payment.

A transaction that shared attention with others was that of a 63-years' lease of the northeast corner of Seventh Avenue and 37th Street. It involves an option of purchase, the plot being 100 x 244. It represents an aggregate investment of \$8,000,000. The syndicate that leased the plot plans a distinctive improvement there. West 57th street loomed strong with a long lease by the O'Neill estate to the Mechanics & Metals

National Bank. Another subject of comment was the sale of the 5-story building, 1424 Broadway, which has long been occupied by Browne's Chop House. The holding price of this property was \$275,000.

Numerous parcels of variegated character on Lexington and on Park Avenues changed hands. The sites of some of them will be reimproved with more modern buildings and others will be remodeled for business and apartment purposes. There were some sales on West End Avenue. The sale of 538 West 53d Street was of more than passing interest. It is a business building that has been occupied by one tenant for 28 years and he proved to be the buyer.

There was a strong demand for dwellings for occupancy by the purchasers. The circumstance gives investment tone to the market. A feature of the week was the selling of numerous corner properties of various kinds. The movement in Park Avenue property seems to be gaining impetus. Some sales of old buildings in the finer apartment house section of the thoroughfare changed hands and more modern apartment houses will be witnessed in the avenue within the year. It was disclosed during the week that Marshall Field is the buyer of 34-38 Wall Street, adjoining the Federal Assay office.

The lower mercantile section of the city produced some good sales and some good leases as well.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 82 as against 89 last week and 101 a year ago.

The number of sales south of 59th st was 14 as compared with 31 last week and 38 a year ago.

The number of sales north of 59th st was 68 as compared with 58 last week and 63 a year ago.

From the Bronx 85 sales at private contract were reported, as against 33 last week and 41 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 467.

500 Lots in Hoboken to Be Sold

Mayor Patrick R. Griffin of Hoboken has announced that the War Department has ordered sale of 500 lots in the western section of the city, held by the Shore Railroad, a War Department subsidiary. The sale of these lots will throw open 1,500 other lots in the same section, which have been cut off from the city proper and have remained undeveloped because the city did not know what disposition the Government intended to make of them. No date has been set for the sale.

Home of Browne's Chop House Sold

Joseph Schwartz purchased from the Andrew Soher estate the U. S. Trust Co., trustee, 1424 Broadway, occupied by Browne's Chop House. It is a 5-story building, on a plot 25.7x102. The present lease expires July, 1923. The property had not changed hands since 1897 and was held at \$275,000.

Tenant Buys After 28 Years

Estate of John Wilson sold through the Leonard Morgan Co. to John Schneider, the tenant, 538 West 53d st, a 3-story brick building, on a plot 25x149.7. The structure was built for this tenant 28 years ago and he has steadily occupied it.

Wall Street Building Sold

Merchants Bank of Canada sold through the Charles F. Noyes Co. and Edward A. Arnold to Marshall Field, 34-38 Wall st, adjoining the United States Assay Office, an 8-story and basement office and bank building, on a plot 53.5x103.10x irregular. It was at one time owned by Post & Flagg, bankers.

Alabama Apartments in Trade

The Alabama, a 6-story elevator apartment house at the northeast corner of Riverside drive and 127th st, has been sold by the Ardsmore Estates to the Winter Realities, Benjamin Winter, president, which gave in part payment the Lotta apartments, three 5-story houses with stores at the northeast corner of Seventh av and 118th

st. The Alabama, which was sold subject to mortgages for \$175,000, fronts 86.6 feet on the drive and 100 feet on the street, with rear lines of 146.3 and 146.11 feet. The Seventh av. properties, which were disposed of subject to mortgages of \$142,750, cover a plot 100.11x100.

Some Lower Third Avenue Sales

P. M. Clear & Co. sold for the Dormond Realty Co., Inc., to the Lone Star Realty Corporation 40, 58 and 62 Third av, the first being a 3-story brick flat with store, on a lot 20x60; the second being a 4-story brick flat with store, on a lot 23.8½x78; and the third a 4-story brick flat with store, on a lot 23.8½x78, adjoining the southwest corner of East 11th st.

Operator Buys and Resells

Daniel H. Jackson bought from the Halloran estate the northwest corner of St. Nicholas av and 154th st, a detached 2½-story and basement brick dwelling, on a plot 37.3x106.11½, and resold it to the SSI St. Nicholas Avenue Corporation, A. D'Antona president. Mr. D'Antona will erect a 5-story and basement apartment house, with owner's apartment on the first floor, containing 12 large rooms, with private separate entrance on the avenue front.

A Good Downtown Sale.

The 3-story brick United States Arcade building, occupying the block front on the south side of Fulton st, between Pearl and Water sts, and valued at about \$350,000, has been sold by Benjamin Benenson. The structure, known as 32 to 33 Fulton st, 258 to 262 Pearl st, and 196 to 202 Water st, has frontages of 100, 96.6 and 85.8 feet, respectively, and was bought by Mr. Benenson last November from Charles Laue, who erected it 20 years ago.

Operators in Two Deals

The Brunswick, a 6-story apartment house, with stores, at the northeast corner of Lexington av and 79th st, on a plot 31x102.2, has been sold by Charles H. Roman to Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, through O'Reilly & Dahn and Julius Friend.

The same buyers purchased through the same brokers the Gordon, the 5-story brick flat, on a lot 20.3x102.2, at 153 East 79th st, adjoining the northeast corner of Lexington av. Gouverneur M. Phelps is the owner of record.

Hiram Lodge Buys Home

The Hiram Grand Lodge, A. F. and A. M., purchased from Wellesley A. Rodriguez the 3-story and basement stone dwelling, on a lot 16.8x 99.11, at 66 West 131st st.

Obtains Option of Purchase

Charles Pieper obtained an option on the property of Mary K. Stokes, Jane F. Stokes and Anna R. Waters at 223 to 239 St. Nicholas av, 88.10x99.5x irregular, with an abutting parcel, 50x100.11, on 121st st, forming an "L" around the northwest corner of St. Nicholas av and

121st st. Mr. Pieper plans to improve the entire site with a large garage, providing the Board of Standard and Appeals grants permission for the erection of such a structure at this point.

Cartoonist Buys Dwelling.

Mrs. Pauline Strauss sold to Reuben L. Goldberg, well-known cartoonist, 317 West 75th st, a 4-story and basement brick and stone dwelling, on a lot 22x102.2, between West End av and Riverside dr. The buyer will make alterations to the structure and occupy it. It was held at \$50,000 and adjoins the home of the late Justice Hotchkiss, and is opposite the home of Adolph S. Ochs and E. E. Smathers.

Brown Enlarges a Site

Frederick Brown, who purchased recently the Abyssinian Baptist Church and an adjoining building at 240 to 244 West 40th st, has enlarged his holdings at that point by the purchase of the 4-story brick building, 23x98.9, at 246 West 40th st, from the U. P. C. Realty Co. He now controls a frontage of 118 feet.

Big Sale on West End Avenue

The 12-story and basement apartment house at the southwest corner of West End av and 99th st, valued at \$1,000,000, has been sold by Ralph A. Gushee, president of the Coll-Clare Realty Co. and proprietor of the Claremont Restaurant, on Riverside Drive, to the Winter Realities, Inc., Benjamin Winter, president. The sale also included the two 4-story dwellings, on plot 36x100, at 785 and 787 West End av, adjoining on the south, which were purchased to give light and air to the apartment house.

The apartment structure occupies a plot 110x 100 and was built 8 years ago by McMorrow Brothers. It contains suites of from 5 to 7 rooms with 2 and 3 baths and is rented for about \$145,000 a year. Walter Ebbitt of Slawson & Hobbs was the broker representing the seller and M. Cohn & Co. and Henry L. Cooper were the brokers representing the buyer.

Chateau Thierry Apartments Resold

Daniel H. Jackson resold to an investing client of Jenks & Rogers 127 Riverside dr, southeast corner of 85th st, the Chateau-Thierry, a 7-story apartment hotel, on a plot 27.5½x96.43½, arranged in two and three rooms and bath, with a restaurant in the basement and sun parlors and gardens on the roof. The property is rented at \$45,000 per annum and held at \$325,000. This is the fifth sale of the house in the last few weeks. J. S. Ward traded it for a 2-story taxpayer on 125th st and La Salle pl with Harry Goodstein, who immediately resold it to Stewart Forshay. He sold it to Mr. Jackson. Frederick Zittel & Co. were the brokers.

Part of Dutch Grant Sold

George N. Brettell sold for the Reformed Low Dutch Church of Harlem, Rev. Edgar Tilton, pastor, to Julius Reich, the 3-story brick business building, on a lot 25.23½x100, at 2239 Third av, adjoining the southeast corner of 122d

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st. This is the first sale of the property, also the first sale of any of the church holdings, in 40 years. The property was granted to the sellers by the Dutch.

Buy Bermuda Apartments

Meister Builders, Inc., purchased the 6-sty apartment house, on a plot 130x100, at 608-610 West 150th st, known as The Bermuda, accommodating 48 families. The property was held at \$310,000. A. Strauss and A. Cohen were the brokers.

Heights Plot Bought

Estate of Max Freund sold to a corporation the vacant plot of eight lots on the east side of Amsterdam av about 150 feet north of the Washington Bridge Plaza, at 182d st.

The purchasing corporation, representing the interests of an out of town investor, will erect at once a garage with accommodations for 160 cars. The property is in the business zone, but after serious consideration and modifications of the proposed plans a permit for the erection of the structure was obtained from the Board of Appeals.

The Devonshire in New Hands

Wood, Dolson Co., Inc. sold for Arline Harrison to an investor the 6-sty elevator apartment house known as the Devonshire, at 325 West 83d st. The apartments are arranged in suites of from 2 to 7 rooms on each floor and show a rental of about \$20,000. The property was held at \$125,000. The brokers have been appointed agents.

Coal Firm Buys on East River

Burns Bros. bought property at the foot of East 56th st, abutting their coal yards, from the Andrews Institute for Girls. It measures 51.5x 98x irregular and carries rights to land under water.

Sell American R. E. Parcels

The receivers of the American Real Estate Co., ex-Judge Walter C. Noyes and Alfred E. Marling, have sold about \$3,500,000 worth of the company's realty holdings in Astoria and in The Bronx through Jacob & Emil Leitner, Inc. The largest holding, comprising 18 city blocks, or 1,100 lots in Astoria near Steinway av, was purchased by the Ditmars Improvement Co., Inc., of which John A. Dilliard is president. Mr. Dilliard is associated with Louis Gold & Co., builders and operators. The properties are bounded by Astoria and Wolcott and Fourth and Ninth avs. City improvements are to be installed and a number of the plots, it is said, have already been resold to builders.

In The Bronx the principal property in the deal was the Johnson Buildings, a 2-sty brick structure, 295x267, at Prospect and Westchester avs, which was purchased by the Devon Realty Co., J. Philip Van Kirk president, and resold to Louis Kleban and associates.

Messrs. Marling and Noyes also sold to the Devon Realty Co. five 5-sty tenement houses with stores, 40x100 each, at 1487 to 1535 Westchester av, and 500 lots on Allerton and White Plains av extending east to the Boston Post rd. The Westchester av flats have been resold to Edward Robitzek through Samuel Cowen.

Mrs. Hugh J. Grant Sells Tract

The block front along the south side of Hunts Point av, between Southern Boulevard and Whitlock av, comprising a curved frontage along Hunts Point av and Southern Boulevard of 267.3 feet and being 106.10 feet on Whitlock av, with a rear line measure of 200 feet, has been purchased by J. Clarence Davies and Joseph P. Day, under the name of D. & D. Land and Improvement Corporation.

Sale of land was made by Julie M. M. Grant, widow of former Mayor Hugh J. Grant, who with several associates acquired the Faile estate property, of which this is part, in 1905, through Mr. Davies.

The Messrs. Davis and Day also own the opposite northeast corner of Hunts Point av and Southern Boulevard, known as Bronx Oval Garden, which they are improving. The Community Building is opposite.

Iron Firm Buys Bronx Plot

Cross & Brown Co. sold for the Port Morris Land & Improvement Co. a plot of 5 lots on the north side of 140th st, adjoining the tracks of the New York, New Haven & Hartford Railroad. The purchaser, the Prudential Iron Co., will construct a building for its own occupancy.

Old Men's Home in Bronx Deal

Murphy & Murphy sold the old Colonial dwelling in Westchester Village on Fort Schuyler rd to the Eastern Missionary Association for the H. O. Tallmadge and Overing estates. The dwelling is more than 100 years old and will be remodeled for occupancy as an old men's home.

Varied Bronx Sales

Grudin & Sawitch sold for M. Nicholson to Bradbeck & Eltkoff the vacant plot, 75x115.8, on the north side of Tremont av, 90 feet east of Marmion av, for improvement with a business

building; also to Morris Cohen the 1-sty taxpayer, on a plot 51x110, at the northwest corner of Stebbins av and Freeman st; also sold for J. Connors 1796 Clinton av, a 2-sty and basement brick dwelling, on a lot 27x84, to I. Wolinsky; also for M. Mintz and A. Libehof the southwest corner of Bathgate av and 187th st, a 1-sty brick taxpayer, on a plot 40x80.3, to the Werebitik Realty Co.

J. Clarence Davies sold for May E. Curry and others to Charles H. Roe estate, Charles F. Deshler, president, the vacant plot, 50x113, on the west side of Union av, 50 feet north of 158th st; also for the same owners the vacant plot, 50x100, on the north side of 158th st, 113 feet west of Union av; for Alosia Leitz the 2-sty frame house, 25x100, at 787 East 158th st, adjoining. It is the intention of the purchaser to improve the Union av plot with 1-sty brick business building and the 158th st plot with a 5-sty flat.

Church Adds to Holdings

The Church of St. Martin of Tours, at the northeast corner of Grote and 182d sts, has purchased from Marie McHugh the abutting plot, 100.8x152.4x irregular, on the west side of Crotona av, 50.2 feet south of Garden st, Bronx.

Big Deal in Bronx Lots

Nathan Wilson, who recently bought the Berkeley Oval, sold to Samuel Rosenberg and John Debus all the lots on Andrews av with the adjoining plots on Burnside av, in all 37 lots, which will be improved with 27 semi-detached 2-family houses with garages. These houses are to be of the highest class, both as to construction and improvements, and will be sold at prices within the reach of all who desire private house comforts and surroundings. Slawson & Hobbs were the brokers.

A Brooklyn Triangle Sold

Realty Associates sold to a corporation operating a chain of moving picture theatres the 1-sty brick building occupying the entire triangular plot at Broadway, Marcy av and South 9th st, Williamsburg, containing a large moving picture theatre and several stores.

Brooklyn Corner Acquired

A new concern in which Register James A. McQuade and Deputy Register Hyman Shorestein and Jacob Goell of Brooklyn are interested, has acquired a tract of 12 lots at Riverdale and Van Sinderen av, in the Brownsville section, on which a 2-sty plant, 100x100, will be erected. It is expected that the contract will be awarded in a few days at a cost of nearly \$1,000,000. The heads of the concern report that a corporation will be formed soon to engage in the manufacture and distribution of ice in Brooklyn and that the capitalization may eventually amount to \$5,000,000. Lewis Eppinger is the seller of the Brownsville tract and the price is said to have been \$20,000.

Brooklyn Tract Sold

William Liss, Inc., sold for William H. Griffin to the Upright Realty Co., Inc., a tract of 17 lots consisting of 260 feet on the west side of East 8th st, between Avs O and P, 120 feet north of Av P, and 80 feet on the east side of E 7th st, 90 feet north of Av P. The property was held by Mr. Griffin for 23 years. The Upright Realty Co., Inc., will improve immediately with one and two family semi-detached houses.

Long Beach Plot Sold

The Lewis H. May Co. resold for Joseph Marx a plot of lots on the south side of Park st, fronting on the Railroad Plaza, at Long Beach, L. I., to Elias Alter, who will improve with apartment houses with stores. The property was held at \$25,000.

Sells Mt. Kisco Acreage

Julia Beverley Higgins sold for Winthrop Cowdin to E. Rush Duer, of New York, the property known as "Mellows House," comprising 7 acres, a fine house and outbuildings, at Mount Kisco, N. Y.

Will Increase Capital to \$4,000,000

In order to facilitate the handling of its rapidly growing business, the directors of the New York Title and Mortgage Co., 135 Broadway, will place before the stockholders of the company, at a special meeting on Thursday, April 20, a proposal to increase the capital stock of the New York Title and Mortgage Co. from its present figure of \$3,000,000 to \$4,000,000, by the issuance of 10,000 shares of capital stock at a par value of \$100 each.

The stockholders are expected to approve a plan which will allow the shares to be offered by subscription to the stockholders pro rata, one share for each three shares of their holdings, as of April 20, at a price of \$100 per share.

