

Real Estate Record and Builders Guide

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

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E D I T O R I A L

Developments Promised in Traction Situation

Politics, which has always figured prominently in transit affairs in New York City, is again evidenced in the latest discussion of the conditions under which the much-needed additional facilities, as well as their kind, shall be provided. But daily it is growing more and more apparent that public opinion unswayed by politics is the dominant factor in the present situation, and that many of the party leaders appreciate the importance of conceding this fact.

Probably the public is better informed than ever before as to the financing, building and operation of intraurban traffic routes. Certainly much of the camouflage behind which old-time manipulators carried on their operations safe from public scrutiny has been removed. Statements of receipts, operating costs and net, now required by law, are understood in their original form by many people and can be, and are, translated into colloquial language so that all who care to know may clearly comprehend the chief points in the working out of the complicated transportation problem. This being so, it is comprehensible both that the public no longer can be fooled as to its rights and also that it will weigh carefully plans put forward to protect its rights and to afford it the traffic conveniences of which it stands so much in need.

With this basis to go on, it is practically assured that the five-cent fare question has been removed as a political asset and has become merely something that must continue to be the measure upon which rapid transit must be operated. Recent financial statements of Manhattan and Brooklyn companies indicate the futility of further agitation for increased fares. There has been a period of time since transfers were discarded and municipal bus service inaugurated long enough to enable the public to make up its mind as to the advantage of a unified transit system at a five-cent fare and the inexpediency of replacing well-equipped and manned traction lines with haphazard motor buses, however useful the latter may be as feeders to through routes. Not only has the public had time to form an opinion on many features of the matter, but there are indications that it is awaiting with interest, and will examine with care, the program of extension of present transportation routes, links between the existing lines and the building of new roads which it is announced will be made shortly by the Rapid Transit Commission. This program is semi-officially declared to include a new four-track subway the full length of Manhattan on the West Side; the extension of the Seventh-Avenue Subway to the Harlem; a Brooklyn crosstown subway connecting the Queensboro Subway with the B. R. T. and I. R. T. subways near Prospect street; a tunnel under the Narrows so the Fourth-Avenue route may be extended into Richmond; the extension of the Queensboro route to Flushing and a moving sidewalk under Forty-second street from Grand Central Station to Times Square. The cost of this tentative plan is placed at \$260,000,000.

As was to be expected, Mayor Hylan immediately voiced his opposition to the proposals of the Commission, although these had not been officially promulgated. Chairman George

McAneny as promptly replied to Mayor Hylan, suggesting that until the publication of the complete plans he hoped the Mayor would reserve decision as to their merits and pointing out that the Mayor already had fallen into error and made misstatements because not fully informed as to the Commission's completed plans.

What Chairman McAneny urges on the Mayor will be the attitude of the public generally, irrespective of politics. When the Commission's program is published it will be considered thoroughly and if good will be accepted, and if faulty, will be condemned. The traction muddle has continued long, but most New Yorkers find hope in recent developments. What they want are adequate facilities, and they stand ready to support any feasible plan, regardless of the source from which it emanates.

Grave Danger in Avarice of Labor

Recent developments in the building labor situation, not only in New York City but through the contiguous territory, makes it quite apparent that the building trade workers are determined to proceed with their policy of extortionate wage demands. During the past week strikes for higher wages have been reported from several localities near the Metropolis, and in districts where no active difficulties are being encountered it is only because a passive industry has submitted to the demands of the workers for bonus pay.

The majority of building mechanics seem totally oblivious of the fact that in insisting upon their demands for wages, frequently more than fifty per cent. above their recognized union scales, they are not only retarding the progress of the building industry but that their attitude is clearly prejudicial to their own best economic interests. If these workers would take time to analyze the situation they would realize that they are preventing a return to normal conditions by holding up construction costs, which in turn are primarily responsible for the excessive rentals prevailing today, and rent is one of the fundamentals in the economy of living.

Seemingly there is no end to the avarice of building labor. Workers in other of the nation's leading industries have accepted wage-scale reductions, in a number of instances returning to or approximating the pre-war levels. By so doing they have demonstrated their interest in supporting a general business revival by allowing the industries in which they are employed to resume activity at a semblance of normal progress.

On the other hand, a large proportion of the building trade workers, taking an unfair advantage of the urgent need for additional residential accommodations and the rush of the building revival which has created an unprecedented demand for their services, not only have insisted on adhering to their highly-inflated war-time wage scales but have gone further and, by means of "snowball" strikes, unauthorized by union officials and wholly uncalled for according to any reasonable code, have brought discredit upon their industry, discouraged builders from starting contemplated operations and made it certain that high

rentals must be endured, not only by themselves but by the entire community, for an indefinite period.

An attitude of selfish interest, such as is now being displayed by some of the building trade workers, will be certain to have its natural reaction. This may not become apparent

for some months yet, or even while building is progressing at its prevailing maximum rate, but this period of boom times in the construction field will likely be followed by a period of slackness and then those workers who have sowed the wind will reap the whirlwind.

Y. M. C. A. Inaugurates Course of Study for Home Builders

RECOGNIZING the steadily growing interest in home construction and ownership and realizing that the average prospective homebuilder knows relatively little about the fundamentals of site selection, planning, financing, construction and the other factors that are involved in such an undertaking, the Young Men's Christian Association has inaugurated a course of study which it has called the "Home Builders' Forum." This course is planned to give to prospective home purchasers and builders some idea of how to differentiate good construction from that which is not up to standard and also to warn them against some of the more common mistakes that would under ordinary conditions be possible through ignorance of the pitfalls.

The Educational Bureau of the Y. M. C. A. has obtained as speakers in this course men of high standing in their respective professions and trades who will give brief outlines of their various subjects, stressing the fundamentals of design, plan, finance, construction, etc., and then permit an opportunity for the asking of pertinent questions and open discussion. This course was opened at the West Side Branch of the Y. M. C. A. three weeks ago last Monday evening. The opening subject was upon "Practical Home Ownership," which was introduced by Edward P. Doyle of the Real Estate Board of New York. The speaker at the second meeting was F. P. Benson, secretary of the Dime Savings Bank of Brooklyn and a member of the faculty of New York University, who had as his subject "Selecting a Locality and a Home Site."

Last Monday evening W. P. Tienken, of the editorial staff of the RECORD AND GUIDE, addressed the class on the subject of "Estimating Costs and Securing Bids." This subject covered the methods of determining approximate costs from preliminary sketches, and gave a schedule of cubic foot costs for the

various types of construction commonly employed in home construction. It was brought out by Mr. Tienken that while these unit costs might safely be used as factors in arriving at approximate costs they were subject to local changes in either direction through higher or lower labor costs, material prices, freight rates, etc. The latter portion of this address dealt with the best methods of securing final bids on the finished plans and specifications, and warned the class about a number of problems the average layman might be confronted with and their accepted ways of solution.

Mr. Tienken delivered an address on very much the same subject on Tuesday evening before a Home Builders' Class being formed at the Central Branch of the Y. M. C. A. in Brooklyn. This address, however, covered the subject of "Home Construction and Ownership" in a general way and was in a manner preparatory to the commencement of the proposed course of study.

The following experts will address the class at the West Side Branch at future meetings: Robert D. Kercheval, of Henry L. Doherty & Co., "Financing the Home"; E. H. Howell, Serial Building Loan & Savings Association, "Buying Property and Negotiating Loans"; John Taylor Boyd, architect, "Architectural Planning"; George Fowler, engineer, "Letting the Contracts"; Henry Atterbury Smith, architect, "Selecting the Materials"; Col. H. C. Boyden, of the Portland Cement Association, "Foundations and Exterior Walls"; Wetmore Hodges, of the American Radiator Co., "Heating and Ventilating"; S. G. Hibben, Westinghouse Electric Company, "Lighting Systems"; Arthur East, of the Paint, Oil and Varnish Club, "Painting and Decorating"; Eric Hodge, landscape architect, "Planning the Home Grounds," and Robert Sexton, director of the "Own Your Home" Exposition, "When to Build or Buy."

Rusted Metal Work Costly to Home Owners

THE aggregate annual repair bill of home-owners in this country will this year amount to \$540,041,769 for one item alone—replacement of rusted sheet metal work, including leaders and gutters, valleys and flashings. This is the outstanding fact brought out by a survey just completed by the Copper & Brass Research Association.

It is estimated that there are in use in this country at the present time 5,175,000,000 feet of leaders and gutters and that about one billion feet is renewed annually. The cost of replacements of rusted iron and steel pipe in plumbing is placed at \$86,500,000 annually, making a total annual rust bill of approximately \$626,500,000.

Of every dollar spent in residence construction, 36.1 cents is spent for masonry, 29.1 cents for carpentry, 8.7 cents for heating, 6.5 cents for painting, 6 cents for electrical work, 6 cents for plumb-

ing, 3.5 cents for sheet metal work, 2.9 cents for roofing and 1.2 cents for hardware. The survey shows that the four last-named items, plumbing, sheet metal work, roofing and hardware, are the heaviest contributors to the nation's annual repair bill.

It is estimated that between four and five billion dollars will be spent this year in new construction, a large part of it residential. Of this amount approximately \$240,000,000 will be spent for plumbing, \$140,000,000 for sheet metal work, \$116,000,000 for roofing, and \$48,000,000 for hardware. It is in these items that the largest annual waste for repairs and replacements takes place.

In the Bulletin of the Copper and Brass Research Association, recently made public, it is shown that 3½ mills more on the dollar will provide brass pipe for the plumbing; 7-10 of a mill more on the dollar, copper in the sheet metal work, 28-10 cents on the dollar, a copper roof; and ½ of a mill more on the dollar, brass or bronze hardware.

Production of Stone in the United States During 1921

ABOUT 62,400,000 short tons of stone was quarried in the United States in 1921, according to the United States Geological Survey, Department of the Interior. This is more than 20 per cent less than the production in 1920. The estimated value of this stone is \$92,500,000, a decrease of 30 per cent, as compared with 1920.

Producers all over the country stated that both wages and prices had been reduced, and nearly all reported a decrease in the cost of production. High freight rates are said to have contributed largely to the general depression in the industry.

Building stone was in but little demand, and the returns at hand indicate a decrease in output of about 25 per cent. The output of

monumental stone, which has shown practically no diminution during the last five years, apparently decreased more than 45 per cent. Paving blocks were in great demand, and increases were shown in the sales of curbing and flagging, facts that indicate a revival in street work in cities and towns. The campaign begun for the betterment of suburban and country roads caused an increase of nearly 8 per cent in the output of crushed stone. Depression in the metal smelting industry was reflected in a decrease of more than 50 per cent in stone sold for fluxing and for use as refractory material. Decreases were noted also in the demand for agricultural limestone, and for stone used by alkali works, sugar refineries, paper mills, and in other manufacturing establishments.

REAL ESTATE SECTION

Building Loans on Apartment Projects Being Curtailed

Excessive Demands of Labor Convince Important Lending Institutions That New Policy Must Be Adopted to Check Unhealthy Development

A DECISION to radically curtail loans for apartment house construction has been reached by some of the largest loaning institutions in this city, according to information gathered by representatives of THE RECORD AND GUIDE. This decision, it is declared has been forced by the attitude of labor. Responsible officers of many large loaning institutions have reached the conclusion that more millions cannot with safety be poured into apartment-house projects in the metropolis so long as builders have to pay the wages now demanded by bricklayers, carpenters, plasterers and workmen in other lines.

An official of the Title Guarantee and Trust Company makes the statement that that company will not lend another dollar for apartment-house or other large building construction until the labor organizations identified with building change their course and end the incessant demands upon builders which are adding to the high cost of construction. This decision applies to all parts of the city. The time has come, in the opinion of this company and of other large lending institutions, when a firm stand must be taken. There is an abundance of money for building loans, but many of the prominent institutions which control it feel that the demands of labor have brought the building situation to the danger point and that the only way to avoid disaster later is to stop the flow of money at the source.

Early this week the Title Guarantee and Trust Company declined to make a loan of \$500,000 to a firm of Bronx builders on some new apartment-house projects because of the arbitrary rulings of the labor organizations that control the building trade. The builders who sought the loan are reliable men and the project was feasible in every way, but the lending company decided against making the loan. Officials declared such a stand would have to be taken sooner or later, and that the present is as good a time as any to do it. The speculative builders in many instances were declared to be in sympathy with the position taken by this company.

It is felt that while this new development in the situation will create hardships and forestall considerable of the apartment-house construction contemplated and necessary to relieve the housing shortage, yet firm measures must be taken, in order to bring down construction costs and in the end bring lower-priced apartments. Until this is done the belief in financial circles is that there will be no end to the exactions of labor.

While thus far there has been no general agreement to curtail loans by all of the big lending institutions, the trend is in that direction. They are drifting to a common understanding in the matter. It is only by presenting a firm front of opposition, they believe, that the great end sought can be accomplished. They are tired of the harassing delays in apartment-house building caused by labor.

The existing labor situation has caused an economic condition which adds so much to cost of construction that the resultant rents per room demanded are far beyond the means of the average man. Lending institutions find that many of the new multi-family houses are not being rented or sold as rapidly as they should be. This is as true of new buildings in Brooklyn as it is of those in northern Manhattan and the Bronx. Neither are two-family houses at from \$14,000 to \$17,000 each in Brooklyn and certain parts of Queens selling as well as the housing shortage would seem to dictate they should. These

prices are far higher for such buildings than have prevailed heretofore. The rents for them are as high proportionately as the rents of multi-family houses. There must be a drop, too, from \$25 and more per room per month for apartments in multi-family houses in Brooklyn, it is declared. The situation does not encourage lending institutions to go further. They feel that safety lies in a cessation of lending. In face of the prevailing opinion that pre-war rentals will never be witnessed again many lending officials believe there must be a tendency strongly in that direction if the house-construction movement is to be placed on a healthy basis.

What is regarded by some lending institutions as an unhealthy tendency lies in the fact that some builders are offering a month's rent, or more, free in order to fill their new buildings. This is due to the fact that the rentals are beyond the means of the average apartment tenant and that the builder, who must fill his house at prevailing rentals, is driven to desperate means to do so. In pre-war days the motive for offering a month's rent, or more, free to a prospective tenant was different. There was then a large supply of living space, and tenants paid much lower rentals. The present situation does not look good to lenders from any angle. There is no immediate certainty of lower labor costs and the lack of adherence to agreements by union labor makes the element of high cost variable and uncertain. The lack of moving to new apartments on May 1 was another untoward sign to lenders.

Labor constitutes 85 per cent. of the cost of building and with labor costs reduced to those prevailing in normal times it is argued that structural costs will come down and that lower rentals within the means of the average man will follow. The compensation of the average tenant in the general walks of life is tending downward. Lending institutions now consider even \$9 a room per month too much for the rank and file of apartment-house tenants. Of course, they will have to pay more than that for a long time to come, but lenders are seeing the handwriting on the wall and are acting accordingly. The healthy situation was when the average tenant paid one-fourth of his income in rent instead of a great deal more than that sum, as he does now.

Randall Salisbury, Assistant Secretary of the Title Guarantee and Trust Company, and identified with its Building Loan Department, said: "The exactions of labor, which are high-handed and unreasonable in the extreme, must be met firmly by lending institutions ceasing to lend on large construction, of which multi-family houses form a large part. Excessive labor costs are discouraging building loans absolutely. Even the builders feel that the position of the lending institutions now is the correct one. Only this week we declined to lend \$500,000 on an apartment house operation that was perfectly good and feasible according to present standards. We must stop until union labor comes to its senses. The dead line has been reached. Beyond it we will not go. All lending bodies are feeling the same way to a great extent, and the feeling is generally crystallizing into action, as it has with us. If the wherewithal is not forthcoming labor will be made to realize its uneconomic attitude in the premises. It certainly, so far, has defied all appeals to reason and common sense."

John J. Pulleyn, President of the Emigrant Industrial Savings Bank, said: "All lending institutions have become

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New Angles of Landlord-Tenant Disputes Come Up in Court

Co-operative Owners of Hendrik Hudson Lose to Tenants, While Another Litigant Is Refused Elevator Apartment at Walk-Up Rate

THE first landlord-and-tenant case involving the fixing of rentals on a basis of 8 per cent. on the assessed valuation of the property has recently been decided in the Municipal Court, 7th District, by Justice Davies, in the matter of the Hendrik Hudson Apartments, Inc., against Williams, Alger, Follett, Toplitz, Altmayer, Tennant and Bunzel, tenants. A peculiar feature of this case is that the plaintiffs include the co-operative owners of the apartment house, occupying a portion of the building, while the defendants are other tenants paying rent to the co-operative tenant owners. Litigation was started nearly two years ago by tenants who objected to increases in rentals made by the corporation, as being exorbitant, these increases running in some instance from 50 to 90 per cent. over the rentals they had been paying before the co-operative ownership plan was entered into. Jacob Walz, attorney for the defendants, claimed that his clients had been discriminated against in fixing the new rentals to the advantage of the co-operative tenants, the greater income thus derived from the "outsiders" acting to reduce the rentals of the "insiders." Justice Davies found for the defendants, following the decision of Justice Greenbaum in the Appellate Division, First Department, fixing an 8 per cent. return on a fair valuation of the property, unencumbered by mortgages, and after deduction of expenses, as a "reasonable rental." Although Stotesbury and Miner, counsel for the co-operative owners, filed a bill of particulars in support of a higher valuation, Justice Davies held the assessed value of the property to be the basis upon which the rentals should be computed. In his opinion the Justice says:

"The landlord is the owner of the large apartment house known as the Hendrik Hudson, situated on the north side of 110th Street, the east side of Riverside Drive, and the south side of 111th Street, and brings these actions against these tenants under the housing laws for the fixing of a fair and reasonable rental. The apartment house is a large eight-story building erected about 1906, and is of the almost modern class of Riverside Drive elevator apartment houses, and is splendidly situated, both from a transit and livable standpoint. At the time of its erection it was noted, but since then it has had financially somewhat of a checkered career, and it has at last come under the ownership of this plaintiff, the stockholders of which are mainly, if not entirely, tenants in the building.