The New York Title and Mortgage Co.'s report of December 31, 1921, showed a growth in the company's business along every line, larger than any preceding year. The company owns the American Trust Co., which reported that the number of deposits on December 31 was

7,070, an increase of 1,565 during the year. Deposits at the last bank call were \$17,084,000. The American Trust Co. stock of \$1,500,000 is owned by the New York Title and Mortgage Co. It is carried on the books of the company at \$143.75 a share.

The stock of the New York Title and Mortgage Co. is quoted at 150 bid; 155 asked.

Ft. Washington Avenue Corner Sold

Byrne & Bowman, in conjunction with Nehring Bros., sold for a client to the Denwood Realty Corporation, Robert Benenson, president, 255 Fort Washington av, southwest corner of 171st st, a 6-sty and basement elevator apartment house, known as Rock Forest, on a plot 94.1x103.10x irregular. It was held at \$250,000.

Sells Riverside Drive Parcel

Goodwin & Goodwin sold for Joseph Shenk 523 Riverside dr, a 6-sty and basement elevator apartment house on a plot 80.2x95. It was held at \$230,000.

Some Good Mercantile Sales

J. A. Kennedy, G. F. Gunther and L. B. Iserman have formed the 64 John Street Corp. to take over the property at that location, consisting of a 5-sty building with stores, 27.1x75.4x irregular, forming the southwest corner of William st.

The 6-sty building with stores, 49.4x99.6x irregular, at the southeast corner of Twelfth av and 30th st, has been sold by Louis Ferguson to the John T. Stanley Co., whose soap factory adjoins.

The Namlaw Realty Corp., James B. Waltman, Benjamin C. Emanuel and Marcel Raileanu, directors, purchased from Mary R. Duroos the two 3-sty and basement brick houses, 36.3x86.7x irregular, at 803 and 805 Washington st, adjoining the northeast corner of Horatio st. They will be altered for business. Mr. Waltman acquired recently the 18-foot house at 807, adjoining on the north.

Death of Well-Known Builder

Michael J. Kennedy, 60 years old, of 552 First st, Brooklyn, died at his home on April 7 of bronchitis. Mr. Kennedy was born in the County of Mayo, Ireland. He was a member of the firm of John Kennedy & Co., contractors and builders, of 1133 Broadway, Manhattan, one of the largest firms of its kind in the city and especially noted as the builders of many Roman Catholic schools and churches and large business structures in New York and Brooklyn.

He was a member of the Real Estate Board of New York.

Mr. Kennedy is survived by a brother, John Kennedy, president of the Kennedy company, who will continue the business under its present name. The funeral was on Monday morning with a requiem mass at the Catholic Church of St. Francis Xavier, Sixth av and Carroll st, interment following in Calvary Cemetery.

Arthur Weyl & Co. are the brokers who brought about the recent sale of the Prospect Avenue Methodist Church, corner Prospect av and Macy pl, Bronx, size 125x108x80x63, to the Talmud Torah Moses Congregation. The price paid was \$115,000. This property was sold for the New York Society of the Methodist Episcopal Church.

The Grandeur Holding Co., Samuel Gendzier, president, was the buyer of the Chateau-Thierry apartments at 127 Riverside dr, southeast corner of 85th st, and since resold.

MORTGAGE LOANS

The American Bond and Mortgage Co. will have \$25,000,000 available this year for real estate mortgages. Applications for handling real estate bond issues up to this amount will be received during the next two months at both the Chicago and New York offices of the company. The issues will range from \$100,000 to \$2,500,000.

For the erection of its 23-sty exchange and office structure the New York Cotton Exchange has obtained from the Equitable Life Assurance Society a loan of \$2,300,000. The structure, from designs by Don Barber, is to be built on the site of the present exchange, William st, Hanover sq and Beaver st.

The Lawyers Title and Trust Co. made a building loan of \$180,000 on the property, 44.2x147, on the northwest side of Harrison av, 100.3 feet southeast of Morton pl, Bronx, to the Bismark Corporation.

The G. & F. Construction Co. obtained a building loan of \$135,000 from the New York Title and Mortgage Co. on the plot, 125x85.1, on the north side of 197th st, 87.4 feet east of the Grand Boulevard and Concourse, Bronx, to be improved with a 5-sty apartment house.

J. E. Watson, Inc., obtained from the Columbia Mortgage Co. a building loan of \$325,000

on the plot, 50x100, at 103 and 105 East 63d st, for improvement with a 9-sty apartment house.

The 125 East 63d Street Corporation obtained a building loan of \$425,000 from the City Mortgage Co. on the plot 68.8x100.5, on the north side of 63d st, 85 feet west of Lexington av, for a 9-sty apartment house. The company also

procured from Vanderbilt Webb an additional loan of \$50,000.

The Metropolitan Life Insurance Co. advanced to the 355 Riverside Drive Corporation a building loan of \$315,000 on the plot, 59.10x100, at the southeast corner of Riverside dr and 108th st for the erection of a 14-sty apartment house.

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Samuel G. Bayne, the seller of the property, also made an additional loan of \$115,000.

Title Guarantee & Trust Co. loaned, on first mortgage, to the Chelsea-Moore Corporation \$120,000 on the new 6-sty apartment house with stores, to be built at the northwest corner of Eighth av and 24th st, on a plot 44.2x100. The term is 5 years, at 6 per cent. per annum.

The Browning-Jones Realty Co. obtained from the Lawyers Title and Trust Co. a building loan

of \$90,000 on 50-52 East 62d st for the erection of a 5-sty private school.

New York Title & Mortgage Co. made four building loans aggregating \$500,000 to the Northland Realty Co., Inc., on four 5-sty and basement apartment houses to be built on Bronx Park South, between Daly and Vyse avs.

Duross Co. placed a first mortgage of \$32,000 on 721-723 Ninth av, northwest corner of 49th st, for Rebecca Rosenberg; \$6,300 on dwelling 117 Manhattan av; and a first mortgage of \$8,000 on the 3-sty dwelling 1023 Ogden av, Bronx.

The City Mortgage Co. made a building loan of \$125,000 to the 1524-1530 Longfellow Avenue Construction Corporation on the northwest corner of Longfellow av and 172d st, 100x100, for 5-sty apartment houses.

The Lawyers' Mortgage Co. advanced a loan of \$180,000 to the N. & C. Contracting Co. on the northeast corner of the Grand Boulevard and Concourse and 196th st, 118x135, for the erection of 5-sty apartment houses.

Charles S. Kohler, Inc., placed a loan of \$16,500 on property, 203 West 84th st, for Mrs. Elsie Heinisch, with the Manhattan Savings Institution, for term of five years at 6 per cent. per annum.

Edwards, Dowdney & Richart placed a first mortgage of \$130,000 on 2105 Ryer av, Bronx, a new 5-sty apartment house being completed by Valhalla Corporation, J. O. Pedersen, president.

They also placed a first mortgage of \$56,000 on premises on the east side of Morris av, 248 feet south of 170th st.

Charles B. Van Valen, Inc., obtained for the 40 West 57th Street Corporation a loan of \$169,500 on the 6-sty business building at that address. It occupies a plot 26.6x100.5 and has been leased to the Fifth Avenue Memorial Association for \$45,000 per year net.

Lawrence, Blake & Jewell placed with a savings bank a loan of \$315,000 on a 120 West 72d st, a 15-sty apartment hotel, known as the George Washington.

MANHATTAN SALES

South of 59th Street

DIVISION ST.—H. J. Jacob sold to Bernard Belson, 91-93 Division st, a 5-sty brick tenement house with store, on a plot 29.2x65. The previous sale was 25 years ago.

9TH ST.—Pease & Elliman sold for Josephine L. Parsons and Emily H. Wagstaff the 4-sty stone dwelling, 29 West 9th st, on a lot 17x92.3.

12TH ST.—E. H. Ludlow & Co. sold for Florence Rudden the 4-sty front and rear brick tenement house at 627 East 12th st, to the Dormond Holding Corporation, Simon Myers, president.

43D ST.—Everett M. Seixas Co. sold for L. Kellman to Mrs. Catherine Gerrity 330 East 23d st, a 3-sty and basement brick dwelling, on a lot 16.8x100.5. It is the first sale of the parcel in many years. The new owner will occupy.

48TH ST.—Victor Freund & Son sold for Theresa Ankel and others, to Dr. John Miller 253 East 48th st, a 3-sty and basement stone dwelling, on a lot 20x70.5.

50TH ST.—William J. Taylor sold to Dr. George H. Ryder the 4-sty and basement stone dwelling, 15x100.5, at 45 West 50th st, Columbia College leasehold.

52D ST.—John Constable Moore sold for Mrs. L. L. Danforth to a physician, for occupancy 49 West 52d st, a 4-sty and basement stone dwelling, on a lot 20x100.5.

52D ST.—Victor Freund & Son sold for Benjamin Lichtenstein to Dr. Andrew Brauer the 3-sty and basement stone dwelling, 312 East 52d st, on a lot 19x100.5.

SIXTH AV.—The Greenwich Village Meat Market Company, tenant, purchased the 3-sty brick flat with store, 22.9x80, at 92 Sixth av, adjoining the southeast corner of West 8th st.

North of 59th Street

63D ST.—William B. May & Co. sold for Mrs. Norrie Sellar to a buyer, for occupancy, 159 East 63d st, a 3-sty and basement brick dwelling, on a lot 20x100.5.

69TH ST.—J. Lemle sold for the estate of Edward O'Brien, 327 East 69th st, a 4-sty stone flat, on a lot 25x100.5.

70TH ST.—Goodwin & Goodwin, Inc., sold to the Vivian Green Construction Co. the four 4-sty stone tenement houses at 226 to 232 East 70th st, on a plot 100x100.5.

72D ST.—Pease & Elliman sold for Ida Rheinberg the 4½-sty and basement brick dwelling, 35 West 72d st, on a lot 25x102.2. It was held at \$100,000. The buyer will occupy.

73D ST.—Pease & Elliman sold for Samuel Apup to Dr. H. S. Dunning, for occupancy,

118 East 73d st, a 4-sty and basement stone dwelling, on a lot 18x102.2.

74TH ST.—G. Tuoti & Co. resold for Eva E. Greenfield and Julius Wielar to Luigi Impellizzeri, 226 East 74th st, a 5-sty brick tenement house with stores, on a lot 25x102.2. There are four apartments on a floor.

78TH ST.—M. H. Gaillard & Co. sold for Mrs. Henry Frank to Charles H. Taylor for occupancy, 154 West 78th st, a 4-sty and basement stone dwelling on a lot 20x102.2. It was held at \$40,000.

82D ST.—Coughlan & Co., Inc., sold for Daniel B. Freedman the 4-sty and basement brick dwelling, on a lot 19x102.2, at 136 West 82d st. The purchaser will occupy. It was held at \$35,000.

82D ST.—James P. Walden sold for Mary A. Crosby to a buyer, for occupancy, 312 West 82d st, a 5-sty American basement stone dwelling, on a lot 16x102.2.

82D ST.—Pincus D. Epstein sold to Louis Perlman, 335 East 82d st, a 3-sty and basement brick dwelling, on a lot 17.10x102.2.

84TH ST.—The Mandel-Ehrich Corporation resold to a builder, for improvement with a 9-sty apartment house, the plot 50x102.2 on the north side of 84th st, 70 feet west of Madison av, recently purchased from the Mid-City Realty Corporation.

84TH ST.—Miriam V. Lincoln sold 336 West 84th st, a 3-sty and basement stone dwelling, on a lot 18x102.2.

89TH ST.—Charles K. Clisby & Co. sold the 4-sty and basement stone dwelling, 42 West 89th st, on a lot 20x100.8½, for the Adolph Bendheim estate. This is the first time the property has changed hands in 20 years. It was held at \$40,000.

93D ST.—Froman & Taubert sold for Johanna A. Messing, 165 East 93d st, a 3-sty and basement brick dwelling, on a lot 14x65.

95TH ST.—Clients of Mack & Taylor, attorneys, have formed the 46 West 95th Street, Inc., for the purpose of buying the 3-sty and basement brick dwelling, 19x100.8, at that address.

101ST ST.—Louis Silver sold to Mollie Rosenkrantz, 317 East 101st st, a 6-sty and basement brick flat with stores, on a lot 29x100.11.

108TH ST.—Schindler & Liebler sold for Joseph Fritz and others 228 East 108th st, a 4-sty brick tenement house with stores, on a lot 25x100.11. R. Prezzano was associate broker.

109TH ST.—Charles S. Kohler, Inc., resold for the Service Realty Co. (Ennis & Sinnott) the 5-sty brick double flat, 130 West 109th st, on a lot 25x100.11, to an investing client. The property was held at \$32,000.

116TH ST.—The 5-sty brick tenement house, with stores, on a lot 25x100.11, at 131 West 116th st, has been purchased by Edward Spiegel of the B. S. T. Realty Corporation. The buyer will install additional stores for the millinery trade.

117TH ST.—Henry Simon sold 51 West 117th st, a 5-sty double flat with stores, on a plot 34.11x108, at the northeast corner of Madison av.

122D ST.—Porter & Co. sold for the Wells Holding Co. to Rose D'Agati for occupancy, 151 West 122d st, a 3-sty and basement stone dwelling, on a lot 20x100.11.

124TH ST.—D. H. Scully & Co. sold for the estate of Mary A. White the vacant plot, 50x100.11, at 53-55 East 124th st, adjoining the northeast corner of Madison av, to the First Institute of Pediatrics, which will erect a clinic for the treatment of foot afflictions and a school for the training of students of scientific pediatry.

127TH ST.—Ulysses S. Tanco sold for Charles Wynne, 225 East 127th st, a 5-sty brick flat, on a lot 26.6x99.11.

127TH ST.—Vreeland-Ord Realty Co. sold for Mary M. Cummings 22 East 127th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

128TH ST.—Temple C. Burge sold to the Ethel Holding Corporation, 274 West 128th st, a 4-sty stone dwelling, on a lot 20.10x99.11.

132D ST.—George W. Ryan sold for E. Horowitz the 5-sty brick triple flat, 548 West 132d st, on a lot 25x99.11.

132D ST.—James H. Cruikshank bought through Harry Sugarman from Minnie A. Braxmer 256 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

134TH ST.—Albert H. Stout, in conjunction with Charles Taylor, sold for a client 245 West 134th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

138TH ST.—Samuel A. Kelsey sold for Michael Osborne 222 West 138th st, a 3-sty and basement brick dwelling, on a lot 21.1x99.11, to Dr. James A. Banks, who will occupy. William T. White was associate broker.

179TH ST.—Nehring Bros. sold for M. Lowenstein 815 West 179th st, northwest corner of Pinehurst av, a 5-sty and basement brick apartment house, on a plot 50.1¼x100. It contains 20 apartments.

180TH ST.—George Steinman, Inc., sold for William Meyn, 704-708 West 180th st, adjoining the southwest corner of Broadway, two 5-sty and basement brick apartment houses, each on a plot 52.6x100.

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APARTMENTS AND HOUSES

SOUND MORE PROPERTY A SPECIALTY

AMSTERDAM AV.—Nathan Wilson, operator, purchased from the Empire State Holding Co., William Praeger, president, the 5-sty brick apartment house, with stores, at the southeast corner of Amsterdam av and 89th st, on a lot 25.8½x100. The parcel was held at \$130,000. Charles Goldberg was the broker.

AUDUBON AV.—Dike & Co. and Louis Levy sold for an estate to Samuel Hadler and Joseph Nasanowitz, 82 and 84 Audubon av, two 3-sty brick flats, on a plot 33.6x100, which are to be altered into 2 and 3 room suites. They adjoin the northwest corner of 169th st.

BROADWAY.—Adolph Lewisohn sold to Samuel Brener, the operator, the 1-sty taxpayer on the east side of Broadway, 25.6 feet north of 178th st. The structure measures 76.6x86.8, and was acquired by Mr. Lewisohn last July. The seller is a heavy owner of real estate in this section of Manhattan.

COLUMBUS AV.—The newly formed 924 Columbus Avenue Realty Co., represented by Abberly & Bryde, attorneys, and having for directors Lizzie J. Heuer, Irene R. Krumwiede and Rosalie F. Kulze, purchased from the Spannaus estate the 5-sty flat with stores, 25x75, at that address. It is located north of 105th st.

EDGEcombe AV.—The 3-sty and basement brick dwelling, 20x90, at the northeast corner of Edgecombe av and 136th st, has been purchased by the Roach Leasing Co. from Harry W. Bell.

EIGHTH AV.—Columbia Trust Co., as trustee, sold for the estate of Jacob Bauman the 6-sty elevator apartment house with stores at the southeast corner of 140th st and Eighth av, on a plot 87.5x100 and known as the Lourian. This is the first sale in 19 years. Samuel Klasky and Samuel Spurling were the brokers.

LEXINGTON AV.—Arthur L. Shaw sold for Samuel Newman, 1029-1031 Lexington av, two 3-sty and basement brownstone flats with stores, on a plot 34x93.9.