"After a trial which lasted a whole court day and in which all of the elements were carefully considered by testimony developed by the owner and by various counsel representing the nine tenants in litigation herein. The issues were submitted to the court, and since the trial the Justice presiding has specially made a visit to the apartment house for the purpose of making some personal notes as to the condition of the structure generally. After careful consideration of all of the testimony, I make the following findings:

"In my opinion, the landlord failed to overcome the legal presumption, and the assessed valuation of \$1,150,000 is fixed as the basis value herein. The eight per cent allowance upon that is \$92,000.

"As to the operating expenses, upon the trial very little issue was made, and it was conceded that \$1,719 be eliminated, and with this reduction the operating expenses are therefore placed at \$47,037.63. The depreciation in a building such as this I fix at one per cent of the assessed value of the building, and that is \$6,400. The city taxes amount to \$31,855. The total annual carrying charge of these premises is therefore \$177,292. Under the law of this Department, as established by the Appellate Division in the case of Hall vs. Moos, each tenant is called upon to bear his fair share. The Court has taken testimony as to the number of rooms and location of each of the nine groups into which each floor is divided, having in mind the number of rooms, the

location with reference to the sunshine and view, the size, and general comfort of each of the rooms, as well as a further subdivision of each of the groups into the relative comfort and enjoyment as to floors."

Justice Davies fixed the percentage of total rentals to be paid by each class of apartments in the building at from 7 per cent. for six rooms to 15 per cent. for eight rooms, according to location, taking into consideration sunlight, view and air, and making higher awards for upper floors than for the lower ones. The decision will be appealed to the Appellate Division.

Another landlord-and-tenant case of interest to many was recently decided in the Municipal Court, 7th District, by Justice John Hetherington, in which the court had to decide whether a tenant might invoke the aid of the Emergency Rent Laws to provide him with a home in an elevator apartment house at the prevailing price of a home in a walk-up apartment, for the greater convenience of his wife. The case was that of A. P. W. Kinnan, executor of the estate of Marshall P. Wilder, landlord, against Albert Grossman, tenant. Leary & Somers appeared for the plaintiff and Harold Budner for the defendant. Justice Hetherington's opinion follows:

"Upon the facts it appears that the tenant was in possession of a comfortable dwelling apartment at a monthly rental of \$75. He was a married man and lived therein with his wife. Indications of the realization of his hopes of posterity, incited him to consider the inconvenience to his wife in the use of the stairs as a means of access to the apartment and the easier mode of an elevator, hence he cast about him for a so-called 'elevator' apartment and found the property of the landlord here. Inquiry disclosed that an apartment at \$60 per month was available, but it did not suit him. He asked if a better were available and was shown the one he now occupies. Concerning its rental he was told it would be \$100 monthly. He asked if it would be renovated and the reply was made that it would be if he entered into a lease of it for a term. To this he agreed, the lease in question here was prepared and executed; the landlord at a considerable expense renovated the apartment to suit the taste of the tenant and the tenant entered into possession and paid one month's rent, but refused to pay thereafter at the rate agreed.

"Furthermore that the apartment which he vacated was available to him as long as he chose to remain, its rent was less than that of the one he leased from the landlord here, that he was under no notice to quit, and save for the fact that his former domicile had no elevator to carry his wife up and down, it was quite comfortable. That he gave it up voluntarily.

"Under these circumstances, this tenant, an educated business man, entering into a written lease of an apartment after driving a shrewd bargain as to its renovation and rental, now claims he did so under duress. His counsel urges and cites authorities to the effect that the defence of 'unreasonableness in rental and duress' are available to every tenant, under the provisions of the rent laws, and that he cannot be estopped nor precluded from its interposition. No one questions this, but it is one thing to interpose a defence and another to establish it. The cause was tried precisely upon this issue.

"While a general emergency may exist (and undoubtedly does) from the inability of tenants to procure dwellings, it affects the public collectively, not always individually. In the case at bar it affected the tenant not at all. Common sense must be reckoned with in consideration of these cases and only where it is established that the emergency affected the tenant and that such emergency forced him into the agreement can it be held to have been established. No other conclusion can in justice be arrived at. The emergency recognized by the legislature is an emergency that takes away homes and shelter from the populace; no such emergency confronted the tenant here. He simply desired for his wife the luxury of an elevator apartment. Mothers have survived childbirth and reared excellent offspring for centuries before elevators were thought of and, if he desired the luxury, he should be held to pay for it. As well say that a passenger on a railroad, failing to find satisfactory seats for himself and wife in day coach, could demand seats in the parlor car without paying the additional cost thereof."

The motion was denied by Justice Hetherington.

Building Loans on Apartment Projects Being Curtailed

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fearful regarding the apartment-house situation. With the general compensation for mercantile and other non-union labor going down (this is to say, for the vast majority of humans), how can the excessive prevailing rentals for living spaces be maintained? With the average life insurance policy only \$1,500 and the average savings bank account less than \$1,000, the extravagance of present rental standards is obvious. Not only must union labor come down in cost, but all commodities that enter into comfortable living must come down, such as clothing, food and building material. The only logical argument the union man has is that he is paying more to live than formerly. Well, so is every man who does not belong to a union, and they form the major part of the nation. There is no gainsaying

the fact that prevailing rentals for the average man are way over his head and he is drowning economically in order to pay them. How can a fellow hold out forever with rocks tied to him?

"Lending institutions may not be able to force down the prices of general living commodities, but they will have something to say and do about the excessive cost of home building. The bulk of construction cost is labor and to that extent it adds much to high rentals. Borrowers naturally expect to borrow money in proportion to present costs. This cannot be. We are handling other people's money and we are playing safe. Apartment rentals must become lower if income properties are to continue to be stable investments. War prices cannot forever obtain either for labor or for living space."

Work Started on New Building for Greenwich Savings Bank

Handsome Structure, Being Erected by Marc Eidlitz & Son from Designs by York & Sawyer, to Occupy Block Front Just North of Herald Square

OLD buildings, occupying the block front on the north side of Thirty-sixth street from Broadway to Sixth avenue, are being demolished to permit the construction of a handsome new banking building for the Greenwich Savings Bank. This structure, which will be an architectural masterpiece and one of the finest banks in New York City, will occupy a plot with a frontage of 106 feet on Broadway, the whole block front of 136 feet on Thirty-sixth street and 100 feet on Sixth

desirable as the construction of the new building progresses.

The officers' platform is on a mezzanine over the Broadway entrance, separated only by columns from the banking room, which it overlooks. The president's room occupies the Broadway-Thirty-sixth street corner on this floor.

At the roof level there will be a kitchen, dining-room for officers and for employes and dormitory space for men in the event it is ever considered desirable to keep them in the build-



Marc Eidlitz & Son, Inc., Builders

York & Sawyer, Architects.

NEW BUILDING FOR GREENWICH SAVINGS BANK AT BROADWAY AND THIRTY-SIXTH STREET

avenue. The building will be erected under a general contract awarded to Marc Eidlitz & Son, Inc., builders, according to plans and designs prepared by York & Sawyer, architects.

Designed exclusively for the use of the Greenwich Savings Bank, the new building will be constructed of stone, 80 feet high, its three sides enriched by Corinthian columns, which will form projecting porticos on Broadway and on Sixth avenue. The columns themselves will be of solid stone, nearly five feet in diameter and 40 feet high.

Entrances on Broadway and on Sixth avenue will admit depositors to an elliptical banking room, 87 feet wide and 120 feet in length. This room will have a clear height to the skylight in the domed ceiling of 72 feet. The interior columns at the ends of this room will be 32 feet in height.

The working space in the center of the main banking room will be more than twice as large as the working space in the present building at the corner of Sixth avenue and Sixteenth street. Wide stairways lead down from the vestibule of the Broadway entrance into the basement, where provision is made for the installation of a safe deposit company, if this proves

ing over night. A certain amount of space is available for exercise, both indoors and on the flat roof of the building.

In designing this new banking building the committee of the bank has required of York & Sawyer, the architects, that everything shall be provided which can be foreseen to make this structure so adequate and so elastic that it may prove to be for many years to come a home for this institution.

The Greenwich Savings Bank is the third oldest savings bank in Manhattan. It was organized in 1833, fourteen years after the Bank for Savings and six years after the Seaman's Bank for Savings. The trustees of this institution have always been men identified with the large interests of the city, particularly in the old parts of New York—the old Ninth Ward or Greenwich section.