LEXINGTON AV.—Jonas Kahn sold through Sigmund Levy to C. A. Schultze, 1064 Lexington av, a 4-sty stone nat with store, on a lot 16.8x55.

LEXINGTON AV.—Edwin E. Vollhart sold through J. Lemle, 1434 Lexington av, a 4-sty stone flat with store, on a lot 16.7x75.

MADISON AV.—Jerome C. and Mortimer G. Mayer bought 1269 Madison av, southeast corner of 91st st, a 5-sty apartment house on plot fronting 100.8 feet on the avenue and 36.8 feet on the street. The seller was the Phelps Stokes Estate, Inc., and the reported price \$140,000. The house is laid out in two 7-room suites on a floor, with a rental of about \$20,000 annually. Edward M. Scott and Duff & Conger were the brokers.

MADISON AV.—Mulvihill & Co. sold for Dr. Solomon Gettenberg to Estema Hawath, 1861 Madison av, southeast corner of 121st st, a 3-sty and basement stone dwelling, on a lot 17.9x88.

MADISON AV.—Caroline H. Bridge and the Osborne Trust Co. of East Hampton, L. I., sold through Harry Sugarman to James H. Cruikshank, 2046 Madison av, a 3-sty and basement stone dwelling, on a lot 16.4x75.

NAGLE AV.—Nehring Bros. sold for Charles Sachs to Wilhelmina Bertenberg, 110-112 Nagle av, two 5-sty brick apartment houses, with stores, on a plot 40x129.6. It contains 25 apartments.

PARK AV.—Edgar A. Levy purchased the 5-sty brick flat with stores, on a lot 25.2½x100, at the northwest corner of Park av and 95th st from the Realty Mortgage Co., Benjamin Mordecai, president, which valued it at \$80,000.

PARK AV.—Edgar A. Levy bought the northeast corner of Park av and 95th st, a 5-sty and basement stone and brick flat with store, on a lot 25.8½x90.

WADSWORTH AV.—Heil & Stern sold for Bernard Brownstein the northeast corner of Wadsworth av and 180th st, a 5-sty and basement brick apartment house, on a plot 44.6x100.

WEST END AV.—William R. Ware, represented by C. Ames, sold for Louise Maron the 4-sty and basement brick dwelling, on a lot 19x80, at 593 West End av.

Haskell Greshler 963 East 156th st, a 2-sty and basement brick 2-family house, on a lot 25x100.

166TH ST.—Sherman & Kirschner, in conjunction with Cohen & Strauss sold for the Lucky Realty Co. 445 East 166th st, a 6-sty and basement brick apartment house, on a plot 59.2x90.

167TH ST.—Julius Trattner sold for Frank Hertel the 5-sty and basement brick apartment house, 829 East 167th st, on a plot 44x152x irregular.

175TH ST.—William J. Gabel sold for Frank J. Muhlfeld to Max Eisenberg 770 East 175th st, a 2½-sty frame 2-family house, on a lot 25x140.5.

177TH ST.—M. M. Reynolds sold for a client to Rex Gilmartin the triangular plot at 177th st, Leland av and McGraw av.

BAILEY AV.—Eugene L. Larkin sold for William E., Mary A. and Willis H. Thorn the 2½-sty detached dwelling, 2674 Bailey av,

northeast corner of 193d st, 500x100, held at \$13,000. It was erected by the late William Thorn 12 years ago. The new owner will occupy.

CAMBRELENG AV.—Boro Associates sold through D. A. Trotta 2313 Cambreleng av a 2-sty and basement frame dwelling with garage, on a lot 25x100.

CLINTON AV.—I. Schneider sold to D. Hoffman, 1935 Clinton av, a 4-sty and basement brick apartment house, known as the Minneapolis, on a plot 37.5x100.

CONCOURSE.—Martin Stein sold a lot, 25x100, on the west side of Grand Boulevard and Concourse, 25 feet south of 175th st. J. Clarence Davies and John Pfluger were the brokers.

CONCOURSE.—H. T. Wood sold to John Seinfeld, 2095 Grand Boulevard and Concourse, a 5-sty and basement brick apartment house, on a plot 101.5x102x irregular.

CONCOURSE.—Moses H. Rothstein acquired for an investing client 2005 Grand Boulevard

Classified Advertisements

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

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

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

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 7, 1922.—**SEALED PROPOSALS** will be opened in this office at 3 p. m., May 5, 1922, for the construction of new balconies, changes in Post Office screen, etc., in the United States Post Office at Orlando, Fla. Drawings and specifications may be obtained from the Custodian at the building, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Administration and Staff Building; and Vapor Hood, Fan, etc., for Kitchen, Reception Hospital Building, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m., (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3868, and errata, 3869, 3870, 3871 and 3799. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
SECRETARY, STATE HOSPITAL COMMISSION.
Dated: April 7, 1922.

NOTICE TO CONTRACTORS: Sealed proposals for Drying Tumblers (Dry Room Tumblers for Laundry) at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m. (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3802. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Archi-

ture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
SECRETARY, STATE HOSPITAL COMMISSION.
Dated: April 7, 1922.

SITUATIONS WANTED

SUPERINTENDENT.

MAN with 20 years' experience in building maintenance, repairs, alterations, leasing, economical management, desires to connect with private owner or real estate concern as inside or outside man; licensed engineer; age, 35; best references. Box 884, Record & Guide.

YOUNG MAN, 25 years, giving up Brooklyn real estate office, desires position with realty firm. Has eight years' experience. Knowledge office affairs; rental collections; repairs; good salesman. Is also special deputy sheriff for Kings County. Highest credentials. Box 889, Record & Guide.

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PRIVATE OFFICE, unfurnished, with service, architect's office. Opportunity for co-operation. Real estate brokers preferred. Box 887, Record & Guide.

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DESK ROOM for rent in modern real estate office on Lexington Avenue. Complete service. Box 888, Record & Guide.

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APPLY HERBERT McLEAN PURDY & CO., INC., 17TH FLOOR, 25 WEST 43D STREET, VANDERBILT 8040.

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

BRONX SALES

BECK ST.—M. Hampton sold 901-905 Beck st, two 5-sty and basement brick apartment houses, each on a plot 36.5x100.

FORD ST.—D. A. Trotta sold for Anthony Avenue Realty Co. two 2-sty and basement brick 2-family houses, on a plot 50x100, at 371 and 373 Ford st.

HOME ST.—Duross Co. and the Neptune Real Estate Co. sold for the Brad Realty Co., Theodore Terney, president, to the B. & H. Trading Co., Inc., 822-832 Home st, a new 1-sty brick taxpayer containing 8 stores, on a plot 113.8x110.

155TH ST.—Ancowitz & Cohen sold the 4-sty brick flat with stores, 773 East 155th st, on a lot 25.5x100, northwest corner of Tinton av, for Emma Hoekler to L. Kartelowitz.

156TH ST.—Sigmund Smolka bought from

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and Concourse, a 5-sty and basement apartment house, 101x102, containing 45 apartments. Property shows rental of \$43,000 and was held at \$250,000.

CROTONA AV.—Harry Sachs sold through Grudin & Sawitch to Samuel Elkoff a plot at the southwest corner Crotona av and 179th st, 25x100, for a 2-family house.

CROTONA PARK NORTH.—Johnson-Deichsel Building Co. sold the new 6-sty apartment house, 75x100, at 771 Crotona Park North, 67 feet east of Prospect av, containing 37 apartments, and held at \$160,000.

DAVIDSON AV.—Benenson Realty Co. resold to a client of E. Schoen, 2391 Davidson av, a 4-sty and basement brick 16-family apartment house, on a plot 50x100, renting for \$9,500 and held at \$55,000.

DAVIDSON AV.—The newly formed Leska Realty Corporation, with C. M. Rosenthal, E. V. Levin and J. Friedland as directors, purchased from Carmela Silvestro the 2-family house, 33.4 x100, on the east side of Davidson av, 275 feet north of Featherbed la. It was valued at \$25,000, and was sold through David Marks.

EAGLE AV.—David Kessler sold to Philip Pearlman the 6-sty and basement brick apartment house 825 Eagle av, northwest corner of 159th st, on a plot 50x100.

KINGSBRIDGE AV.—Eugene L. Larkin sold for Frank D. Wilsey, formerly vice-president of the Board of Education, his former residence at 3113 Kingsbridge av to Dr. Michael J. Lynch, who will make extensive alterations and occupy. The house, one of the finest in the Kingsbridge section, was valued at \$40,000. It is 2½ stories, on a plot 97.9x200, located 75 feet north of 231st st.

MOHEGAN AV.—Abraham Stolz purchased from John Friedrich, 1817 Mohegan av, a 5-sty and basement brick flat, on a plot 50x98.9.

MORRIS AV.—Harry Cahn purchased the vacant plot, 150x92.5, on the east side of Morris av, 90 feet north of 169th st, from the Reynal Realty Co.

MORRIS AV.—Harry Cahn, operator, resold to the Strategy Realty Co., Inc., the vacant plot, 150x92.5, on the east side of Morris av, 90 feet north of 169th st. George J. McCaffery, Jr., was the broker.

ROGERS PL.—Louis Gold & Co., Inc., sold to Seelig & Finkelstein of Brooklyn, the triangular corner of Rogers pl and Dawson st. The pur-

chasers will erect a 1-sty taxpayer containing 12 stores, which will be completed by July 1.

SEABURY PL.—Stozard Holding Co., Dr. Charles I. Stein, president, sold to Jacob Barsky the recently completed 1-sty brick taxpayer at the northwest corner of Seabury pl and 172d st for \$112,550. The building contains 12 stores, rents for \$15,500 and occupies a plot, 149x32.6. The selling company acquired the property last December.

SOUTHERN BOULEVARD.—Charles Wynne and Louis H. Low sold 1497 and 1499 Southern Boulevard, a 6-sty and basement brick apartment house, on a plot 50x100. Ulysses S. Tanco and S. Ullman were the brokers.

STEBBINS AV.—Benenson Realty Co. bought the northeast corner of Stebbins av and Freeman st, a 6-sty apartment, containing 26 suites and 5 stores, on a plot 72x113. The house was held at \$130,000, and rents for about \$22,000 annually.

STEBBINS AV.—Meister Builders, Inc., bought through M. Aronson 1270-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125x irregular.

THIERIOT AV.—M. M. Reynolds sold for the Knockmore Realty Co. to John Biemann 1243 Thieriot av, a 3-sty and basement frame 2-family house, on a lot 25x100.

THIRD AV.—Schwab & Co. resold for the W. C. P. Realty Co., Inc., to Martin Silverman, for cash, 2594 Third av, northeast corner of 169th st, a 1-sty brick taxpayer, on a plot 80x95.5.

THIRD AV.—Richard Dickson sold for Adolph Blechner 3432-3434 Third av, a 3-sty frame flat with store, on a plot 34.7x116.8x irregular.

TINTON AV.—Federated Realty Brokers sold for Weil & Mayer to A. Regenshein 608 Tinton av, southeast corner of 151st st, a 5-sty brick apartment house with stores, on a plot 100x46.

TREMONT AV.—Grudin & Sawitch sold for Edward Steiner to R. Olemick and S. Elsnor 747 Tremont av, a frame 2-sty dwelling, on a lot 25x145. It will be remodeled for business uses.

TREMONT AV.—Max N. Natanson purchased from Rosalie C. Colihan, Edward A. John J. and Frank M. McQuade, the vacant block front on East Tremont av (177th st), between Crotona Parkway and Honeywell av. The property has frontages of 124 feet on Tremont av, 208 feet on Crotona Parkway and 191 ft on Honeywell av, and includes about 13 city lots. It was

held at \$125,000. This is the first sale of the property in more than 40 years. Clifford Aaron was the broker.

UNIVERSITY AV.—John P. Peel Co. sold for the Jupiter Realty Co., Nathan Wilson, president, the 1-sty taxpayer at 1969 University av to the William S. Dempsey Realty Co., Inc.

VALENTINE AV.—Schwab & Co. sold for I. Harris, for all cash, 2118 Valentine av, a 2-sty and basement brick 2-family house, on a lot 25.3x107.6.

VILLA AV.—D. A. Trotta resold for the Boro Associates, Inc., 3159-3171 Villa av, seven 3-sty frame flats with stores, on a plot 125x100.

VILLA AV.—Mark A. O'Brien & Co. sold for Mrs. Kate Gaskell to John T. L. Barry the northeast corner of Villa av and Bedford Park blvd, 27.3x127.7, on which the buyer will erect stores.

WALTON AV.—Strategy Realty Co., represented by Engel Bro., sold to Harry Cahn and Samuel Rubin the new 5-sty and basement brick apartment house at the southeast corner of Walton av and 184th st, on a plot 100x96. George S. McCaffrey was the broker.

WALTON AV.—G. Carlucci & Co. sold for the S. F. W. Building Corporation to Louis Rosasco the new 1-sty taxpayers with 9 stores, 60x100, at the northeast corner of 181st st and Walton av, held at \$75,000.

WASHINGTON AV.—The Christian and Missionary Alliance bought from the Gladstone Co. the southeast corner of Washington av and 168th st, 1 and 3-sty buildings, on a plot 64.8x100x irregular.

BROOKLYN SALES

GRAND ST.—Henry Berse sold to the Rolla Holding Corporation, David J. Rubinstein, president, 432-438 Grand st, southwest corner of Keap st, old dwellings. A modern 2-sty taxpayer will be built on the site.

75TH ST.—Frank A. Seaver & Co. sold the plot, 60x100, on the south side of 75th st, 240 feet west of Eleventh av, Dyker Heights, for David Evans.

BROADWAY.—The Leverich Realty Corporation sold for H. Levy the 2-sty and cellar modern department store building, 40x107.6, 1213 Broadway, to Joseph Michaels of J. Michaels, Inc., who plans to occupy it.

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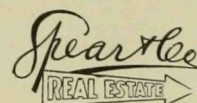
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EAST 24TH ST.—Samuel Galitzka sold for Vanderpool, Inc., to Herman Nelson, the 2½-sty detached dwelling, with double garage, on a plot, 40x100, at 951 East 24th st, Flatbush.

EMERSON PL.—Meister Builders, Inc., sold through R. F. Woodward to Carl F. Hexburg 190 Emerson pl, a 9-room dwelling with garage accommodating 9 cars.

EMERSON PL.—Meister Builders, Inc., sold to Charles Watson 180A Emerson pl, a private dwelling.

FOURTH AV.—Henry Schwanewede sold through the Bulkley & Horton Co. to a builder, for immediate improvement, the vacant plot, 150x90, on the east side of Fourth av, 100 feet south of Bay Ridge av. An apartment house will be built.

FIFTH AV.—McInerney-Klinck Realty Co. sold for Diedrich Scheffer 3906 Fifth av, a 3-sty brick and stone flat with stores, on a lot 20x100.

MANSFIELD PL.—Bulkley & Horton Co. sold for James Gillies to a buyer, for occupancy, 662 Mansfield pl, a 2½-sty detached dwelling, on a plot 40x100.

PARK PL.—Bulkley & Horton Co. sold for the estate of I. M. Henderson to a buyer, for occupancy, 986 Park av, a 3-sty and basement brownstone dwelling.

STERLING PL.—A. J. Shannon Co. sold for Mrs. Mary E. Derry to a buyer, for occupancy, 315 Sterling pl, a 3-sty and basement brownstone dwelling.

QUEENS SALES

EDGEMERE.—Lewis H. May Co. sold for the Lancaster Sea Beach Improvement Co. (F. J. Lancaster, president) a plot of lots on the west side of Beach 35th st, Edgemere, to the Anallp Realty Co., who will improve with all year homes.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Rose L. Cohen, 1203 Mills st, Far Rockaway, a 3-sty dwelling and garage to Benjamin Schoen, who will make extensive improvements and occupy as an all-year residence.

LONG ISLAND CITY.—Cross & Brown Co. sold for Sadie Rosenthal the vacant plot, 100x100, on the east side of Sixth av, 100 feet north of Grand av, Long Island City.

HAROLD A. SMITH, who has long been in the real estate business in the St. Marks section of Brooklyn, has identified himself with the office of the Bulkley & Horton Co., at 585 Nostrand av, Brooklyn, in the St. Marks section.

RECENT LEASES.

Notable Seventh Ave. Leasehold

Invasion by the millinery trades of the area contiguous to the new needle trade center in the Pennsylvania zone is further emphasized by the announcement of an \$8,000,000 deal which will result in the erecting of a commercial building at the northeast corner of Seventh av and 37th st. The site was leased for a term of 63 years with an option of purchase by a building syndicate organized by Joseph E. Gilbert from the Craiginch Co., composed of Francis Bannerman and others.

The plot measures 100 feet on Seventh av and 244.6 feet on 37th st, and is directly opposite the Garment Center Capitol buildings, which form the nucleus of the fast growing needle trade center. On it the lessees will put up a building exclusively for millinery concerns, most of which are located further down town. Ground will be broken in January, 1923, and it is expected that the structure will be ready for tenants by the 1924 renting season. The \$8,000,000 or more involved in the venture includes both the aggregate rental and the cost of the building.

Frederick Fox & Co., Inc., were the brokers.

Builder Leases Corner

United States Trust Company of New York and Ira Bliss Stewart, trustees for the estate of Abram Baudouine, leased through Brady & Bowman, Inc., to the 665 Madison Avenue Corporation, Francis S. Paterno, president, 26x28 East 61st st, southwest corner of Madison av, two private dwellings, on a plot 67 feet on the avenue and 48 feet on the street. The term is 21 years with two renewals. The rental for the first 21-year period is approximately \$500,000 net.

No. 26 East 61st st for a number of years was the home of Abram I. Elkus, former Ambassador of Turkey. The corner house, 28, was the residence of the late Abram Baudouine. The property is now under lease to the Century Leasing Co., subject to a cancellation clause which will shortly be exercised by the owner. It is the intention of the 664 Madison Avenue Corporation to reimprove the property.

Walter Fox and William H. Peckham were associated as brokers with Brady & Bowman, Inc.

Dorlon's Old Stand Leased

Henry Shapiro & Co., in conjunction with Harris, Vought & Co., subleased for the Schulte Cigar Stores Co. to the St. Regis Restaurant,

the entire buildings, 6 East 23d st, running through to 7 East 22d st. The ground floor of the 23d st building was formerly occupied by Dorlon's restaurant. The lease is for a long term of years.

The same brokers also leased to the St. Regis Restaurant the store at 954 Broadway for the Schulte Cigar Stores Co., this store connecting with the 23d st building.

Art Galleries Renew Lease

Harris, Vought & Co., in conjunction with Henry Shapiro & Co., sublet for the St. Regis Restaurant Co. the entire upper floors in the building, 6 East 23d st and 7 East 22d st to the American Art Galleries. This is a portion of the building recently taken over by the St. Regis interests, at the present time occupied by the American Art Galleries in conjunction with adjoining space. The same brokers also leased to the American Art Galleries the six upper floors of the Bartholdi building at the southeast corner of Broadway and 23d st for the Schulte Cigar Stores Co., the entire area leased being approximately 80,000 square feet.

Lease a West 14th Street Corner

Duross Co. leased for a client to the United Cigar Stores Co. the store in the northwest corner of 14th st and Ninth av, for a term of years; for Fordham University, a plot of ground, to be improved with a garage, at the northwest corner of Southern boulevard and East 189th st to Frank Mennella, for a term of years.

Chicago Bankers in 115 Broadway

Carl A. Leasenfeld subleased for Harvey Fisk & Sons the ground floor banking suite in the U. S. Realty Building, at 115 Broadway, to King, Hoagland & Co., investment bankers of Chicago, who will occupy the space after extensive alterations from plans by Henry Ives Cobb.

Good Lease on Times Square

Bouton's, Inc., Raymond P. Herrick, president, leased through Richard L. Lee from the Hilton Co., Inc., the northerly store, 22 feet wide, in 1591-1597 Broadway, for a term of years, at an aggregate rental of \$300,000.

Lease Fine Apartments

Douglas L. Elliman & Co. leased a large apartment containing 13 rooms and 4 baths in the new building at No. 920 Fifth avenue, southeast corner 73d street, for the 920 Fifth Avenue Corporation, J. E. R. Carpenter, president, to Theodore Pomeroy. Also an apartment in 1049 Park av to John Murray Mitchell, Jr.

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O'Neill Estate Leases to Bank

Estate of Hugh O'Neill leased through Manning & Trunk to the Mechanics & Metals National Bank of 20 Nassau st, the two 4-sty and basement stone dwellings, on a plot 45x100.5. They adjoin Cavalry Baptist Church on the west.

The term of the lease is 21 years, with privilege of renewal. The bank will remodel the structures for banking purposes and for offices.

The late Hugh O'Neill was for two generations or more the head of the retail drygoods firm of H. O'Neill & Co. on Sixth av. He built the houses, just leased, 40 years ago. They were then considered to be the last word in private dwelling construction.

The bank will use the remodeled building for its Central Park branch, which is now at the northeast corner of Seventh av and 58th st.

A Long East Side Lease

Henry Shapiro & Co. leased for the Schulte Cigar Stores Co. to Brown Bros. & Herman 110 to 124 Third av, including the southwest corner of 14th st. The term is 21 years at an aggregate rental in excess of \$600,000. A 2-sty motion picture theatre with stores comprises Nos. 110-112, while the rest of the property comprises six 3-sty brick flats with stores.

ADAMS & CO. leased for Michael and George Coleman a floor in 114-116 East 25th st to the Peerless Lamp Shade Mfg. Co., for a term of years; also a floor in 49-51 West 23d st to William G. Mueller, for the same owners; also for E. Sharum Co. space in 122-124 Fifth av to P. J. Peller Co.

ALBERT B. ASHFORTH, INC., leased for the estate of John N. Golding store No. 5 at 547 Fifth av to Quigley & Ehret, for a term of years.

ALBERT B. ASHFORTH, INC., leased the front portion of the 11th floor in the Wurlitzer Building, 120 West 42d st, for the General Motors Corporation to H. W. Dubiskie & Co., for a term of years.

AUTO RENEWAL CO., INC., leased the 2d floor, containing 18,000 square feet, in 625 to 627 West 49th st, which they will use for their shops for automobile painting. Cross & Brown Co. represented the tenant and J. Arthur Fischer the landlord.

CARSTEIN & LINNEKIN, INC., leased for a client space on the 6th floor at 347 Fifth av to the Twelfth Church of Christ Scientist, to be used as a reading room.

DANIEL BIRDSALL & CO., INC., leased for the Sailors' Snug Harbor the first loft in 30-34 University pl to A. O. Schoonmaker; the store and basement of 132 Church st to Cabot & Rothstein; and the second loft of 27 Walker st to Grossman & Kaplan.

CROSS & BROWN CO. leased for the Bear Lithia Spring Co. to John F. Murray the 3-sty building 467-469 Eleventh av; also the 4th floor in 614-618 West 56th st to Henry Woltman; also for Meyer Cohen to Weigs & Laks the 4th floor in 70 West 38th st; and in conjunction with Clark T. Chambers the store in 1746 Broadway to Albert Hirst Motor Co., Inc.

CROSS & BROWN CO. leased for the Standard Steel Car Co. to the Garford Motor Truck Co. the basement and first floor in the building on the south side of Bridge Plaza, between William st and Ely av, Long Island City; also for the C.-H. Motors Corporation to the Westinghouse Air Spring Co. the 2d floor in the building on the north side of Henry st, between William st and Ely av, Long Island City.

CUSHMAN & WAKEFIELD leased for a client to the Delaware & Hudson Railroad Co. and to the Canadian Steamship Co., office suites in 112 West 42d st.

CHARLES M. DE ROSA CO. leased for J. J. Radley the ground floor and first floor in 208-210 East 34th st, to E. Ward for a term of years; also, leased for Poppus the store at 155 East 28th st, to Frank Natale, for a term of 5 years; and leased for Mrs. Fluhr the loft at 152 East 33d st, to the S. & V. Art Embroidery Co., for a term of years.

J. ARTHUR FISCHER, in conjunction with Cross & Brown, leased for a client to the Auto Renewal Co. the 2d loft in 625-639 West 46th st; in conjunction with Hunt & Roy to Marcia White the store in 114 West 45th st; and for Gertrude Broide to the New York Charity Organization the 3d floor in 308 West 34th st. All for a term of years.

FREDERICK FOX & CO., INC., in conjunction with Carstein & Linnekin, leased the top floor in 840 Broadway to Braunstein & Judelson; for the Gorsil Realty Corporation the 6th floor in 64-66 East 11th st to Solomon Fergen; for Hyman Danelson space in 5-9 Union sq to Joseph Roth; for J. W. Wentworth the 4-sty brick building 208 West 15th st to Ferdinand Ufert.

FREDERICK FOX & CO. leased for Helen Munro Schurman, in 208 Greene st, the 1st loft to the Southern Jobbing House; the 2d loft to the Reliable Binding Co.; the 3d loft to the Phoenix Legging Co.; the 4th loft to Newman & Schiff; and the top loft to the Manhattan Tailoring Co.

MORRIS FLOREA leased, for a term of years, for the Brandtish Realty Co. the busi-

ness and apartment building 121 East 120th st to Alexander Palumbo.

WILLIAM J. GABEL leased for the Hunter Holding Co. to Samuel M. Roth the store 915 East Tremont av; to Adolph Wegner the store 917 East Tremont av; to Samuel Brecher the store 1967 Daly av; and to John Salerno the store 1969 Daly av, all in the Bronx.

F. J. GUILFOYLE & CO. leased space in 487 Broadway to the U. S. Pencil Co., H. S. Trading Co., Bergman Bros, Pincus & Simons, Frankel Shirt Co., Empire Mercantile Co., Tropical Products Co., N. W. Rosenberg, Saul Eder, Light-Well Fixture Co., S. J. Eisenmann, Arthur W. Hahn, U. S. Freight Traffic Assoc., and the Arthur B. Albertis Co.

PETER GRIMM leased to the Roseville Pottery Co. the 2d floor in 292 Fifth av, for a term of years, for the Crucet Manufacturing Co., Inc., this being the first removal occasioned by the coming of Saks & Co. to Fifth av.

PETER GRIMM leased for Dr. Frank Parker the entire 2d floor at 49 West 49th st, for a term of years, to Mme. K. Beilinson, who will occupy after extensive alterations; also, with Rice & Hill, leased the parlor floor at 21 West 47th st to Marshall-Bull for a term of years; in conjunction with Ruland & Benjamin the front of the 8th floor at 17 West 45th st to Frank Bruder, for a term of years; and leased for the Central Union Trust Co. a suite of offices at 74 Broadway to W. H. Seldon, Jr., and C. W. Mitchell.

HENRY HOF leased for the Hup Realty Co. a loft in 205 East 12th st to the American Mailing Device Co.

HENRY HOF, as broker, leased a loft in the former J. Chr. G. Hupfel Brewery, now altered to a modern fireproof loft building, to Guider & Heina, upholsterers and decorators. Also, store at 217 East 38th st to F. L. Bouquet, wholesale dealer in upholstery supplies.

JULIUS LIBMAN leased the 4th loft in 48-56 West 38th st to Friedman & Co., importers of beads and novelties, for a term of years, at an aggregate rental of \$65,000.

JOSEPH M. MAY leased through the Bulkeley & Horton Co. to Owens & Beers the building 1074 Flatbush av, Brooklyn, for a long term of years.

CHARLES F. NOYES CO. leased for the Watts Realty Corporation the store in 940-948 Broadway, for a term of years, at an aggregate rental of about \$35,000; for E. D. Self the 5-sty building 248 Water st to Wally A. Hollman; the 3d floor of 25 Beekman st to Charles B. Bartram; the 2d floor of 15 Fulton st to James J. Richards; the 3d floor of 617-621 East 18th st to Ralph R. Watney; a floor in 126-128 Maiden lane to Harry Osborne; and the 3d floor in 13 Gold st to Edward Lingert.

CHARLES F. NOYES CO. leased for the Lawyers Title & Trust Co. the store in 6 Maiden la, now occupied by George H. Squires, to Abraham Levy, for a term of 10 years, at an aggregate rental of about \$75,000. The Levy Jewelry Shop has been located for many years in the Hudson Tunnel Building, and the change is made necessary on account of the Corn Exchange Bank taking over the Levy premises. The Noyes Co. also leased the greater portion of the 16th floor of the Masonic Building, 46 West 24th st, to the New York Federation of Churches.

CHARLES F. NOYES CO. leased to E. B. McConnell, who has charge of the bonding department of the Maryland Casualty Co., the entire 8th floor of the Central Fire Building, 92 William st, for Corroon & Duffey; and other space in the same building to Curtis, Hellriegel & Pereyca, Inc.; for John B. Hibbard a portion of the 5th floor of the Dodge Building, Park pl, West Broadway and Murray st, to the Farrington Case Co.; for Robert E. Simon offices in 87-89 Nassau st, corner of Fulton, to Krakowsky Fereses, Michael Birnbaum and Adolph Eisen; and for Gauvin & Hanson offices in the new Gauvin Building, 90 William st, to R. J. McLachlan.

CHARLES F. NOYES CO. subleased for the Commercial Union Assurance Co. the 3d floor of 4-6 Dutch st to the Travelers Insurance Co., the lessees of the 16-sty adjoining building at 55 John st and the 6-sty adjoining building at 8-10 Dutch st.

PEASE & ELLIMAN leased for W. C. & A. E. Lester to the Misses Flora L. Valentine and Jane Bradley the store in 49 West 47th st, for a term of years.

PECK & PECK leased space in 587 Fifth av, as follows: front half of the 10th floor to John N. Kelly, for a term of 3 years, at an aggregate rental of \$15,000; rear half of the 9th floor to the Gresham Realty Co., for a term of 5 years, at an aggregate rental of \$25,000; the middle part of the 9th floor to Gertrude Haviland, for a term of 5 years, at an aggregate rental of \$10,000; the entire 8th floor to Bertram Hall, for a term of 5 years, at an aggregate rental of \$40,000; the middle part of the 7th floor to Emily A. Linderman, for a term of 3 years, at an aggregate rental of \$6,000; the front half of the 7th floor to Finger & Brotman, for a term of 5 years, at an aggregate rental of \$20,000; the rear half of the 6th floor to Howard Hardy & Co., for a term of 3 years, at an aggregate rental of \$15,000; and through Brady & Bowman to D'Andrea Bros. the entire 2d floor, for

a term of 5 years, at an aggregate rental of \$47,000.

LEOPOLD PORRINO leased for Victor Langman, for a term of 5 years, the store and basement of 97 Sixth av.

RICE & HILL leased for John Forsythe & Sons the entire first floor in 590 Fifth av to J. Schaeffer, Inc., for a long term of years, from May 1, 1922. The floor was held at \$10,000 a year. After extensive improvements the premises will be used as a permanent hair waving establishment.

LEWIS L. ROSENTHAL CO. leased, for a term of years, the store 703 Eighth av to S. Landes, to be used for the sale of trunks and leather goods, at the expiration of the present lease; also, store at 144 East 42nd st to Philip Kotler, to be used for trunks and leather goods; and to Silver & Horman the store, which was formerly occupied by the National Shirt Shops, at 31 Park Row, for a term of years.

LEWIS L. ROSENTHAL CO., in conjunction with Theodore Luby, leased for a client to Silver & Herman, the store at the southeast corner of Broadway and 49th st; to the Radio Stores Corporation store 16, in the Penn Arcade, 33d to 34th st, east of Seventh av; to George Silver, for a term of years, the store in 300 West 44th st, Morris Taylor being associated as broker in the last mentioned lease.

LEWIS L. ROSENTHAL CO., in conjunction with Theodore Luby, leased for the Broadway and 170th Street Holding Corporation, two stores, Nos. 9 and 10, in the new building, corner of St. Nicholas av and 168th st, to Theodore Trumpas and Thomas Hronis, for a term of 10 years. Also, for the Loew Realty Corporation the store, which for many years has been occupied by the Automat Lunch Co., at 644 Eighth avenue, which adjoins the American Theatre, for a term of 7 years, to I. Dubroff, who conducts a chain of lunch rooms. These leases aggregate a rental of \$110,000.

SPEAR & CO. leased, for clients, the store and basement at 28 West 15th st to the National Safety First Aid Kit Co.; the 5th floor in 417 Lafayette st to Triangle Hat Works; the 2d floor in 142-144 Greene st to Isidore Goldflam; the 2d floor in 34-38 West 4th st to Henry Goodman, novelties; the 5th floor in 113-115 Prince st to the Royal Luggage Co.; the 3d floor in 28-30 East 12th st to Joseph Hosenball, ladies' neckwear; and in conjunction with H. J. Friedman the 4th floor in 42-46 West 33d st to the Mildred Dress Co.

SPEAR & CO. leased for the General Motors Corporation to the American Can Co. the 9th floor and part of the 8th floor, with 13,000 square feet in all, in the Wurlitzer building, 120 West 42nd st. The Beautebox Corporation also leased 2,500 square feet on the 8th floor, through Spear & Co.

SPEAR & CO. leased the store and basement at 39-45 West 19th st for Sears, Roebuck & Co. to Morris White, manufacturer of leather goods; and the 5th floor at 30-32 West 24th st to Kirschner & Henaler Co., manufacturers of ladies' underwear.

SPEAR & CO. leased for the American Real Estate Co. the 7th floor in 114 Fifth av, containing 16,000 square feet, to L. Sonneborn Sons, dealers in oils and chemicals, for a term of years.