The bank was opened for business in May, 1833, at 10 Carmine street. In 1839 it moved to 11 Sixth avenue, and it has occupied its building at the corner of Sixteenth street and Sixth avenue since 1892. The new building at Thirty-sixth street, Broadway and Sixth avenue, therefore, is the third loca-

(Continued on page 598)

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Review of Real Estate Market for the Current Week

A Fifth Avenue Corner for Improvement and Other Choice Corner Parcels Were the Features of a Market Well Diversified

THERE was a falling off in large transactions in real estate this week as compared with the week before, but there was nevertheless a good volume of dealing that was widely distributed. Five old dwellings that comprise an upper Madison avenue corner were bought as a site for reimprovement with a large elevator apartment house and there were other minor sales in this avenue. Lexington avenue, which for many weeks has been a theatre of good dealing, contributed more deals to the market. An ancient block front on Avenue A was sold by the estate of William Waldorf Astor to a well-known operator. Astor sales are now common, whereas they were formerly infrequent. In years past the sale of an ordinary Astor holding was worthy of bold type, whereas now sales by this estate are more or less anticipated. In strong contrast with the policy of the Astor estate is that of the Wendel estate which continues to hold fast to its realty in spite of the changed attitude of the law toward large property owners. Another Riverside Drive dwelling passed into new hands during the week, as did some West End avenue parcels.

An unusual trade was that of a Washington Heights elevator apartment house for a lower East Side tenement house with

stores. A lower Sixth avenue corner was taken by an operator, while a Sixth avenue parcel near Herald Square passed into the hands of the tenant. A large apartment house on a Lexington avenue corner was sold. A site for a large garage was bought in the Dyckman section. Probably the bon ton sale of the week was a corner of Fifth avenue and 61st street, for improvement with a costly private house. Chinatown contributed a parcel and the Chinese mercantile firm that occupies it bought it. Various parcels on East Side avenues passed to new ownership. An old family holding at Seventh avenue and 23d street, whose ownership harked back to the era when West 23d street was a choice residential thoroughfare, was bought for remodeling. A costly dwelling in Harlem and some in the Fifth avenue section were bought. In Harlem generally old apartment houses and dwellings comprised the bulk of the dealing. Numerous American basement dwellings in good residential parts of the city were in strong demand. Marble Hill, at the northern outpost of Manhattan, was a factor in the market. Robert E. Simon again operated in Lexington avenue corner property. The activity in this avenue is marked. The diversity of the dealing was the prime feature of the week.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 71 as against 89 last week and 115 a year ago.

The number of sales south of 59th st was 32 as compared with 40 last week and 35 a year ago.

The number of sales north of 59th st was 39 as compared with 49 last week and 80 a year ago.

From the Bronx 39 sales at private contract were reported, as against 52 last week and 37 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 596.

Queens Citizens to Hear Governor

Governor Nathan L. Miller will be the guest of the Queensboro Chamber of Commerce and address its members at their spring luncheon meeting to be held Thursday, May 18, in the Grand Ballroom of the Hotel Commodore.

Although the subject of Governor Miller's speech has not been announced, it is understood that he will discuss the traction situation in New York City.

William H. Johns, president of the Queensboro Chamber of Commerce, said: "We expect that this meeting will be one of the largest gatherings of the business men and residents of Queens Borough ever held, as reservations have already been received for more than 500 places."

Realtors to Play Golf

The spring golf tournament of the Real Estate Board of New York will open at the links of the Woodway Country Club, Stamford, Conn., on Wednesday, June 7. Further particulars will be announced later.

House with Prize Garden Sold

John Constable Moore sold for Mrs. Laura C. Schroeder, 172 East 64th st, a 4-sty stone English basement dwelling, on a lot 20.10x100.5.

Three years ago Mrs. Schroeder bought this property, rebuilt the house and constructed a garden in the rear which at the late garden show won the first prize for small city gardens.

Sells Prominent Corner

J. S. Maxwell sold for the Sioux Realty Co. to Louis Schlechter, 1125 Lexington av, north-east corner of 78th st, a 7-sty elevator apartment house with stores, known as the St. George, on a plot 38x82.2. It has been resold to the College Holding Co., Joseph Shenk, president.

Trade of Up and Down Town Parcels

Bertha Eichler sold to Samuel Boyarsky the 6-sty elevator apartment house, on a plot 75x100, at 540-542 West 146th st, which has a rent roll of \$47,000 and was held at \$200,000. The suites are rented as furnished apartments. The seller took in exchange the southwest corner of Second av and 10th st, a 7-sty elevator apartment house containing 7 stores, leased to the United Cigar Stores for 12 years at \$10,000 a

year. The entire building shows a rental of more than \$26,000. The property was held at \$150,000. Aaron Fishbach was the broker.

Large Loft Building Sold

Byrne & Bowman sold for the Colony Construction Co., Robert P. Zobel president, to Levy Bros, Brooklyn builders and operators, the Colony Arcade, a 12-sty mercantile building, 61.9x197.6x46, at 62 to 67 West 38th st, extending through to 62 West 39th st. The building is devoted entirely to the millinery trade. Among the tenants are Morris Goldzier, Rosen Bros, & Sussman, L. & L. Bandeau Co., Inc., and others. The property produces a rental of about \$150,000 a year. It was held at \$1,250,000 and was sold on a cash basis.

The sellers assembled the plot in 1913 and subsequently erected the present building on the lot and have held it as an investment since that time. This is the first large operation by the purchasers in the midtown section, they having been previously engaged in extensive building and lot operations in Brooklyn. They have erected four large theaters in that borough, which they still control.

City Buys New School Sites

Inwood and Dyckman sections are to have larger school facilities through the approval on May 4, by the Board of Estimate of the recommendation of the Board of Education to purchase a large part of the frontage on both 211th and 212th sts, between Broadway and Tenth av. Recommendation was also made to the Board of Estimate by the educational board for the acquisition of the block front on the north side of 181st st, between Morris and Creston avs, for the erection of a school to care for the growing population in this section of the West Bronx.

Famous Architect's Home Sold

Harry M. Lewis sold for Mrs. Julia P. Hull, widow of the late Washington Hull, architect, the 3-sty and basement brownstone dwelling, on a lot 20x100, that was long his home, at 154 South Portland av, Brooklyn. Mary E. Paget is the buyer, for occupancy.

Mr. Hull planned, among other fine buildings, the stone mansion of Senator William A. Clark, on Fifth av. He was drowned a few years ago while yachting in a heavy storm off the Rockaway coast and his body was not recovered.

Astors Sell Avenue A Block

The William Waldorf Astor Estate sold the block front on the east side of Av A between 5th and 6th sts, to Louis Gold & Co. The property, known as 74 to 92 Av A, consists of ten 4-sty tenement houses with a 25-foot strip in the rear through from street to street. It was held at \$350,000. The H. D. Baker Co. and A. Robinson were the brokers.

Ancient Parcels Sold

Ruland & Benjamin Corporation, in conjunction with Pepe & Bro. sold 60 to 77 MacDougal st, five 4-sty houses known as "The Garden Row" by the Nicholas N. Low estate to K. Darrato. These houses will be altered and sold to individuals after modern improvements have been installed. The houses are directly

across the street from the property sold about two years ago to the Hearth & Homes Co. which has been renovated. On the south side of the property sold, being the northwest corner of West Houston and MacDougal sts, a plot 100x120, was sold to a corporation headed by Humbert Fugazy. It is now being improved with a motion picture theatre, under the direction and plans of Reilly & Hall, architects. The cost of the structure will be about \$250,000, and it is to have a seating capacity of about 2,000. The theatre is to be ready in October. The property sold originally belonged to Nicholas N. Low, and it was purchased by him in 1796, at which time he was one of America's foremost tea merchants.

Site for Apartment House Sold

Walter C. Wyckoff sold the Sloane property, at the southeast corner of Lexington av and 73d st, five 4-sty and basement stone dwellings on a plot 85.2x70, and known as 1009 to 1017 Lexington av, and the garage adjoining on 73d st, to a group of investors, who will erect an 11-sty fireproof apartment house on the plot, which contains more than 12,000 square feet.

Operators Take Sixth Ave. Corner

Leonard Morgan Co., Inc., with G. Reynolds Gibbons, sold to Harris and Maurice Mendelbaum and Fisher and Irving Lewine, 58 Sixth av, southwest corner of Washington pl, a 4-sty brick building with store, on a lot 23.4x58, together with 104 Washington pl, adjoining, a 3-sty and basement brick dwelling, 22x42, for the Lemon estate, which has held the property for many years.

Tenant Buys Sixth Ave. Parcel

J. Arthur Fischer sold for a client to James O'Brien, the tenant, 647 Sixth av, a 4-sty stone building with store, on a lot 24.8x60. The buyer who is a plumber and builder, had been the tenant more than 20 years.

Resale in Yorkville

Benjamin Winters purchased from the Manport Realty Co., I. Portman president, the three 5-sty flats, 132 to 136 East 96th st, on a plot 67x100.8, located 33 feet from the southwest corner of Lexington av. M. Cohn & Co. were the brokers. Mr. Portman bought the houses three weeks ago.

The Board of Appeals has granted permission to the New York Times to erect an annex to its building at 231 to 239 West 43d st in excess of the new height limit allowed by the zoning resolutions in that district. The structure will be raised to a height of 160 feet to conform to the height of the present Times home at that point. The limit imposed by the zoning resolution is 120 feet. Ernest Eldlitz, attorney for Adolph Ochs, the publisher of the Times, argued that to prevent equality in height between the old structure and the addition would cause architectural discord. No one appeared in opposition to the application and it was granted.

F. & G. PFLOMM represented the lessee and Samuel Goldsticker the lessor in leasing the property 38 West 38th st, belonging to the estate of Samuel J. Tilden. The aggregate rental amounts to \$255,000.

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Investor Buys Fifth Av Corner

Mrs. E. Geraldine Dodge, daughter of William Rockefeller and wife of Marcellus Hartley Dodge, plans to erect a costly home on the site of the old Bostwick house at the north corner of Fifth av and 61st st, which she recently purchased from William Crawford. A month ago this corner passed into the hands of Mr. Crawford, who planned to erect a 12-sty apartment house. He will build the proposed residence for Mrs. Dodge. The site fronts 29.9 feet on Fifth av and 150 feet on the street, where the plot has a regular depth of 100 feet. Directly opposite is the large mansion of Commodore Elbridge T. Gerry.

The Dodges now occupy the house at 691 Fifth av, adjoining the William Rockefeller residence at the adjoining corner of 54th st. Their purchase of the Bostwick house was negotiated by William Cruikshank's Sons. The sale is recorded.

Park Av Corner Sold

Theodore A. Kavanagh sold for Moses Ochs and Louis Freirich to the Mandel-Ehrich Corporation, 1222 Park av, northwest corner of 95th st, a 5-sty brick apartment house with stores, on a lot 25.2½x100.

An Old Corner Holding Sold

Henry Hof, in conjunction with Stephen S. Johnson, sold the southwest corner of 37th st and Third av, known as 164 East 37th st and 558 Third av, to Lillian Hof. The former owners, the Johnson and Bayles estate, held title to the premises for 49 years. The building is a 4-sty brick tenement house with store, on a lot 23x80.

Sell a Chinatown Parcel

William A. White & Sons sold for the Victor A. Hardy Construction Co., 42-44 Mott st, a 5-sty brick building, on a plot 59.7½x25, adjoining the northeast corner of Pell st. It was held at \$40,000.

New Site for Synagogue

The Congregation Beth Israel (Philip Liberman, president), now worshipping in the Synagogue at 252 West 35th st, has purchased from Ralph V. Wechsler, 257-259 West 35th st, 170 feet east of Eighth av, a plot 46x98.9, on which they will at once begin the erection of a temple and school, at an estimated cost of \$150,000. Herman Arns Co. were the brokers.

Operator Buys Fine Dwelling

Residence of Isaac Harris, at 324 West 101st st, on which its owner is said to have spent close to \$100,000, has been purchased by the Manport Realty Co., I. Portman president. It is a 4-sty American basement dwelling on lot 20x100.11, near Riverside dr, and was on the market at \$50,000. Nicholas Celia was the broker.

Ancient Holding in New Hands

Tankos, Smith & Co. sold for Lucretia C. and Stella L. Stone to a chain store company the northwest corner of Seventh av and 23d st, a 4-sty brick building, on a lot 24.8x80. The buyer will remodel the structure. It had been owned by the Stone family since 1848.

Well Known Operator Busy

Max N. Natanson purchased from the J. Chr. G. Hupfel Co., 180 West End av, northeast corner of 68th st, a 5-sty brick flat with 5 stores, on a lot 25.5x100; also 2401 Second av, northwest corner of 123d st, a 5-sty brick tenement house with store on a lot 25x90; and 663 First av, southwest corner of 38th st, a 4-sty brick tenement house with store, on a lot 25x75.

The properties were held at \$130,000 and were sold free and clear. The broker was C. E. Deppeler.

Site for Big Garage Bought

Louis Gold & Co. resold to A. Steinmetz the vacant block front on the west side of Columbus (formerly Ninth) av, between 204th and 205th sts, a plot 199.10x100. On the plot the buyer will erect a 1-sty fireproof garage.

Sell Bronx Stores on Plans

Harry T. F. Johnson sold for Samuel Shapiro, builder, the northeast corner of Morris av and 183d st, fronting 90 feet on the street, with a depth of 47 feet, a 1-sty building containing 7 stores and held at \$75,000. The same broker also sold for Mr. Shapiro the 1-sty building with 7 stores at the southeast corner of 231st st and Albany Crescent, 95x35, held at \$60,000. Both buildings are under construction and will be ready by June 1. They were acquired by the same buyer.

Bronx Shore Front Sold

Cruikshank Co. sold for the Morris estate and the New York Life Insurance and Trust Co., trustee, a large tract of upland and bulkhead property situated on the Bronx side of the

Harlem River Ship Canal, south of Tremont av, and being all of the property lying between the holdings of the New York Yacht, Launch & Engine Co. and the Texas Co. The purchaser, who will improve the property at once for his own use, is a client of W. P. Sickley.

Suburban Brooklyn Deals

Realty Associates sold during the last week 8 detached cottages in Bay View Gardens, each containing 8 rooms, tiled bath, electric light, gas, ranges and boilers, etc., to the following purchasers: 2 Beach pl, on a lot 26x60, between East 88th and 89th sts, to L. Prussner; 1160 East 89th st, on a lot 30x60, between Av L and Stillwell pl, to R. Collum; 1172 East 89th st, on a lot 30x60, between Av L and Stillwell pl, to L. Dauber; 5 Beach pl, on a lot 26x100, between East 88th st and East 89th sts, to M. Triano; 4 Beach pl, on a lot 28x60, between East 88th and East 89th sts, to E. Presly; 1171 East 88th st, on a lot 30x60, between Av L and Stillwell pl, to Z. Leichenstein; 1159 East 88th st, on a lot 30x60, between Av L and Stillwell pl, to F. Mehr; 1 Beach pl, on a lot 26x100, between East 88th and East 89th sts, to F. Lepez.

Builders Buy in Astoria

Louis Gold & Co. sold to a syndicate of Brooklyn builders a tract of 30 lots facing on Sixth av, between Ditmars and Wolcott avs, in the Astoria section of Long Island City, which is part of the tract recently acquired from the American Real Estate Co.

The purchasers will immediately commence the erection of 24 2-family semi-detached houses, which will be completed by August, 1922.

Buys Jamaica Tract

G. P. Butterly sold for Rawdon W. Kellogg, of Hollis, a plot of over 50,000 square feet in Jamaica, located 114 feet south of Fulton st and fronting on the west side of Winsted st, running to the Long Island Railroad and measuring approximately 300x75. The purchaser is Sanders A. Wertheim, of this city, who recently acquired through the same broker several other Brooklyn and Queens waterfront and railroad front properties.

Sell New Jersey Shore Front

F. R. Wood & Co., Inc., sold for the Hyco Fuel Products Co. waterfront property at Edgewater, N. J., with buildings and riparian rights formerly owned and occupied by Hinners Lumber Co., for whom the same brokers formerly sold the property about two years ago. The property contains about 5 acres. It was held at \$250,000.

Long Island Hotel Sold

Ward's Rest Inn, with the bungalow and shore front on Mill Pond at Centerport, L. I., together with the hotel business, has been sold by George Ward to Albert L. Oppikofer. The property as a road house has been known to tourists on Long Island for many years. Mr. Ward bought the place in 1902 and replaced the old road house with a picturesque hotel with large verandas.

Sale of a Long Beach Plot

The Lewis H. May Co. resold for Joseph Gordon a plot of lots on Park st, fronting on the station plaza at Long Beach, L. I., to A. Brickner, who will immediately improve with modern apartments. Property was held at \$40,000.

Estate Sells Harlem Corner.

Brush estate sold through Spotts & Starr, Inc., to Rudolph Simon 2130 Eighth av and 243-249 West 115th st, forming the northeast corner of the two thoroughfares. The Eighth av parcel is a 5-sty brick flat with stores, and the street parcels are four 5-sty and basement stone apartment houses, on a plot 100x100.11. The group were held at \$200,000.

The land was purchased by the father of the present owners in 1860. In 1880 the present structures were erected by Isaac Hopper.

Residence Near Fifth Av Sold.

Mrs. Benjamin Knower sold 4 East 77th st, a 5-sty stone American basement dwelling, on a lot 25x102.2. It was held at \$155,000.

Simon Buys Lexington Av Corner.

Robert E. Simon, who two weeks ago sold the southeast corner of 51st and Lexington av, has purchased from the Kalta Realty Corporation the northeast corner of Lexington av and 50th st, a plot 100 feet on Lexington av and 48 feet on 50th st.

The property is improved with a 1-sty building and adjoins the Lexington Opera House. It is within one block of the new 30-sty hotel for men, the construction of which has been started at the corner of 49th st and Lexington av. Loton H. Slawson & Co. were the brokers.