SPEAR & CO. leased for a client to the Cosmopolitan Auto Body & Repair Co. the 3-sty and basement building, 136 West 18th st, for a term of years.

JENNIE SPIRO, represented by Abraham H. Sarasohn, leased for a term of 21 years the 3-sty dwelling with stores at 1677 Madison av to the Pomboke Realty Co., Inc., who will alter and occupy the premises for their own use. The brokers were Sherman & Kirschner.

SPOTTS & STARR, INC., leased to the Arta Realty Co., at an aggregate rental of \$135,000, the 4-sty building 1501 Third av, owned by Charles F. Eberhart.

TANKOOS, SMITH & CO. leased for the Horn & Hardart Co. to L. Schechtman & Son, wholesale women's wear, the large southerly store in the southeast corner of Broadway and Houston st, for a term of years, at an aggregate rental, from April 1, of \$25,000.

TANKOOS, SMITH & CO. subleased for the Horn & Hardart Co. to the United Cigar Stores Co., for a term of 20 years, the corner portion of the large store in the new building, under way, at the southeast corner of Broadway and 37th st. The aggregate rent is \$300,000.

TANKOOS, SMITH & CO., in conjunction with Sheldon C. Kniffin, leased for the Horn & Hardart Co., in 1353-1357 Broadway, the south store for a long term of years, at a rental aggregating \$100,000, to Joseph Greenwald and Samuel E. Born, who own and operate the Born French Chocolate Shops.

TANKOOS, SMITH & CO. leased for Horn & Hardart Co. to A. Freedman & Sons, of Boston, for a long term of years, at a rental aggregating approximately \$150,000, the northerly store and basement of the Automat Restaurant building, 1553-1557 Broadway. The lessee, upon completion of alterations, will operate a branch establishment for the sale of shoes.

CHARLES B. VAN VALEN, INC., and John J. Fleming leased for a client the store in 75 John st to Schaefer & Shevlin, insurance underwriters.

REAL ESTATE NOTES.

ARTHUR P. BAMMAN has joined the sales force of the Houghton Co.

NEW YORK EDISON CO. is the real buyer of 27 and 29 Bridge st, sold recently.

SAMUEL J. WAGSTAFF, formerly of the law firm of Rollins & Rollins, is now associated with Douglas L. Elliman & Co.

BERNHARD D. GOLDSTEIN has withdrawn from the Goldstein, Staalberg Co. and will continue in the real estate business at 132 Nassau st.

WILLIAMS-DEXTER CO. recently sold 74-76 West 97th st, southeast corner of Columbus av, to a buyer through the Leonard Morgan Co. It was erroneously reported that the seller was the buyer.

THE BUYER of 20 East 58th st, recently reported sold through the office of John Constable Moore, is M. B. Philipp, owner of 18 East 58th st and the abutting houses 9 and 13 East 57th st.

R. TELFAIR SMITH leased for a client to Patrick Kiernan, for a term of years, the store and basement in the southeast corner of Eighth av and 130th st. Also leased to A. Simon the store and basement of 606 Columbus av, for a term of years.

E. K. VAN WINKLE, in conjunction with Douglas Gibbons & Co., leased for Rose Stuart Cumming to Dorbon Aine, Inc., the store 561 Madison av, to be occupied by the tenant as a shop for the sale of French books.

CHARLES B. WALKER leased for a client to West Publishing Co., of St. Paul, Minn., office space in 28 Warren st; the store and basement in 269 Canal st to Knickerbocker Doll Co.; a loft in 27 Howard st to Eschay & Co.; the store in 143-145 Prince st to Charles Belmont; and with Brett & Goode the 6th floor of 213-215 Centre st to Davids Bros.

WILLIAMS CLUB GARAGE, INC., A. S. and M. Berk and D. Altman, directors, leased from Wright Gillies the 1-sty garage on plot 50x150x irregular, at the southwest corner of Amsterdam av and 160th st, for a term of 10 years at an annual rental of about \$9,400.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 4 to Apr. 10	1921 Apr. 5 to Apr. 11
Total No.....	238	189	236	177	839	725
Assessed Value.....	\$16,070,400	\$10,019,100	.....	.....	.....	.....
No. with consideration	16	23	17	10	41	43
Consideration	\$815,500	\$1,951,916	\$139,215	\$147,815	\$458,149	\$365,107
Assessed Value.....	\$747,000	\$1,793,500	.....	.....	.....	.....
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 10	Jan. 1 to Apr. 11
Total No.....	3,309	2,866	3,278	2,038	10,755	8,353
Assessed Value.....	\$235,240,850	\$159,273,349	.....	.....	.....	.....
No. with consideration	297	295	338	132	483	485
Consideration	\$14,463,333	\$18,413,402	\$3,022,454	\$1,114,039	\$7,039,563	\$5,562,983
Assessed Value.....	\$14,422,750	\$14,865,100	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 4 to Apr. 10	1921 Apr. 5 to Apr. 11
Total No.....	204	149	206	122	952	569
Amount	\$6,561,296	\$4,894,138	\$2,405,883	\$965,805	\$5,520,104	\$3,600,398
To Banks & Ins. Co.	34	31	14	14	207	93
Amount	\$3,886,500	\$2,874,000	\$94,700	\$277,000	\$1,453,000	\$1,201,456
No. at 6%	170	123	175	92	909	534
Amount	\$3,501,611	\$3,875,818	\$1,915,049	\$640,025	\$5,301,604	\$3,462,601
No. at 5 1/2%	3	9	4	4	34	20
Amount	\$2,480,000	\$213,220	\$21,100	\$33,000	\$194,250	\$105,600
No. at 5%	2	1	1	1	2	5
Amount	\$41,000	\$8,000	\$6,000	\$30,000	\$6,900	\$10,547
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	.....	1	.....
Amount	\$4,200	.....	\$1,104	.....	\$1,500	.....
Interest not given..	28	16	25	25	6	10
Amount	\$534,485	\$797,100	\$462,630	\$262,780	\$15,850	\$21,650
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 10	Jan. 1 to Apr. 11
Total No.....	2,703	2,148	2,654	1,203	11,060	6,692
Amount	\$87,367,906	\$70,488,472	\$29,295,404	\$9,284,774	\$63,845,203	\$36,647,131
To Banks & Ins. Co.	366	376	206	71	2,132	1,021
Amount	\$25,347,478	\$30,060,150	\$4,233,180	\$1,387,795	\$17,705,192	\$10,596,742

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12
Total No.....	56	44	21	12
Amount	\$3,894,450	\$11,181,000	\$489,000	\$192,000
To Banks & Ins. Companies..	34	29	8	7
Amount	\$3,308,750	\$10,871,750	\$378,000	\$181,000
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.....	788	664	280	208
Amount	\$57,860,598	\$56,489,186	\$3,349,600	\$4,129,721
To Banks & Ins. Companies..	542	416	172	97
Amount	\$43,751,725	\$47,462,539	\$5,806,700	\$2,470,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12
New Buildings...	24	17	43	41	306	235	306	263	53	12
Cost	\$3,234,150	\$1,719,000	\$567,287	\$874,600	\$1,878,370	\$2,177,505	\$1,213,175	\$1,173,235	\$227,600	\$176,373
Alterations	\$427,450	\$644,063	\$54,300	\$41,100	\$218,280	\$140,125	\$225,146	\$265,403	\$6,460	\$13,500
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
New Buildings...	252	190	1,635	394	4,182	1,848	6,942	1,926	704	409
Cost	\$40,360,720	\$23,041,960	\$48,660,363	\$12,622,820	\$43,787,305	\$18,509,925	\$45,663,828	\$10,540,754	\$2,567,026	\$1,290,373
Alterations	\$7,830,616	\$6,267,222	\$1,108,050	\$508,430	\$1,572,785	\$2,388,420	\$1,104,191	\$962,794	\$145,685	\$92,087

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BUILDING SECTION

Early Settlement in Building Wage Dispute Foreshadowed

Representatives of Building Employers and Unions Met Tuesday to Consider Basis for New Agreement for the Remainder of the Year

AFTER several months of delay and doubt which were punctuated by charges, counter charges and disputes there is now strong likelihood that the differences between the organized employers in the building industry of this city and the union workmen will shortly be settled, at least for the remainder of the current year. The local building industry has been operating since January 1 without an agreement between employers and employes. The old agreement expired on December 31, 1921, and since last autumn representatives of both sides have been unable to agree upon a basis for a new agreement.

During the early part of this year conditions became so serious and so much work was being held in abeyance because of doubt as to future building trade wages that the Public Group Committee, under the chairmanship of Walter Stabler, was formed, and it is largely through the efforts of this committee that it is now possible to predict a speedy settlement of the outstanding differences between workmen and employers which will carry with it an agreement on wages for the balance of the calendar year.

Several weeks ago the Public Group Committee practically despaired of getting the Building Trades Employers' Association and the Building Trades' Council together for a discussion of their differences. Both sides admitted their willingness to meet provided certain conditions were complied with, but as neither the employers nor the union representatives were willing to recognize the justice of the other's conditions it appeared for a time as though the local building industry was destined for a season of strikes and other labor troubles that in a large measure would offset the opportunities offered by the vast amount of construction already planned and waiting for a start.

As a result of a final effort of the Public Group Committee, however, the Executive Committees of the Building Trades Employers' Association and the Building Trades' Council met in secret in the Metropolitan Tower on Tuesday afternoon of this week for a discussion of their outstanding grievances. Although the meeting was planned and arranged by the Public Group Committee it had no representation and the gathering was solely for a free and unhampered discussion of the various points in dispute between the employers and the workmen in the various trades.

The discussion on Tuesday afternoon, lasting more than three hours, involved the general building situation and the proposed new agreement on wages and working conditions. Neither C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, nor Patrick Crowley, President of the Building Trades' Council, would say anything about the meeting for publication except that the gathering was harmonious in every respect and that the outlook for a definite settlement of the building trades dispute in the very near future appeared hopeful.

Local building interests, particularly those who are not concerned definitely with speculative construction, are considerably encouraged by the turn of events of the past week. Although no information is obtainable as to the proceedings of the joint meeting between the representatives of labor and the employers, the announcement from the leaders on both sides that the discussion was carried on in complete harmony has

created a general feeling that within a short time the differences will have become a thing of the past and that the industry will be in a position to proceed with its program for this season without doubt as to the possibility of strikes and other adverse labor conditions.

Just what will be the basis of a new agreement no one in the building industry will even hazard a guess. All agree, however, that any settlement will be infinitely better than the conditions prevailing today and whatever is accomplished during the conference to follow will be for the ultimate benefit of the building industry in New York City.

While there is an excellent possibility that local building labor conditions will shortly be vastly improved by a settlement of the dispute between employers and unions, there are several important communities up-state that at present are involved in difficulties with building labor. In a number of instances employers have sought to further reduce building labor costs and the workmen are replying to these suggestions of lower wages with threats of strikes.

It was recently reported from Syracuse that there may be no further wage reductions in the building trades this year. Following the declaration for open shop for lathers at 90 cents an hour by the Syracuse Builders' Exchange on April 1, only three trades are left in that city whose wages have not been considered by the employers. These are the plumbers, at \$1 per hour, electricians at \$1 an hour and structural ironworkers at \$1.06 $\frac{1}{4}$ an hour. The employers have generally conceded that the plumbers will not be asked to take a reduction for the remainder of the current year. Some time ago the electrical contractors asked the electricians to accept a voluntary reduction to 90 cents an hour, but since this was refused by the workmen no further action has been taken. The Syracuse Builders' Exchange has not yet asked the structural ironworkers to take a wage reduction to \$1 per hour, as was considered some time ago.

Much active construction is being held up in Niagara Falls because the building trades employes recently refused to accept a cut in wages of from 10 to 15 cents an hour. Bricklayers, carpenters, plasterers and painters there went out on strike early this month rather than submit to the proposed reduction, and it is claimed that approximately 1,000 workmen are idle in that city as a result of the strike. The annual wage agreement between the employers and the unions expired on March 31 and no new agreement was made, but when the workmen reported on April 1 they were informed that their wages were to be reduced by the employers. The members of the Niagara Falls Master Builders' Association have absolutely refused to deal with the local Building Trades' Council in regard to the strike conditions. After a recent meeting of the employers they announced it to be their intention to deal direct with the individual unions in future and refuse to have anything to do with the Council, which the employers declare, does not properly represent the building trades' unions in Niagara Falls.

Officers of the building trades' unions of Glens Falls have announced that there will be no change in the wages of the members of their respective unions during the remainder of this year. The agreement between the local unions and employers also expired on March 31 but the employers have not proposed a downward revision of wage scales and the unions are not asking for any increase above the prevailing scales.

Governor Miller Gives Hearings on Housing Bills

(Continued from page 455)

McNulty. "On the contrary, statistics quoted in the reports of the Joint Legislative Housing Committee demonstrate that accommodations for thousands of families have been added to the metropolitan housing supply since the enactment of the rent laws. While tax exemption has not added a single flat to the supply of living quarters within the means of the tenant masses, it has so stimulated the construction of housing for the rich and well-to-do that there is now a glut in the market for high-class apartments, as the advertising columns of the New York newspapers of the day disclose.

"It may be urged that the Governor's disapproval of this bill will necessitate an Extraordinary Session of the Legislature to provide an acceptable substitute for the rejected measure. What if it does? Certainly the integrity of a solemn legislative act of the State is of more public importance than the money cost of its rectification or even the personal inconvenience of members of the Legislature. There should be some penalty for slipshod, makeshift legislation that is not paid by its victims."

Edward P. Doyle, in answer to Senator Tolbert, who claimed that 75 per cent. of the rent litigation tried and pending in New York City was directly attributable to "profiteering and gouging landlords," declared that the very nature of the rent laws created this litigation. He declared that the statement of the proponents of this legislation that landlords were entirely responsible for the myriad of court actions to determine rentals and adjudicate rights was ridiculous. This legislation, he said, was so framed as to promote continuous and voluminous litigation between landlord and tenant.

When the Governor called for a discussion of the bill permitting New York City to act upon its own initiative in cases of default upon public contracts there was no response.

State Superintendent of Insurance Stoddard gave his support to the measure enlarging the fire insurance rate regulating powers of his department. He said the bill was drafted in the interest of lower rates and greater protection for the insured. Mr. Untermyer was not so vigorous in his support of this measure as of the others. He told the Governor that it was so frequently amended during its course through the Legislature that he did not know exactly the purpose of its provisions.

Several representatives of smaller New York insurance companies opposed the bill on the ground that it would force them to make larger expenditures to conduct their business and would have the effect of wiping a number of them out of business. David Rumsey, of the National Board of Fire Insurance Underwriters, told the Governor that the matter had not been given sufficient consideration and that it would be wise to postpone action on the bill for another year in which time investigation could be made.

Governor Miller for several hours on Saturday last listened to arguments upon the Gibbs-McWhinney bill regulating and licensing the business of real estate brokers and salesmen.

The hearing attracted quite as many persons as attended the hearing on the housing bills.

About the only opposition to this measure came from the Brooklyn Real Estate Board. It was the contention of the opposition that this bill would enable and facilitate the organization of a real-estate brokers' monopoly in New York City and would deprive a property-owner from commissioning a relative or member of his family to look after his realty.

Mr. Doyle, representing the Real Estate Board of New York, supported the bill and told the Governor that the opposition to the measure was constituted largely by operators who resented regulation of their activities.

"The New York City Real Estate Board has a code of ethics that makes such regulation unnecessary, but the board cannot control the activities of operators outside its membership," he said. "The board does not need this bill, but sees in it the means of curtailing the fraudulent activities of some brokers and salesmen in New York City. It strikes me that only the person who does not want regulation could be opposed to this bill."

The measure was framed and vigorously supported by the New York State Association of Real Estate Boards.

Laurence McGuire, in support of the measure, said that it had operated to good purpose in thirteen states of the Union. He pointed out that such a law is in operation in New Jersey and that one effect of this statute has been to drive into New York City a number of real estate operators who are unable to do business under the Jersey statute.

While Mr. McNulty was presenting his argument in favor of the bill the Governor inquired why it did not carry an appropriation for the administration of the act. He was advised that the proponents of the bill were informed that an appropriation would be unnecessary, as the State Tax Department, the administering body, had sufficient funds to establish a bureau of regulation. Mr. McNulty described the various forms of malpractice in connection with real estate exchange that are now possible, all of which he believed the bill would prevent in the future.

"Governor, this bill is a public necessity," he said. "It would put a stop to spurious transactions and would make it impossible for crooked brokers to 'shake down' vendors for exorbitant commissions. This talk of promoting a monopoly in the real estate business is ridiculous. Statements that the refusal of the department to license a broker or salesman charged with dishonesty would be equivalent to depriving a man of a jury trial is equally ridiculous. A doctor might be deprived of his practice in the same way this bill provides."