MORTGAGE LOANS

Charles B. Van Valen, Inc., obtained for the Rodin Studios, Inc. a loan of \$800,000 on their 14-sty building 894-900 Seventh av, southwest corner of 57th st, on a plot 89x115. The building is used for stores, offices, apartments and studios, and has a total rental of \$231,000. A lease has been closed for the corner store and the second floor to the Kelly-Springfield Tire Co. for showrooms.

Frank L. Groff obtained from the Emigrant Industrial Savings Bank a building loan of \$145,000 on 153 West 28th st for a 9-sty loft building.

A loan for \$400,000 has been obtained by the Blockton Realty Corporation from the Emigrant Industrial Savings Bank on the Penn Terminal building, 197.6x100, on the westerly block front of Seventh av, between 30th and 31st sts.

The 370 Riverside Drive Corporation (Benjamin P. Walker) obtained from the Metropolitan Life Insurance Co. a building loan of \$625,000 on the plot, 160x73.7, at the northeast corner of Riverside dr and 109th st, for a 14-sty apartment house.

Brooks & Momand have placed a first mortgage loan of \$310,000 for the National Theatre at 208-216 West 41st st.

Jacob Finkelstein & Son, in conjunction with Marshall B. Van Cott obtained from the Title Guarantee & Trust Co. for the Temple Beth El, at 48th st and Fifteenth av, Brooklyn, a first mortgage loan of \$100,000 on its edifice for a term of 5 years, at six per cent per annum. Morris Kulok is president of Temple Beth El.

Ruland & Benjamin, Inc., obtained a first mortgage loan of \$350,000 from the Mutual Life Insurance Co., covering the property belonging to the Fulton-Gold Corporation, Henry M. Susswein, president, at 81-83 Fulton st, northwest corner of Gold.

Lawrence, Blake & Jewell placed a loan of \$750,000 for the Dayfield Realty Corporation on the northwest corner of Fifth av and 97th st with William Henry Barnum & Co. The property is to be improved with a 6-sty elevator apartment house. It has a frontage on Fifth av of 100 feet and a frontage on 97th st of 200 feet. The Fred F. French Co. has been awarded the contract for the new building.

Title Guarantee & Trust Co. loaned to the Sanitas Water Co., Inc., \$120,000 for a term of 3 years, at 6 per cent per annum, for the construction of a 2-sty brick and stone loft and store building at the southeast corner of Tiebout av and East Fordham rd, Bronx, on a plot 95.9x61, irregular.

Brooks & Momand placed a first mortgage loan of \$160,000 on the 6-sty apartment house at the southeast corner of St. Nicholas av and 177th st.

A first mortgage loan of \$120,000 has been placed on the 2-sty store and loft building at the southeast corner of Tiebout av and East Fordham rd by the Title Guarantee and Trust Co.

MANHATTAN SALES

South of 59th Street

CHARLES ST.—Estate of James F. Carroll sold, 129 Charles st, a 3-sty brick stable, on a lot 25.9x97.2, adjoining the northwest corner of Greenwich st.

CHERRY ST.—Frank Sullivan sold for Carmine Agolla, 151 Cherry st, a 5-sty and basement brick tenement house with store, on a lot 20x60, to Rose Lupiano. The property was held at \$12,000.

FRONT ST.—Cammann, Voorhees & Floyd sold for William H. Clafin, of Boston, the 5-sty brick loft building, on a lot 19.6x98.9, at 248 Front st, between Dover st and Peck Slip. The buyer will occupy the premises.

KING ST.—Freguglia & Lotti sold for Anna H. Aherns to the Democratic Realty Co., Inc., 39 King st, a 5-sty and basement stone tenement house, on a lot 25.3x100. Jonas Boyd was associate broker.

8TH ST.—Schindler & Liebler sold for the estate of Otto Burkart, 393-395 East 8th st, two 5-sty brick tenement houses, each on a lot 25x93.11. It was an all cash transaction. The property had not been sold since 1885.

11TH ST.—Estate of James F. Carroll sold to a buyer for occupancy, 308 West 11th st, a 3-sty and basement brick dwelling, on a lot 20.4x83.5.

17TH ST.—Bennett E. Siegelstein, attorney, purchased from the Columbia Trust Co. for Mary E. Merritt the 5-sty brick mercantile building, 44 West 17th st, on a lot 16.5x92, which is to be altered.

23D ST.—Lewis Phillips bought through

Dwight, Archibald & Perry and John W. Browne from the Fitzgerald estate, 312 West 23d st, a 4-sty and basement stone dwelling, on a lot 20.7½x98.9. The property is just west of Eighth av and opposite the old Grand Opera House recently sold by the Jay Gould heirs, and is rented for business purposes. Recently the Fitzgerald estate sold the building at 334 West 23d st, 25x98.9, to the Leo House for German Catholic immigrants.

30TH ST.—Pease & Elliman sold for Dr. W. Adams Brown to Joseph G. Abramson, operator, 114 East 30th st, a 4-sty English basement stone dwelling, on a lot 20x98.9. The house contains an elevator. Negotiations are pending for a resale.

38TH ST.—Estate of L. Napoleon Levy sold through Frederick Fox & Co. and Harold L. Lewis, 234-236 West 38th st, a 4-sty and basement brick flat and a 3-sty and basement brick flat respectively, each on a lot 17.10x98.9. They

are opposite the new Times Square branch post-office and on a block that is in a state of transition. The sales are recorded.

48TH ST.—Samuel H. Martin sold for Arthur Cushman to Adelaide W. Ehrich, 241 East 48th st, a 4-sty stone dwelling, on a lot 20x100.5.

49TH ST.—The four 4-sty stone buildings, on plot 85.4x100.5, at 108-114 West 49th st, have been sold by the Keller Mechanical Engineering Co. to Oreste and Marie Gollito. They were sold subject to mortgages for \$147,500.

58TH ST.—J. M. Hoffman Co. have sold for Rubenstein & Figarsky, the Marlborough, a 7-sty elevator apartment house at 358-360 West 58th st, to a client of J. K. Moore's. The holding price was \$175,000. The plot is 75x100.5.

FIRST AV.—Harris, Vought & Co. sold for the estate of Hugh Cavanagh the 5-sty brick tenement house with stores, on a plot 29x80, at 649 First av.

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

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

PROPOSAL

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 7, 1922, and publicly opened immediately thereafter for the construction of a boathouse and launchway at Coast Guard Station No. 55, Point Judith, R. I. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Third District, Coast Guard, Wakefield, R. I.; Junior Civil Engineer, J. W. Walker, C. & R., 75 Pine street, Belmont, Mass. or to Coast Guard Headquarters, Washington, D. C. Proposal should be inclosed in sealed envelope and marked "Proposal for boathouse and launchway at Coast Guard Station No. 55, to be opened 2 p. m., Wednesday, June 7, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C."

J. M. Moore, Acting Commandant.

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FOURTH AV.—The 464 Fourth Avenue Corporation (R. M. Kechem, S. T. & H. P. Booth and B. Robinson) has been formed to purchase the 4-sty store building, 20.1x78.11, at that address, adjoining the northwest corner of 31st st. The new company is represented by Rabenold & Schriber, attorneys.

North of 59th Street

70TH ST.—Houghton Co. sold for John L. Bissell, 255 West 70th st, a 3-sty and basement brick dwelling on a lot 17x100.5.

73D ST.—William B. May & Co. sold the 4-sty and basement dwelling on a lot 22.7x102.2, at 18 East 73d st, for Mrs. Mary N. Perkins to a client, who will immediately rebuild. The property was held at \$90,000. The seller was represented by the Brown, Wheelock Co.

82D ST.—Douglas L. Elliman & Co. sold for Walter H. Liebman to a buyer, for occupancy 55 East 82d st, a 5-sty American basement dwelling, on a lot 16x102.2. It was held at \$60,000.

87TH ST.—Leroy Coventry sold for G. Cortada, 327 West 87th st, a 5-sty stone American basement dwelling, on a lot 16x100.8½. About two years ago the same broker sold this property to the present seller.

95TH ST.—Pease & Elliman sold for Mrs. Margaret W. Snelling, 336 East 95th st, a 6-sty brick tenement house with stores, on a plot 40x100.8½. It is the first sale of the property in many years.

115TH ST.—David Lion and Samuel D. Kilpatrick bought from William H. Schmidt the 5-sty brick tenement house with stores, at 333 East 115th st, on lot 25x100.11, and housing 20 families.

119TH ST.—Joseph Rappaport sold through Harry Sugarman to James H. Cruikshank, 372 East 119th st, a 5-sty brownstone tenement house, on a plot 27.6x100.11.

119TH ST.—James H. Cruikshank resold to John Carucci, 342 East 119th st, a 5-sty and basement brownstone tenement house, on plot 27.6x100.11. It was purchased by the seller last week from Joseph Rappaport. George W. Brettell was the broker.

120TH ST.—Rubin Rosenfeld, a hardware merchant, purchased from the estate of M. Hochster the 6-sty brick apartment house, 37.6x100.11, at 204 West 120th st, adjoining the southwest corner of Seventh av. Tobias Karower was the broker. The sale is recorded.

122D ST.—Nubihill & Co. resold for Elizabeth Leviness to Kate Loew, 160 East 122d st, a 2-sty and basement brick dwelling on a lot 17.4x67.24.

123D ST.—Porter Co. sold for Lydia M. Jasper to Victor Franklin, the 3-sty and basement brick dwelling, 126 West 123d st, on a lot 16.8x100.11.

131ST ST.—The Seventh Day Adventists purchased from Viola R. Humphrey, 141 West 131st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

131ST ST.—Ryan & Co. sold for the Graf estate, 576 West 131st st, adjoining the southeast corner of Broadway, a 5-sty brick flat, on a lot 25x99.11. It is the first sale of the parcel in 25 years.

148TH ST.—Fitzherbert Howell sold for Israel Ackelsberg and Samuel Grossman, 206 West 148th st, a 5-sty brick apartment house, on a plot 37.6x99.11. Negotiations are pending for a resale.

162D ST.—George Steinman, Inc., sold to an investor for Miller & Rosenfield, 520 West 162d st, a 5-sty and basement apartment house, on a plot 40x99.11. The property rents for \$10,000 and was held at \$55,000.

163D ST.—Adolph and Aaron Weiss, in conjunction with Philip A. Payton, resold for a client, 436 West 163d st, a 5-sty triple flat, on a lot 25x112.6.

ADRIAN AV.—Meister Building, Inc., bought the northwest corner of Adrian and Terrace View avs, a vacant plot 131x105xirregular, on Marble Hill.

AMSTERDAM AV.—D. Kempner resold for R. Fleig to Morris Bucksbaum, butcher, 705 Amsterdam av, a 5-sty brick flat with stores, on a lot 25x82.

AMSTERDAM AV.—Dietrich Klingenberg sold through D. Kempner & Son, Inc., to Nathan Wilson, the northwest corner of Amsterdam av and 62d st, a 1-sty taxpayer, on a lot 25x100. The new owner will reimprove the site with a modern market building. J. P. and L. A. Kissling were associate brokers.

BROADWAY.—The Ardmore Estates, Inc., sold to the L. & L. Realty Co. 6-sty elevator apartment house with stores on plot 99.11x125, at the northwest corner of Broadway and 135th st, known as the Kathmere.

CATHEDRAL PARKWAY.—Zola Court, a 6-sty elevator apartment house, on plot 75x72.11, at 52 Cathedral Parkway (110th st) has been purchased by Charles J. Gabriel from Harry Stoll. It adjoins the southwest corner of Manhattan av.

LEXINGTON AV.—Sussman Reinhardt sold to Louis Cohn, 1694 Lexington av, a 3-sty and basement stone dwelling, on a lot 16.8x75. The

seller owned it more than 25 years. The buyer will remodel it.

MADISON AV.—Daniel B. Freedman purchased from the Wells estate, represented by Frank T. Warburton, the 4-sty and basement brownstone dwelling, 1067 Madison av, on a lot 20x85, located 36.7 feet south of 81st st, with immediate possession. The house had been in the seller's family for many years. George Ranger was the broker.

MADISON AV.—Adolph and Aaron Weiss purchased from the Mendel Pressberger Corporation the three 5-sty brick flats with stores, on a plot 75x98, at 2083 to 2087 Madison av, adjoining the northeast corner of 131st st. A. Strauss was the broker.

NAGLE AV.—Manning-Bernard Realty and Construction Co. purchased from Otto Diercks a 5-sty brick apartment house with stores, on a plot 40x129.6, at 114 and 116 Nagle av, accommodating 24 families and renting for \$12,500 a year. It was held at \$75,000. F. and G. Buckman negotiated the deal. It adjoins the northwest corner of Arden st.

PARK AV.—O'Reilly & Dahn and Emanuel Simon resold for Edgar W. Levey the northeast corner of Park av and 95th st, a 5-sty and basement stone apartment house with store, on a lot 25.8½x90. The buyer resold the property through O'Reilly & Dahn, Emanuel Simon and Frederick Feuerbach.

RIVERSIDE DR.—E. J. Welling, with E. K. Van Winkle, sold the 5-sty brick American basement dwelling, on a lot 20.2x91.1xirregular, at 84 Riverside dr, for S. L. Pakas.

SECOND AV.—D. Kempner & Son, Inc., sold for L. Zimmerman, 1548 Second av, a 2-sty brick building on a lot 14.8½x100xirregular.

SECOND AV.—A. H. Mathews & Co. sold for Judge Henry Ward, 2452 Second av, a 5-sty stone tenement house with stores, on a lot 26.6x100, adjoining the northeast corner of 125th st. The buyer will remodel the property.

ST. NICHOLAS AV.—J. Arthur Fischer sold for M. A. Magee to Thomas F. Healy, for occupancy, 384 St. Nicholas av, a 3-sty and basement stone dwelling on a lot 18x125.

SEVENTH AV.—Louis Gold & Co. resold to the G. & W. Construction Corporation of Brooklyn, the northeast corner of Seventh av and 126th st, two 3-sty and basement stone dwellings known as 179-181 West 126th st, on a plot 33.8x99.11. The new owners will remodel the structures into business buildings with 8 stores in the ground floors.

BRONX SALES

FREEMAN ST.—Isaac Lowenfeld and William Prager purchased from Henry Klapper, 991-993 Freeman st, northeast corner of Bryant av, 53x100, a 5-sty apartment house with 7 stores and 6 apartments on a floor, with a rent roll of \$14,000. It was held at \$85,000. Goldner & Blackner were the brokers.

147TH ST.—Julius Trattner sold for Emilie Graeber the 5-sty and basement brick double flat, on a lot 25x99.11, at 533 East 147th st to Elise Gies and Katherine Haupt.

163D ST.—Isaac Lowenfeld and William Prager resold to Meyer Miller 862 East 163d st, adjoining the southeast corner of Prospect av, a 5-sty and basement brick apartment house, known as the Venange, on a plot 49x100, housing 20 families, with a rent roll of \$11,000 and held at \$65,000. Charles Goldberg was the broker.

170TH ST.—Joseph Sager bought from A. L. Guidone the plot, 100x100, at the northeast corner of 170th st and Wythe pl, held at \$75,000. The property is one block from the Concourse and the Theodore Roosevelt apartments now building, which will be the city's largest multifamily structure. The buyer will erect a 2-sty business building on the site. Harry T. F. Johnson and McLernon Bros. were the brokers.

191ST ST.—G. Tuoti & Co. sold for the Benson Realty Co. to Mrs. C. Caldarelli 556-558 East 191st st, a 5-sty and basement brick apartment house, on a plot 50x83.

BURNSIDE AV.—Herman A. Acker sold for the Masdur Realty Corporation to the Jarco Realty Co., Irving Judis, president, the northwest corner of Burnside and Grand avs, a plot 132.5x7x irregular. The property was held at \$70,000. Mr. Judis recently completed a taxpayer at the southwest corner of Davidson and Burnside avs which he sold recently through the same broker, and now contemplates building another taxpayer on the property just purchased.

BURNSIDE AV.—Irving & Chester D. Judis sold through Albert D. Phelps and H. J. Rogers to the Single Realty Co., Emanuel Glauber, president, the northeast corner of Burnside and Harrison avs, a vacant plot of about 7 lots, having 181 feet frontage. The buyers will erect a 1-sty taxpayer containing 16 stores.

BROWN PL.—Frederick Brown resold to an investing client of Max Liebeskind, 190 Brown pl, northeast corner of 136th st, and the adjoining parcel at 194 Brown pl, two 5-sty apartment houses, on plot 100x90, arranged for 46 families and containing one store. This completes the resale by Mr. Brown of the realty

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holdings of the Kip estate purchased by him a few months ago.

CAULDWELL AV.—Lowenfeld & Prager purchased from Mary Dean Hildebrandt 667 Cauldwell av, a 4-sty and basement brick apartment house with two stores, on a lot 25x115.

KINGSBRIDGE AV.—Eugene L. Larkin resold for Dr. Michael J. Lynch the plot, 45x200, on the west side of Kingsbridge av, 73.6 feet north of 231st st. The buyer will erect a brick residence. The plot is the southerly part of the 95-foot holding on which is the former residence of Frank D. Wilsey, bought recently by Dr. Lynch for his home through the same broker.

JEROME AV.—Shaw, Rockwell & Sanford sold for Mandelbaum & Lewine the vacant plot, 50x97, on the northeast corner of Jerome av and 183d st to a client, for improvement.

KINGSBRIDGE RD.—McLernon Bros. sold for Julia Herzog 28 East Kingsbridge rd, a 3-sty and basement brick dwelling, on a lot 16x80, near Morris av. The buyer will alter the structure for business purposes.

KINGSBRIDGE RD.—Armstrong Bros., in conjunction with McLernon Bros., resold for Joseph Silverson, operator, 14 East Kingsbridge rd, a 3-sty and basement brick flat, on a lot 16x80. The buyer will remodel the structure for business use.