James Frank, former president of the State Association, said the real estate business was rapidly reaching the standards of the medical and law professions and that the law proposed was required in order to save honest brokers and salesmen from the humiliation inflicted upon them by the practices of some crooked dealers in realty.

New York Building Congress Will Hold Its Annual Meeting Next Tuesday

THE annual meeting of the New York Building Congress will be held in the United Engineering Societies' Building, 29 West Thirty-ninth Street, Tuesday afternoon, April 18th, at 3.45 o'clock. Although the Congress, which is the New York section of the National Congress of the Building and Construction Industry, was formally organized only a year its development has been rapid and work of the utmost importance to the welfare of the local building industry has already been accomplished.

At the meeting next Tuesday afternoon the officers for the coming year will be elected and reports from the various standing committees will be submitted for the approval of the members.

The ambitious program for the development of a real apprenticeship system in the various skilled trades affiliated with the building industry is undoubtedly the most significant and important of the efforts of the Congress during its first year.

The report of the committee which has been responsible for the excellent progress already made and which will outline specifically the plans for the future development of skilled workers will be one of the outstanding features of the forthcoming meeting.

The officers of the New York Building Congress cordially invite every one affiliated with or interested in any capacity in the building industry and in assisting in its upbuilding, to be present at the annual meeting next Tuesday. There is much work still to be done by this organization; more members are not only desirable but are absolutely essential if the Congress idea is to grow and develop to its fullest extent. The forthcoming meeting will give those interested an opportunity to get first-hand information as to the future plans of this organization and furthermore will be a demonstration of the possibilities of accomplishments when all those who should belong are numbered in the roll of the Congress.

Past Records Broken By Awards for Local Construction

Weekly Figures of F. W. Dodge Company Show Steady and Consistent Gain in Practically All Phases of Building Activity in Metropolis

CONTRACTS awarded during the fourteenth week of 1922, in the territory including all of New York State and New Jersey, north of Trenton, amounted to \$45,349,800. This total shows a decided increase over those of the preceding weeks of this year and in fact established two new records for this territory, the largest weekly total of contract awards and the first time on record that the contracts of the week exceeded the total of newly projected construction. Although the record figure of the week of April 1 to 7, inclusive, is the result of the \$19,000,000 commitment for the new vehicular tunnel under the Hudson River, there has been a steady improvement in the number and value of awards for new construction and the local building industry is assured of all the work it will be in a position to assimilate throughout the remainder of the year.

According to figures tabulated by the F. W. Dodge Company plans were announced for 735 new building and engineering operations during the week of April 1 to 7, inclusive, that will involve a total outlay of more than \$37,000,000. There were contracts placed during this period for 401 projects that in-

volve a total expenditure estimated at more than \$45,349,800.

The list of 735 projects reported being planned during the fourteenth week of this year included 93 business operations such as stores, offices, lofts, commercial garages, etc., \$4,040,400; 12 educational buildings, \$1,415,000; 4 hospitals and institutions, \$81,000; 26 factories and industrial projects, \$8,693,000; 4 public buildings, \$280,000; 53 public works and public utilities, \$2,070,300; 13 religious and memorial structures, \$1,384,500; 524 residential operations including apartments, flats and tenements and one and two-family dwellings, \$19,141,100 and 6 social and recreational projects, \$245,000.

Among the 401 operations for which contracts were awarded during the week of April 1 to 7 inclusive were 57 business projects of one type or another, \$1,949,400; 13 educational buildings, \$2,587,900; 3 hospitals and institutions, \$143,800; 13 industrial projects, \$2,560,100; 18 public works and public utilities, \$20,643,000; 9 religious and memorial projects, \$330,000; 283 residential operations including multi-family structures and one and two-family dwellings, \$16,785,600 and 5 social and recreational buildings, \$350,000.

PERSONAL AND TRADE NOTES.

A. Goldberg, architect, recently moved his office from 354 State street to 164 Montague street, Brooklyn. He desires samples, catalogues and price lists of building materials and specialties.

E. C. Peck of Cleveland is chairman of the Standardization Committee of the American Society of Mechanical Engineers which will hold a convention in Atlanta, Ga., beginning May 8, where the question of standardization and research will be considered.

A. H. Roberts, formerly chief designing engineer for the Terry Manufacturing Company, has joined the staff of the Penn Bridge Company as contracting engineer for the New York branch, now established in the Architects Building, 101 Park avenue.

Empire Engineering & Supply Company, Fourth avenue and 28th street, Brooklyn, has been recently reorganized and a new company incorporated under the name of the Empire Switchboard Company, Inc. The new firm will take over the entire business and personnel of the Empire Engineering & Supply Company, which has been established for twenty years.

Reginald M. Campbell, for the past eight years with the Habirshaw Electric Cable Company, has resigned to accept the position as special representative of the American Copper Products Company, with headquarters at 200 Broadway. Mr. Campbell was formerly associated with the Ohio Brass Company and is a member of the Railroad Club and the Engineers' Club of New York.

J. C. Lyons Sons Co., builders and general contractors, will move their executive offices about May 1 from 2010 Broadway to the Grand Central Terminal Building, where they will occupy considerably larger offices. This firm is probably one of the oldest and most prominent construction organizations in the country, having been engaged in the practice of building continuously since the early seventies. The founder of the firm was the late Jeremiah C. Lyons. The present members are Charles J. Lyons, Arthur C. Lyons, Jerry C. Lyons, Walter S. Stemler and Edward J. O'Toole. Among the older structures erected by this firm are the Berkeley School, the Harry Payne Whitney residence, the Piel Brothers brewery, the annex to the New York Produce Exchange, the residence for Gen. Lloyd S. Brice, the department store building for

Bloomingdale Bros. and the Finch Finishing School. Some of the recent buildings erected by the J. C. Lyons Sons Co. are the G. Piel Co. building in Astoria, L. I.; the large housing development at Piermont, N. Y., for the Robert Gair Co.; coal pockets, garages and office buildings in Brooklyn for the Wyoming Valley Coal Co. and several important office buildings in the financial district of Manhattan.

Summer Courses at Carnegie Tech.

A wide variety of subjects is offered for the summer session at Carnegie Institute of Technology, Pittsburgh, Pa. Courses of six weeks and eight weeks will be given in the College of Fine Arts, College of Industries, Margaret Morrison College and the College of Engineering.

The work of the summer session at Carnegie is arranged to meet the needs of teachers, undergraduate students, and others interested in technical subjects. The courses for teachers are scheduled for six weeks from July 5 to August 12. Eight week courses will run from June 26 to August 19.

Courses are planned for architectural draftsmen who desire additional training in design and working drawings, and for those who are planning to enter the institute. Subjects offered are Design, Working Drawings and Superintendence, and Outdoor Sketching.

"Own-Your-Home" Exposition Next Week

The fourth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-fifth street, from April 22 to 30, inclusive. Institutions which assist the prospective home owner to finance their undertakings will be well represented at this exposition and in addition there will be most interesting and instructive series of exhibits of building materials, specialties and equipment.

Registration of Architects

Gov. Miller has signed the Bly bill which provides for the annual registration of architects practicing in New York State and makes it incumbent upon applicants for certificates to prove to the satisfaction of the State Board of Examiners and Registration their qualifications to do business. Initial certificates are to be issued by the clerk of the county in which the applicant resides. There is a fee of \$1. A copy of the certificate is to be forwarded to the state board within a month after the date of issuance. Renewals are made on September 1 of each year by the state board. The renewal fee is \$2.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. The name of the speaker will be announced later.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10. The speaker of the evening will be announced later.

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

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

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

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

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

CURRENT BUILDING OPERATIONS

CONTRACTORS, sub-contractors and material manufacturers and dealers are generally satisfied with the manner in which the 1922 building season is shaping up. There is a steady gain from week to week in the amount of new construction released for a start and architects have plans on their boards for a large amount of proposed building scheduled for release as soon as the plans are finished. Although the major portion of the new construction is residential in character there is a decided improvement in the outlook for commercial and industrial work and as a result those contractors who are not specially interested in the speculative type of construction are more optimistic than they have been.

The developments of the past week indicate that the dispute between the building trade employers and the labor unions will be settled without further delay. There was a conference between the representatives of both sides last Tuesday afternoon, at which a basis for settling the outstanding difference was arrived at. It is likely that a further conference, to be held in the near future, will bring this matter to a head, and just as soon as a new working agreement for the remainder of the calendar year is consummated this action will be reflected in the local building situation by a restoration of confidence in the future of the industry.

The material markets are steadily growing more active and dealers feel that the coming months will witness a growing demand for structural commodities. Prices are generally firm and there is every likelihood that the prevailing levels will stand for some time to come unless a shortage, due to the tremendous volume of active construction, should force prices upward.

Common Brick—The vast amount of apartment house construction now going on in practically all boroughs of New York City has been responsible for a continuation of the active demand for Hudson River common brick. Brooklyn continues to lead the city in the amount of brick consumed in new construction from week to week, but there is a growing demand from the Bronx that is indicative of the increased activity in that borough. A total of forty-two barge loads of brick arrived this week from up-river points, and with the exception of four cargoes all were disposed of for immediate delivery. Prices are practically unchanged and quotations range from \$16 to \$16.50 a thousand, but there is not much brick available at the lower figure, and there are some who feel that the market for Hudson River common brick is stiffening

to some extent. Manufacturers are getting their plants in shape for the opening of the 1922 producing season, and if the present weather continues there is every likelihood that within the next week or so some of the Hudson River plants will have started making brick.

Summary—Transactions in the North River brick market for the week ending Thursday, April 13, 1922. Condition of market: Demand steady and strong; prices, firm and practically unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots along-

side dock. Number of cargoes arrived, 42; sales, 39. Distribution: Manhattan, 14; Bronx, 3; Brooklyn, 17; New Jersey points, 3; Astoria, 1; Eastchester, 1. Remaining unsold in the New York wholesale market, 4.

Lumber—There has been a decided improvement in the tone of the local lumber market during the past two or three weeks, and as a result dealers are greatly encouraged. Demand is growing steadily and both wholesale and retail dealers anticipate excellent business for the remainder of the year. Prices are fairly

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..\$16.00 to \$16.50
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

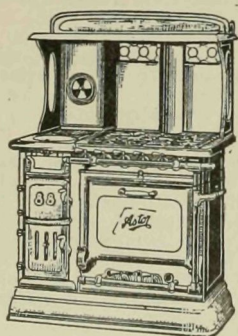
Plaster—

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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QUEENS

Jackson Avenue and Madden Street

MATERIALS AND SUPPLIES

steady and in certain instances slight advances have been reported due to the increased demand. The constantly growing volume of residential construction in Greater New York and the surrounding districts is the most important factor in the prevailing lumber demand, but there are marked signs of increased activity along commercial and industrial construction lines. Retail dealers in the outlying sections of the city state that the business of the past few weeks has been far ahead of their most optimistic estimates, and the demand gives every evidence of

growing steadily throughout the next three or four months. Reports from wholesalers reflect the improved retail demand, and at the present time the orders are considerably in excess of production.

Structural Steel—Demand for structural steel is daily increasing and the contractors are generally favorably impressed with the outlook for the coming season. A general stiffening has recently been noted throughout the local market for structural steel. Fabricated material is now going at prices ranging from \$64 to

\$70 a ton, erected in commercial projects. The improvement in the outlook for this commodity is generally traceable to the increased interest in the construction of large apartment house projects, a number of which are now out for estimates and all of which will involve an average of 1,200 tons.

Electrical Supplies—Buying interest continues to improve each week, and both manufacturers and dealers are looking forward to a season of more than ordinary activity in this line. The large volume of residential construction in this territory is largely responsible for the increasing demand for wiring materials, but the improvement in the general business situation is also a factor as it has been responsible for considerable repair and alteration work in existing industrial plants. No important changes in prices of electrical materials have been reported during the past week, although there has been some stiffening in the quotations on certain items.

Nails—The market for both cut and wire nails is more active than it has been for some time, and there are strong indications of a steady growth in the demand. The increased construction reported during the past few weeks is reflecting itself in the nail market, and although there is still keen competition among jobbers the situation is better than it has been. Several of the local jobbers recently reduced their prices on cut nails 15c. per keg, and current New York quotations are \$3.90 base per keg.

Cast Iron Pipe—The demand for this commodity has been unusually good during the past week or so, and both municipal and private buying has increased considerably. The prospects for a continuation of the demand are excellent and manufacturers are very optimistic regarding the outlook for the coming months. Several important municipal projects have lately been announced and some interesting work is now out for estimates. Prices are firm at their new levels and no softening is anticipated for the present. New York quotations are as follows: 6 in. and larger, \$48.50 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—At present the demand for window glass is confined to relatively small-lot orders, but the outlook for the coming season is excellent because of the large amount of new construction scheduled for the local territory. Glass prices are quite firm.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.	.....	\$0.38 each
32x36x¼ in.	.....	0.22 each
32x36x⅝ in.	.....	0.24 each
32x36x½ in.	.....	0.30 each

Sand—

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

White Sand—

Delivered in Manhattan.... \$5.00 per cu. yd.

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.63
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.30
North River bluestone, per cu. ft.	.....	1.35
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	1.88c. to 2.03c.
Beams and channels over 14 in.	.....	1.88c. to 2.03c.
Angles, 3x2 to 6x3	.....	1.88c. to 2.03c.
Zees and tees	.....	1.88c. to 2.03c.

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	..	30.00 to —
Wide cargoes	.....	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.		
Cypress Lumber (by car, f. o. b., N. Y.):		
First and seconds, 1-in.	....	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts	.....	— to —
Cypress shingles, 6x13, No. 1 Prime	.....	— to —
Quartered Oak	.....	— to \$166.00
Plain Oak	.....	— to 126.00

Flooring:

White oak, quart'd sel.	....	\$97.50 to —
Red oak, quart'd select.	..	97.50 to —
Maple No. 1	.....	71.00 to —
Yellow pine No. 1 common flat	.....	55.50 to —
N. C. pine flooring Norfolks	.....	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	.....	85%
B grade, single strength, first three brackets	.....	85%
Grades A and B, larger than the first three brackets, single thick.	.....	85%
Double strength, A quality	.....	85%
Double strength, B quality	.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.83 to \$0.85
Less than 5 bbls.	0.86 to 0.88

Turpentine—

Turpentines	\$0.88 to \$0.90
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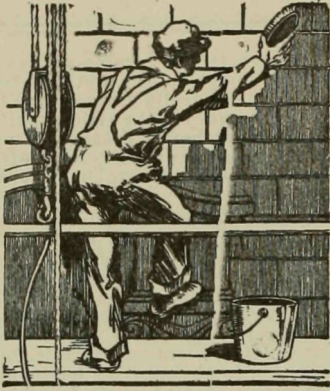
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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—Sugarman, Hess & A. G. Berger, 16 East 43d st, have been retained to prepare plans for a 9-sty brick apartment, 86x82 ft, at 125-135 East 63d st, for 125 East 63d Street Corp., Louis Cowan, president, 377 Broadway, owner and builder. Cost, \$350,000. Structural engineer, Ball & Snyder, 25 East 24th st.

5TH AV.—J. E. R. Carpenter, Madison av and 57th st, has plans in progress for a 14-sty brick and limestone apartment, 100x150 ft, at 1148 5th av, southeast corner of 96th st, for Mary B. Jennings, Fairfield, Conn., owner. Cost, \$700,000. Architect will take bids on separate contracts about May 1st.

6TH AV.—Schwartz & Gross & B. M. Marcus, 347 5th av, have been retained to prepare plans for a brick apartment, 100x75 ft, with stores, at the southeast corner of 6th av and 53d st, for Knickerbocker Chambers Co., Inc., owner, care of architect. Cost, \$200,000.

HOTELS.

BROADWAY.—Henry Attebury Smith, 874 Broadway, has been retained to prepare plans for a contemplated women's hotel, 200x400 ft, on the east side of Broadway, between 122nd and 123d sts, for Open Stair Dwelling Co., Henry Attebury Smith, president, 874 Broadway, owner. Cost, \$3,000,000.

SCHOOLS AND COLLEGES.

CAYUGA AV.—Chas. E. Birge, 29 West 34th st, has completed plans for a 2-sty terra cotta private school, 72x49 ft, at the northwest corner of Cayuga av and 244th st, for Barnard School for Boys, Wm. Hozen, president, 4411 Cayuga st, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Louis Allen Abramson, 48 West 48th st, has completed plans for a group of 1-sty brick stores, 126x51 ft, at 3101-3113 Broadway, for The Tiffany Realty Co., Jos. G. Abramson, president, 46 West 46th st, owner. Cost, \$15,000. Architect will take bids on general contract about April 20th.

THEATRES.

57TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, and Herbert R. Brewster, 295 East 17th st, Brooklyn, associate architect, have completed preliminary plans for a 12-sty fireproof and limestone theatre, 100x40x92x100 ft, with offices, auditorium and studio, at 144-6 West 57th st, and 139-145 West 56th st, for Sidem Building Co., Inc., Harold R. Thompson, president, 1457 Broadway, owner of land, and owner of building, care of architects. Cost, \$1,200,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BLVD.—Charles Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick and limestone apartment house, 100x87 ft, on the east side of Southern blvd, 200 ft north of Longwood av, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick and limestone apartment, 100x87 ft, on the east side of Rogers pl, 100 ft south of 163d st, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick and limestone apartment, 77x101 ft, on the east side of Rogers pl, 122 ft north of Westchester av, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

CHURCHES.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for a 4½-sty brick and stone synagogue, 75x105 ft, with school, in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Point Talmud Torah Educational Centre, 900 Hunts Point av, care of Rabbi Smolowitz, 916 Southern blvd, owner. Cost, \$300,000.

STABLES AND GARAGES.

WEBSTER AV.—Chas. S. Clark, 441 Tremont av, has plans in progress for a 2-sty brick and reinforced concrete garage, on Webster av, 49 ft north of 189th st, for Wm. C. Bergen, 130 West 180th st, owner. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—J. M. Felson, 1133 Broadway, has completed plans for a group of 1-sty brick stores, 150x50 ft, on the west side of Southern blvd, 175 ft north of Home st, for Koenig Improvement Co., Louis Koenig, president, 841 Jennings st, owner and builder. Cost, \$35,000.

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Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SNEDICKER AV.—Morris Whinston, 116 West 39th st, Manhattan, has plans in progress for eight 2-sty brick apartments, 25x80 ft, on the north side of Snedicker av, 60 ft north of Riverdale av, for L. M. Pilzer, 438 Stone av, owner and builder. Cost, \$125,000.

2D AV.—Slee & Bryson, 154 Montague st, have plans in progress for three 2-sty fr dwellings, with garages, at 2d av and 76th st, for Arthur Janson, 245 76th st, owner. Cost, \$60,000.

FACTORIES AND WAREHOUSES.

SACKETT ST.—Albert Ullrich, 371 Fulton st, has completed plans for a 1-sty brick storage building, 28x100 ft, in South Sackett st, 80 ft east of 4th av, for Jacob Morgenthaler, 663 Sackett st, owner. Cost, \$12,000.

STABLES AND GARAGES.

37TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 80x118 ft, in the east side of West 37th st, 190 ft north of Mermaid av, for Isadore J. Rifkin, 2930 West 36th st, owner. Cost, \$18,000.

Queens

CHURCHES.

FOREST HILLS, L. I.—R. Tappan, care of Roger Black Co., 452 Lexington av, Manhattan, has plans in progress for a 1-sty brick and stone church, 40x100 ft, at South Greenway and Cranford st, Forest Hills, for St. Luke's Episcopal Church, Rev. Wm. P. S. Lander, Forest Hills, owner. Cost, \$100,000. Architect will take bids on general contract about July.

DWELLINGS.

EAST ELMHURST, L. I.—F. B. Noonan, 3 East 44th st, Manhattan, has completed plans for nineteen 2-sty frame dwellings, 20x27 ft, in the west side of Humphry st, 140 ft north of Bueargaard av, East Elmhurst, for Investors Realty Co., 3 East 44th st, Manhattan, owner and builder. Cost, \$114,000.

FOREST HILLS GARDENS, L. I.—John E. Niche, 63 Park Row, Manhattan, has plans in progress for a 2½-sty brick dwelling, 30x42 ft, with garage at Forest Hills Gardens, for owner and builder, care of architect. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—L. P. Fluhner, 280 Madison av, Manhattan, has completed plans for a 1-sty brick, steel and concrete factory, 157x105 ft, with 1-sty show room, 80x100 ft, at the northwest corner of Queens blvd and Albine st, Elmhurst, for Alex Pelli & Co., 509 East 120th st, Manhattan, owner and builder. Cost, \$75,000.

HOSPITALS.

BAYSHORE, L. I.—York & Sawyer, 50 East 41st st, Manhattan, have plans in progress for a 3-sty "T" shaped hospital, 100x100 ft, at Bayshore, for South Side Hospital, Bayshore, owner. Cost, \$200,000. Architect will take bids on general contract.

SCHOOLS AND COLLEGES.

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

MATTITUCK, L. I.—Coffin & Coffin, 522 Fifth av, Manhattan, have been selected to prepare plans for a 1-sty hollow tile and stucco high school, 100x120 ft, at Mattituck, for Board of Education of Mattituck, Mattituck, owner. Cost, \$60,000.

**Westchester
CHURCHES.**

BRONXVILLE, N. Y.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has plans in progress for a 1-sty stone and face brick church, with parish house, on Sagamore rd, Bronxville, for Christ Church, Rev. C. W. Robinson, rector, 247 Broadway, Manhattan, owner. Cost, about \$250,000.

**New Jersey
CHURCHES.**

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has completed plans for a 1-sty tapestry brick, limestone and terra cotta synagogue, 64x80 ft, at 269 Belmont av, Newark, for Congregation Estreich Hungarian, owner, care of architect. Cost, \$35,000.

EAST ORANGE, N. J.—Coffin & Coffin, 522 Fifth av, Manhattan, have plans in progress for a 2-sty hollow tile and stucco parish house, with Sunday school, at the southwest corner of Central av and Sanford st, East Orange, for Sanford Street Methodist Episcopal Church, Chas. F. Schauwecker, chairman of financial committee, 589 Central av, East Orange, owner. Cost, \$50,000.

DWELLINGS.

RAMSEY, N. J.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 1½-sty frame and stone dwelling, 26x35 ft, on Franklin turnpike, Ramsey, for L. R. Benson, Ramsey, owner.

LINDEN, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2½-sty frame dwelling, 22x48 ft, at Linden for A. Engel, Linden, owner and builder. Cost, \$8,000.

RIDGEWOOD, N. J.—I. C. Rogers, No. Broad st, Ridgewood, has plans in progress for a 2½-sty brick and frame dwelling, 30x45 ft, with garage, on West End av, Ridgewood, for owner, care of architect. Cost, \$20,000.

PATERSON, N. J.—David Kops and B. E. Greydanuse, 112 Ellison st, Paterson, have plans in progress for a 2½-sty frame, brick veneer and white pine dwelling, 39x43 ft, with garage, at 643 Bradway, Paterson, for Samuel Goldy, 12th av, Paterson, owner. Cost, approximately \$25,000.

MAPLEWOOD, N. J.—Jacob Wind, 1463 North Broad st, Hillside, has plans in progress for a 2½-sty frame dwelling at Maplewood for owner, to be announced later. Cost, \$30,000.

BAYHEAD, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 2½-sty frame summer dwelling, 40x50 ft, at Bayhead for J. G. Dobbins, owner, care of architect. Cost, \$16,000. General contract will be awarded without competition.

CLIFFSIDE PARK, N. J.—Plans have been prepared privately for seven 2½-sty frame dwellings of various dimensions, on Anderson av, between Edgewater st and Fulton terrace, Cliffside Park, for United Homes Bldg Co., C. A. Boquist, president, 227 7th st, West New York, owner and builder. Total cost, \$50,000.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—C. Aubrey Jackson, 243 West 36th st, Manhattan, has preliminary plans in progress for a 2-sty brick and stucco storage warehouse, 50x112 ft, at Langford and Asbury st, Asbury Park, for A. G. Roger, 904 Sewall av, Asbury Park, owner.

HALLS AND CLUBS.

MONTCLAIR, N. J.—H. P. Knowles, 21 West 49th st, Manhattan, has plans in progress for a 3-sty hollow tile and stucco club house, 220x50 ft, on the golf links near Verona, Montclair, for Montclair Golf Club, E. H. Wells, president, Montclair, owner. Cost, \$200,000. Architect will take bids on general contract about May or June.

HOMES AND ASYLUMS.

EAST ORANGE, N. J.—Fred C. Kern, 510 Bloomfield av, Newark, has plans in progress for a rear addition to the 3-sty and basement Elks Home, 80x180 ft, on South Munn av, between Central av and Main st, East Orange, for East Orange B. P. O. Elks, No. 630, Chas. Cole, chairman building committee, 329 Main st, East Orange, owner. Cost, \$100,000. Architect will take bids on general contract.

SCHOOLS AND COLLEGES.

BOONTON, N. J.—Wilson Potter, 1 Union sq, Manhattan, has completed plans for an addition to a high school on Lathrop av, Boonton, for Board of Education of Town of Boonton, Frank E. Swart, president, Boonton, owner. Cost, \$74,000.

ELIZABETH, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for a 2-sty and basement brick parochial school on Washington av, Elizabeth, for St. Mary's R. C. Church, Rev. Jas. A. Lundy, 152 Race st, Elizabeth, owner. Cost, \$150,000 to \$200,000. Architect will soon take bids on general contract.

STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Bldg., Asbury Park, has plans in progress for a 2-sty hollow tile and stucco show room, 50x108 ft, with service station, at Main st and Asbury av, Asbury Park, for F. W. Wells Motor Sales Co., 225 Cookman av, Asbury Park, owner. Cost, \$50,000. Architect will take bids on general contract about March 1.

THEATRES.

EAST ORANGE, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for a 1 and 2-sty common and front brick and limestone moving picture theatre, 191x73 ft, with stores and offices, at Main and Grove sts, East Orange, for East Orange Amusement Co., J. S. Strahl, president, 828 Broad st, Newark, owner. Cost, \$150,000. Architect and owner will soon make bids on general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Lustig & Weil, 103 Park av, have the general contract for a 5 and 6-sty brick and terra cotta apartment, 76x85 ft, with stores, at the southwest corner of Sedgwick av and Fordham rd, for Sussweil Realty & Construction Co., D. Weil, president, 103 Park av, owner, from plans by Geo. A. H. Boehm, 7 West 42d st, architect. Cost, \$80,000.

BRONXVILLE, N. Y.—North Eastern Construction Co., 101 Park av, Manhattan, has the general contract for a 5-sty stone and stucco apartment, Algar Court Bldg., No. 5, 80x123 ft, on Lake av, Bronxville, for Village Investing Co., H. N. Hall, manager, Pondfield rd, Bronxville, owner, from plans by Bates & Howe, 35 West 39th st, Manhattan, architects.

BRONXVILLE, N. Y.—Hegeman-Harris Co., 185 Madison av, Manhattan, has the general

contract for a 3 and 4-sty hollow tile and stucco apartment house, 60x100 ft, with 1-sty tile and stucco garage, 35x90 ft, on Parkway rd to Bronx River Parkway, Bronxville, for Joint Ownership Construction Co., Inc., Fred R. Culver, president, 342 Madison av, Manhattan, owner, from plans by J. H. Philips, 681 5th av, Manhattan, architect.

NEWARK, N. J.—Jas. De Fago, 51 Park av, Newark, has the general contract for a 4-sty and basement common and tapestry brick and limestone apartment, 94x84 ft, on Mt. Pleasant av, near Oriental st, Newark, for Frank Trapani, 65 Glen Ridge av, Montclair, owner, from plans by Daniel J. Scrocco, 185 Market st, Newark, architect. Cost, \$140,000.

CHURCHES.

MANHATTAN.—Miller Reed Co., 103 Park av, has the general contract for a 1 and 3-sty stone church, 100x150 ft, with community building, in the south side of 138th st, 150 ft north of 7th av, for The Abyssinian Baptist Church, 240 West 46th st, owner; Rev. A. Clayton Powell, pastor, on premises, from plans by Chas. L. Bolton, 1321 Walnut st, Philadelphia, architect. Cost, \$200,000.

DWELLINGS.

BROOKLYN.—E. G. Vail, 189 Montague st, has the general contract for a 2-sty brick dwelling, 25x45 ft, with garage, on the west side of Waverly av, 175 ft south of De Kalb av, for Gilbert E. Holsted, 308 Washington av, owner, from plans by Augustus N. Allen, 2 West 45th st, Manhattan, architect.

RICHMOND HILL, L. I.—J. C. Craig, 1940 Fulton st, Woodhaven, has the general contract

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for a 2-sty frame dwelling, 22x48 ft, in the east side of 117th st, 315 ft south of Metropolitan av, Richmond Hill, for Chas. G. Killian, 43 Bleecker st, Manhattan, care of Wood Block Dept., owner, from plans by Louis Dananher, 328 Fulton st, Jamaica, architect. Cost, \$10,000.

BABYLON, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2½-sty fr and shingle dwelling, 34x28 ft, with garage, on Carl av, Babylon, for James A. Tweedy, Babylon, owner, from plans by Chas. M. Hart, 331 Madison av, Manhattan, architect. Cost, \$15,000.

HASTINGS-ON-HUDSON, N. Y.—Gilles Campbell Co., 101 Park av, Manhattan, has the general contract for an addition to the 2-sty local stone dwellings, 40x40 ft, with studio, at Pine Crest, Hastings-on-Hudson, for Alexis Kosloff, 24 West 57th st, Manhattan, owner, from plans by W. Liance Cotrell, 200 Fifth av, Manhattan, architect.

TARRYTOWN, N. Y.—Story & Fleckinger, 5 Great Jones st, Manhattan, have the general contract for interior alterations to a 2½-sty brick dwelling on Benedict av, Tarrytown, for P. W. Fleischman, care of Fleischman's Yeast Co., 701 Washington st, Manhattan, owner, from plans by Hobart B. Upjohn, Grand Central Terminal, Manhattan, architect. Cost, \$5,000.

WHITE PLAINS, N. Y.—Barto Philips Co., 280 Madison av, Manhattan, has the general contract for two 2-sty frame dwellings, 24x29 ft, on Waller av, White Plains, for Mrs. Edith L. Just, 1 West 67th st, Manhattan, owner, from plans prepared privately. Total cost, \$20,000.

JERSEY CITY, N. J.—James Bowen, 168 Harrison av, Jersey City, has the general contract for three 2½-sty frame dwellings, 20x48 ft, at 206-214 Grant st, Jersey City, for Samuel Engler, Kearny & West Side avs, Jersey City, owner, from plans by Harry Adelman, United Cigar Store Bldg., Bayonne, architect. Cost, \$8,500 each.

RED BANK, N. J.—Quackenbush & Leonard, 36 Hudson av, Red Bank, have the general contract for a 2-sty frame dwelling, 40x80 ft, on River Front, Red Bank, for Allan P. Wilson, Globe Hotel, East Front st, Red Bank, owner, from plans by E. A. Arend, Kinnmouth bldg., Asbury Park, and 105 West 40th st, Manhattan, architect. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 3-sty concrete factory, 100x100 ft, at Willoughby av and Raymond st, for W. R. Noe & Sons, 43 East 10th st, Manhattan, owner, from plans prepared privately.

RIDGEWOOD, L. I.—John Auer, 648 Lexington av, Brooklyn, has the general contract for alterations to the 1-sty and basement brick factory and warehouse, 100x110 ft, at the north-

west corner of Flushing av and Metropolitan av, Ridgewood, for H. C. Bohac Co., 1389 Broadway, Brooklyn, owner, from plans by Koch & Wagner, 32 Court st, Brooklyn, architect. Cost, \$35,000.

HALLS AND CLUBS.

CORONA, L. I.—J. Napolitano, 8 West Jackson av, Corona, has the general contract for a 2-sty brick, terra cotta and frame club house, 35x50 ft, with stores, on Kingsland av, Corona, for 2d Ward Italian Democratic Club, Kingsland av, Corona, owner, from plans by C. L. Varrone, 16 Corona av, Corona, architect. Cost, \$75,000.

RIDGEWOOD, L. I.—Boudin Construction Co., 110 West 40th st, Manhattan, has the general contract for alterations and an extension to the 2-sty brick club house, 60x40 ft, at the northeast corner of Forest and Putnam avs, Ridgewood, for Queens County Labor Lyceum, H. Froelich, president, owner, on premises, from plans by L. Berger, 1696 Myrtle av, Ridgewood, architect. Cost, \$20,000.

HOTELS.

MANHATTAN.—Wm. H. Taylor Steel Construction Co., 130 West 42d st, has the general contract for alterations and a 10-sty addition, 25x100 ft, to Hotel Empire, in the south side of 63d st, between Broadway and Columbus av, for Herbert Du Puy, care of Jas. C. Weing, 21 East 40th st, owner, from plans by Severance & Van Alen, 372 Lexington av, architects. Cost, \$500,000.

MANHATTAN.—Fred T. Ley & Co., 19 W. 44th st, has the general contract for a 15-sty brick and limestone hotel, 204x220 ft, with apartments and stores, on the west side of Madison av, between 85th and 86th sts, for I. Flugelman, Hotel Hamilton, 143 West 73d st, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$5,000,000.

SCHOOLS AND COLLEGES.

ISLIP, L. I.—George T. Kelly, 2 Hudson st, Yonkers, has the general contract for a 2-sty brick high school at Islip, for Board of Education of Town of Islip, Carl P. Brown, clerk, Islip, owner, from plans by Edw. Hahn, Hempstead Bank Bldg., Hempstead, architect. Cost, \$177,888.

JAMAICA, L. I.—J. J. Beatty, 1469 Dean st, Brooklyn, has the general contract for a 2-sty brick parish school and convent, at Centre and Washington sts, Jamaica, for St. Monica's R. C. Church, Rev. R. A. Schenck, pastor, 42 Washington st, Jamaica, owner, from plans by Gustave Steinback, 157 West 74th st, Manhattan, architect.

MIDDLETOWN, N. Y.—Moody Construction Co., 90 West st, Manhattan, has the general contract for a 3-sty and basement brick grammar school, 100x163 ft, at 83-91 Linden av, Mid-

dletown, for Board of Education of Middletown, A. E. Hopkins, president, City Hall, Middletown, owner, from plans by D. H. Canfield, 14 Linden pl, Middletown, architect. Cost, \$356,000.

RYE, N. Y.—Johnson & Miller, 55 So. Broadway, Yonkers, have the general contract for alterations and an addition to the 2-sty brick and stone school at Milton Point, Rye, for Town of Rye, Board of Education, Henry Bird, president, board of Union Free School Dist. No. 2, Milton Point, Rye, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan. Cost, \$135,000. Heating, K. G. Sanford & Co., 101 No. Broadway, Yonkers. Plumbing, Jesse E. Kahn, 224 West 20th st, Manhattan. Electrical wiring, Mack & Mack, 103 Park av, Manhattan.

BEDFORD HILLS, N. Y.—Mt. Kisco Construction Co., 9 Kisco av, Mt. Kisco, has the general contract for a 1-sty brick and frame grammar school, 60x165 ft, at Bedford Hills, for School Dist. No. 7, Board of Education, Sidney J. Reynolds, president, Bedford Hills, owner, from plans by James Gamble Rogers, 367 Lexington av, Manhattan, architect.

FANWOOD, N. J.—Dillon & Wiley, Inc., 103 Park av, Manhattan, have the general contract for a 2-sty brick on hollow tile grade school on South av, Fanwood, for Scotch Plains Township, Board of Education of School Dist. of Scotch Plains, Dr. F. W. Westcott, president, Martine av, Fanwood, owner, from plans by Hollingworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$110,000. Heating and ventilating, Geo. L. Tobin, 187 North av, Plainfield. Plumbing, Fred A. Vanderweg, 100 Chestnut st, Roselle Park, electric wiring, Thos. C. Harding, 1342 Bellevue av, Plainfield.

WYCKOFF, N. J.—Johnson & Miller, Proctor Bldg., Yonkers, have the general contract for a 2-sty brick grade school, 50x80 ft, at Wyckoff, for Board of Education of Wyckoff, H. E. Randall, district clerk, Wyckoff, owner, from plans by Rasmussen, Wayland & Parsons, 252 West 46th st, Manhattan, architects. Cost, \$110,000.

JERSEY CITY, N. J.—John Monks, 438 Broadway, Manhattan, has the general contract for a 3-sty and basement brick parochial school, 70x123 ft, on Magnolia av, Jersey City, for St. Joseph's R. C. Church, owner, care of architect, from plans by C. F. Long, Spingara Bldg., Jersey City, architect. Cost, \$150,000.

ELIZABETH, N. J.—McEvoy Bros., 6th st, Harrison, have the general contract for a 2-sty and basement, brick parochial school on Washington av, Elizabeth, for St. Mary's R. C. Church, Rev. Father Jas. A. Lundy, pastor, 152 Race st, Elizabeth, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$150,000-\$200,000.

STABLES AND GARAGES.

BROOKLYN.—Wm. Young Co., 414 West 41st st, Manhattan, has the general contract for an addition to the 1 and 2-sty brick and limestone garage, 42x100 ft, with offices and shelter, at 233 Butler st, Brooklyn, for American Society for the Prevention of Cruelty to Animals, Alfred Wagstaff, president, 26th st and Madison av, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects.

ELMHURST, L. I.—S. Pender, 1 Bridge Plaza, L. I. City, has the general contract for a 1-sty brick garage, 237x100 ft, on the south side of Roosevelt av, southeast corner of 21st st, Elmhurst, for Mandes & Samson, 770 East 179th st, Manhattan, owner, from plans by Chas. Schaefer, Jr., 394 East 150th st, Manhattan, architect. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—R. H. Casey, Inc., 246 West 16th st, has the general contract for alterations to the store and loft building at 54 East 13th st, for Almy Realty Corp., care of Cruikshank Co., 141 Broadway, owner, from plans by J. B. Snook Sons, 261 Broadway, architect.

MANHATTAN.—Rheinstein & Haas, East 40th st, have the general contract for a 12-sty brick and limestone store and loft building, 117x100 ft, at 1-11 West 39th st, for 1 West 39th Street Corp., Geo. Rawak, president, 48 West 38th st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$1,100,000.

BROOKLYN.—D. S. Leonard, 52 Underhill av, has the general contract for a group of 1-sty brick stores, 44x65 ft, on the east side of Washington av, 65 ft south of Sterling pl, for Lillian Harrison & 759 Washington av, owner, from plans by Bly & Hamann, 551 Nostrand av, architects. Cost, \$8,000.

HUNTINGTON, L. I.—Bunce & Jorgensen, New York av, Huntington, have the general contract for eight 1-sty brick stores, 20x60 ft, in Main st, Huntington, for Charles Sammis, New York av, Huntington, owner, from plans by A. B. Sammis, Huntington, architect. Cost, \$40,000. Mason work, R. S. Corp., Huntington. Heating and plumbing, James McCullagh, Inc., Hicksville.

PATERSON, N. J.—J. Mitchell, Inc., Lerner Bldg., Jersey City, has the general contract for a brick and steel store and loft building, 10x80x50 ft, at the southeast corner of Main and Market sts, Paterson, for J. Donohue & Son, 249 Main st, Paterson, owner, from plans by Wm. F. Fanning, Colt Bldg., Paterson, architect. Cost, \$225,000.

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STORES AND DWELLINGS.

GUN HILL RD, n e c DeKalb av, 3-sty bk dwg, 22.10x55, rubberoid rf; \$15,000; (o) Jos. Lardillo, 540 E 187th; (a) Vincent Pampallona, 514 W 183d (926).

HOFFMAN ST, e s, 69.08 s 187th, 2-sty bk str & dwg, 25x31, tar & gravel rf; \$4,000; (o) Giuseppe Valentine, 2386 Hoffman; (a) Jos. Leone, 2390 Hoffman (987).

MACOMBS ROAD, e s, 50.11 s 176th st, 1-sty br str & dwg, 102x45, plastic slate rf; \$25,000; (o) Conrad Glaser, 22 E 105th st; (a) Springstem & Goldhammer, 32 Union Sq (1009).

161ST ST, n s, 170 e Tinton av, 3-sty br str & dwg, 19x58, tin rf; \$14,500; (o) Josephine Risel, 799 E 161st st; (a) Rene Risch, 33 W 42d st (1068).

STORES, OFFICES AND LOFTS.

139TH ST, n s, 97.7 e Brook av, 1-sty bk str & market, 102x100, rubberoid rf; \$22,000; (o) Gronur Realty Corp., Inc., Geo. Price, 498 E 138th, Pres; (a) Albert E. Davis, 258 E 38th (1213).

170TH ST, n s, from Valentine av to Wythe pl, 1-sty br str, 200x76.11, slag rf; \$100,000; (o) Tialer Bldg. Co., Inc., Frank Begrish, 1794 Prospect av, pres; (a) Moore & Landsiedel, 3d av and 148th st (1115).

BERGEN AV, e s, 96.06 s 149th st, 2-sty br str, 75x90, plastic slate rf; \$40,000; (o) John Nimphius, 1428 Doris st; (a) Max Hansle, 3307 3d av (1013).

MISCELLANEOUS.

HOFFMAN ST, e s, 219.3 s 187th, 1-sty bk shop, 50x35, tin rf; \$5,000; (o) Immacolata, 2383 Belmont av; (a) Frank Ross, 2276 Hughes av (1175).

SO BOULEVARD, e s, 50 n 167th st, 1-sty br ignition station, 25x97, slag rf; \$5,000; (o) Ignition Realty Co., Chas. Mayer, 1124 So Boulevard; (a) Patrick J. Murray, 141 E 40th st (1048).

236TH ST, n s, 152.3 w Martha av, 2-sty bk dwg, 21x51.4, slate rf; \$11,000; (o) Margaret Robinson, 1342 Franklin av; (a) John Robinson, 1342 Franklin av (938).

Brooklyn

DWELLINGS.

COURT ST, e s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2899).

COURT ST, w s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwg, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2901).

COURT ST, e s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2904).

COURT ST, s w c Oriental blvd, 2-1-sty fr 1 fam dwgs; \$5,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2905).

HENRY ST, 2735-7, e s, 235 n Neptune av, 2-sty fr 2 fam dwg, 22x57; \$8,000; (o) Saml. Moscovitz, 2729 Henry; (a) Morris Perlstein, 49 Fulton av (3056).

KENMORE PL, 1291-1301, e s, 100 n Av L, 4-2-sty fr 1 fam dwgs, 17x44.6; \$48,000; (o) J. C. G. Bldg. Corp., 588 E 139th; (a) S. Gardstein, 26 Court (3303).

45TH ST, 1518, s s, 140 e 15th av, 2-sty fr, 2-fam dwg, 20.6x56; \$15,000; (o) J. Goldberg, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3238).

BAY 47TH ST, 62, w s, 230 s Bath av, 2-sty bk, 2-fam dg, 20x52; \$8,000; (o) Ignazio Di Cicco, 60 Bay 47th st; (a) Faspia & Samenfeld, 525 Grand st (2947).

50TH ST, 983, n w c, 10th av, 2-sty bk, 2-fam dwg, 22x66; \$13,000; (o) Jos. Leff, 1721 49th st; (a) S. Gardstein, 26 Court st (3063).

61ST ST, 2131-47, n s, 250 e 21st av, 7 2-sty bk, 1-fam dwgs, 16.4x48; \$49,000; (o) Julius Miller, 756 Howard av; (a) Abraham Farber, 1746 Pitkin av (2995).

62D ST, 2084, s w c, 21st av, 2-sty bk, 2-fam dwg, 20x59; \$17,000; (o) David Gelfand, 617 Ashford st; (a) S. Mielman & Son, 1780 Pitkin av (3016).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA.—Patterson av, n w cor and 14th av, 10 4-sty bk tnts, 22x81, tar and gravel rf, elec, gas; \$166,000; (o) Wm. Mathews, 284 14th av, Astoria; (a) R. Geo. Smart, 12 Union st, Union Course (2485-6-7-8).

L. I. CITY.—5th av, w s, 450 s Grand av, 2 5-sty bk tnts, 75x85, slag rf, 35-fam, elec, steam heat; \$200,000; (o & a) Morris Manacher, 372 13th av, L. I. City (2324).

L. I. CITY.—Jamaica av, n s, 125 w Academy st, 5-sty bk tnt, 50x115, slag rf, 45-fam, elec, steam heat; \$250,000; 2 bldgs; (o) Sekora Realty Co., 545 Academy st, L. I. City; (a) Chas. W. Hewitt, 613 Academy st, L. I. C. (2660).

DWELLINGS.

ARVERNE.—Beach 68th st, s w c Larkin st, 2-sty fr dwg, 32x65, shingle roof, 2 fam, gas, steam heat; \$20,000; (o) B. Gadinger, 244 5th av, N. Y. C.; (a) Jos. Powers, 80-8 Blvd., Rockaway Beach (1996).

ASTORIA.—5th av, w s, 140 n Van Deventer av, 2-sty bk dwg, 22x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o) D. Boracci, 141 Crescent st, L. I. City; (a) Silvio A. Minoli, 74 Havemeyer st, Corona (1945).

BAYSIDE.—10th st, w s, 100 n Montauk av, 2-sty fr dwg, 24x26, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Mrs. G. Payne, 187 Madison av, N Y C; (a) H. Thomas, Little Neck (2448).

BEECHHURST.—Blvd, n s, 105 e Riverside dr, 2-sty fr dwg, 31x28, shingle rf, 1-fam, elec, hot water heat; \$9,500; (o) John R. W. Briggs, 8551 111th st, Richmond Hill; (a) Sears, Roebuck & Co., Chicago, Ill. (1635).

BELLE HARBOR.—Beach 139th st, w s, 300 s Bayside dr, 5-2-sty fr dwgs, 18x36, shingle rf, 1 family, gas, hot air heat; \$25,000; (o) John A. Lasher, Belle Harbor; (a) John J. Carroll, 225 Greene av, Bklyn (3007 to 3011).

COLLEGE POINT.—21st st, s s, 147 s 3d av, 15 2-sty fr dwgs, 20x36, shingle rf, 2-fam, gas; \$97,500; Velvet Realty Co., 223 13th st, College Point; (a) Peter Schreiner, Causeway, College Point (1827 to 1841).

PLANS FILED FOR ALTERATIONS

Manhattan

CHAMBERS ST, 90, new shaft, remodel store front on 5-sty bk store and offices; \$5,000; (o) Kirtland Bros. & Co., 96 Chambers st; (a) Clarence E. Hildebrand, 356 Pearl st, Bklyn (756).

E BWAY, 222 E, remove columns & girders in 5-sty bk tnt; \$1,000; (o) Emanuel Kivowitz, 54 Canal st; (a) Samuel Cohen, 32 Union Sq (774).

FORSYTH ST, 26, remove stairs, new iron stairs, in 5-sty bk stores and tnt; \$1,000; (o) Saml. Feldstein, 11 Eldridge st; (a) Chas. M. Straub, 147 4th av (732).

GRAND ST, 62, remove step, platform, new wall, curb, reinf conc, sidewalk on 7-sty bk lofts; \$1,000; (o) Max Goebel, 116-36 57th st, Bklyn; (a) Elwood Hughes, 342 W 42d st (731).

LAFAYETTE ST, 208, remove store front, vault lights, steps, new conc arch, store front on 4-sty bk store and factory; \$2,000; (o) Juliette Appelbaum, 1856 61st st, Bklyn; (a) Ferdinand Savignano, 6005 14th av, Bklyn (771).

MAIDEN LA, 75, new reinf conc vault, beams in 8-sty bk office bldg; \$7,800; (o) 75 Maiden Lane Corp., 75 Maiden La; (a) Thos. B. Boyd, 286 5th av (729).

16TH ST, 333 W, move toilet, new extension, showers, bath rooms, window in 5 and 4-sty bk dwg; \$5,000; (o) Alice P. Goldsmith, 333 W 76th st; (a) Alfred Freeman, 29 W 34th st (752).

16TH ST, 352 W, remove frame wall, balcony, stairs, new walls, office, toilet, beams in 1-sty bk storage; \$2,000; (o) Harry Port, 404 E 17th st; (a) Sampson Levy, 1128 Fox st, Bronx (803).

18TH ST, 144-52 W, 2 new tanks on 6-sty bk lofts; \$3,500; (o) S. & N. Rity., Inc., 144-52 W 18th st; (a) Reliance Tower & Steel Const. Co., 94-96 Mangin st (737).

27TH ST, 440-42 W, remove 2-sty, alter stairs, new T & G rf on 2 stores and tnt; \$5,000; (o) John Trageser Steam Copper Wks, 445 W 26th st; (a) Geo. Provot, 50 W 47th st (730).

51ST ST, 228 E, new extens on 3-sty bk factory and apart; \$2,000; (o) Edw. W. Elgin, 228 E 51st st; (a) Patk. J. Murray, 141 E 4th st (758).

57TH ST, 225-7 W, remove gratings, stairs, sidewalk lift, new stairs, sidewalk lift, on 8-sty bk auto storage and loft; \$6,000; (o) B. F. Goodrich Rubber Co., 1780 Bway; (a) D. E. Waid, 1 Madison av (772).

61ST ST, 212 E, remove partition, stoops, stairs, new partitions, stairs, entrance, gas hgt, skylights on 3-sty bk dwg; \$12,000; (o) John J. Maffia, 1156 2d av; (a) Louis A. Hornum, 405 Lexington av (748).

133D ST, 170 W, remove base wall, stoop, new extens, doors, steps, piers in 3-sty bk dwg; \$1,600; (o) Geo. W. Howell, 170 W 133d st; (a) E. R. Williams, 2296 7th av (776).

137TH ST, 245 W, remove stairs in 5-sty bk res; \$2,000; (o) Monarch Lodge, (I. B. P. O. E. W.) 145 W 137th st; (a) Chas. W. B. Mitchell, 129 E 27th st (745).

AV A, 389-95, remove stalls, roofing, new beams, girders, flrs, conc foundations, rf on 2

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