MONTGOMERY AV.—Shaw, Rockwell & Sanford sold for the M. M. Casey Building Corporation to the Eagle Operating Corporation the newly completed 5-sty tax exempt apartment house 1759-61 Montgomery av, on a plot 50x100. The house is laid out in suites of 4 and 5 rooms, including a special feature of built-in shower baths. It returns an annual rental of approximately \$22,000, and was held at \$110,000.

MORRIS PARK AV.—Johanna H. W. Kreinberg sold to George C. Rosenzweig the 2-sty frame flat with store, on a lot 25x100, at 662 Morris Park av.

PARK AV.—The J. H. and H. Holding Co. sold to the Kleban Corporation two 5-sty and basement brick flats, on a plot 100x100, being at 4580 Park av, northeast corner of 185th st, and the one adjoining in the street.

RIVERDALE.—Benenson Realty Co. resold through Charles Kunte a Colonial residence, on plot 130x170, on Griswold pl and Fieldston rd, Riverdale, known as the Power house.

STEBBINS AV.—Barbara Lopard sold to the Undercliff Realty Co. the 2-sty brick store; on a plot 35.5x111x irregular, at the southeast corner of Stebbins av and Freeman st.

STEBBINS AV.—Harry Cahn, operator, resold to Nat M. Kaplan, 1279 Stebbins av, southwest corner of Chisholm st, an apartment house containing 30 apartments, on a lot 20x120. It was held at \$85,000. D. Kaplan was the broker.

AV ST.—Harris and Maurice Mandelbaum and Irving L. Lewine purchased from the estate of Charles F. Zentgraf the 5-sty apartment house, 55x100, at 1020 Av St. John, 50 feet west of Southern Boulevard. Lester E. Kessler was the broker. The property was to have been sold at auction last Tuesday in the Vesey street salesroom by Joseph P. Day.

THIRD AV.—David Woodall, Jr., sold for Caroline Fraser the plot of 5 lots on the east side of Third av, about 110 feet south of 189th st.

THIRD AV.—J. Clarence Davies sold for West Mercer Corporation to J. A. Sexauer Manufacturing Co., Inc., vacant lot, 25x100, on the west side of Third av, 151 feet north of 136th st.

TREMONT AV.—William Klepper sold to August Hoebner the plot 100.1x109.4x irregular, at the northwest corner of Tremont av and Eastern Boulevard for \$3,900.

TRINITY AV.—John Araco sold to Sarah Goldberg, 1030 Trinity av, a 3-sty and basement brick dwelling on a lot 18.9x90.

UNIONPORT RD.—D. A. Trotta sold for the estate of Charles Baechler 1683 Unionport rd, a 3-sty and basement frame 3-family house with store, on a lot 26x114.3.

VALENTINE AV.—The Inter-County Development Co. sold to Louise Marrola the vacant plot, 30x252.4, on the east side of Valentine av, 126.7 feet north of 203d st.

VALENTINE AV.—Samuel Luria bought the northwest corner of Valentine av and 181st st, a 5-sty and basement brick apartment house, on a plot 62.8x100.

WASHINGTON AV.—Bernhard D. Goldstein sold for Weil & Mayer to 968 Simpson Street, Inc., Nathan Mondschein president, the two 6-sty apartment houses, 2055 and 2059 Washington av, 75x145, held at \$150,000 and renting for about \$25,000. They are arranged for 60 families.

WEBB AV.—I. Lincoln Seide Co. and Samuel Singer sold for the Cluett Building Corporation 2410 Webb av, a 3-sty stucco and hollow tile dwelling, on a plot 30x100, to Benjamin Sack, of the Audit Company of America, for his own occupancy, after the completion of extensive alterations.

WESTCHESTER AV.—A client of Charles Siegel Levy resold to N. Poletman, 613 Westchester av, a 4-sty brick tenement house with

stores, on a lot 25x88.4, through William Krone. This is the third sale of the property within two weeks.

WESTCHESTER AV.—A client of Charles Siegel Levy purchased from August Lauter 613 Westchester av, a 4-sty brick tenement house with stores, on a lot 25x88.4. William Krone was the broker.

WESTCHESTER AV.—Jacob E. Datturgler sold to Bessie Goldstein the 4-sty brick triangular flat with stores, on a plot 63x irregular, at 760 Westchester av, northeast corner of 146th

WHITE PLAINS AV.—Charles Edelson sold for the Olinville Realty Co. the vacant plot, 89x280, on the northeast corner of White Plains av and 222d st.

WOODLAWN HEIGHTS.—Charles E. Jones sold to J. Henry Smith, an attorney, the property formerly occupied by the Reformed Episcopal Church at Viveo av and 236th st, Woodlawn Heights. After extensive alterations the buyer will occupy.

BROOKLYN SALES

CLINTON ST.—Mrs. R. Schwartz sold 413 Clinton st, a 5-sty apartment house.

DEAN ST.—Bulkeley & Horton Co. sold for W. S. Force to a buyer, for occupancy, 1164 Dean st, a 3-sty and basement brownstone dwelling, on a lot 20x100.

LOMBARDY ST.—For the erection of a 2½-sty brick and concrete building Max Trunt, wholesale provisionist at 25 Lombardy st, purchased the plot, 75x100, adjoining his plant on the east.

POPLAR ST.—Harry M. Lewis sold for Marie C. Johnson and Hortensia E. J. S. Wittlock Stokes to Margaret Burns, for occupancy, the 3-sty and basement brick dwelling, on lot 20x75.3, at 4 Poplar st, near Columbia Heights.

60TH ST.—Edward C. Cerny sold for Frederick Jensen 718 60th st, a 3-sty brick double flat, on a lot 25x100.

EAST 19TH ST.—Bulkeley & Horton Co. sold for the Ino Construction Co. to a buyer, for occupancy, 1516 East 19th st, Flatbush, a new detached brick dwelling.

AV R.—A. Mishkin sold for Mrs. Grace O'Brien to Mrs. I. Thomas the northeast corner of Av R and East 23d st, a 2½-sty detached dwelling, on a plot 60x100. It was held at \$20,000.

EASTERN PARKWAY.—Levine-Glass Building Co. sold to a buyer, for occupancy, 901 Eastern Parkway, a 2-sty brick 2-family house.

SIXTEENTH AV.—A. Mishkin sold for a client the northeast corner of Sixteenth av and 51st st, a 3-sty single flat with stores, on a lot 20.2x80. It was held at \$26,000.

QUEENS SALES

ASTORIA.—Joseph M. May sold for the Astoria Holding Corporation the vacant plot in Astoria, L. I., fronting 200 feet on Grand av, 300 feet on Sixth av and 100 feet on Fifth av. The erection of five apartment houses has been started on the Sixth av side of the plot.

Joseph P. Day has been appointed sole selling agent for the Radio Corporation of America's surplus lands on the shore near Rocky Point, L. I., between the North County road and the Long Island Sound, covering some 985 acres. Mr. Day has also been appointed sole selling agent for the Belmar, N. J., tract, owned by the Radio Corporation of America. The latter property comprises approximately 350 acres, on the Shark River, and includes a new hotel, fully furnished.

RECENT LEASES.

Broadway Corner Leased

As a site for a taxpayer Robert M. Kern and William Grossman leased from Al H. Woods the property at the southwest corner of Broadway and 135th st, now used by the Fifth av bus line as a station. The site measures 150 feet on Broadway and 100 feet on the street and will be improved with a 1-sty building containing 10 stores, negotiations for the leasing of which are now under way. It is to be ready about July 1. The lease is for a term of 21 years and calls for a total rental of approximately \$300,000. The building will cost about \$100,000.

Silk Merchants Go to Madison Ave.

Roy Scherick leased for Samuel Levy to R. & H. Simon, Inc., prominent silk and ribbon merchants, the store and basement comprising 20,000 square feet, in the northeast corner of Madison av and 32d st, and now occupied by Richard E. Thibaut, Inc., wallpaper manufacturer. The new lease is for a long term of years, at an aggregate rental of \$375,000. The new lessees are at present at Fourth av and 20th st.

Lease in "Block Beautiful"

Culver & Co. leased for a term of years for Mrs. William Astor Chanler her house in the Block Beautiful, at 141 East 19th st, to William Ives Washburn, Jr.

Fine Apartment Leases

Pease & Elliman leased for J. E. R. Carpenter an apartment of 10 rooms and 3 baths in 920 Fifth av, which he is building at the south corner of 73d st, to Jacob Meuer; an apartment in 981 Park av, northeast corner of 83d st, to Philip Rhineland, 2d; and in 145 East 52d st for James Rosenberg to Joseph B. Meyer.

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JEWISH MORNING JOURNAL - דער באַרונג און זשורנאל

APRIL 30, 1922

REAL ESTATE FOR SALE

רעאל עסטעיט פאר קאָפּלעך

פּאַנסע עוועניו

פּאַנסע עוועניו 44 קאָרט סטריט, ברוקלין
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44 COURT ST., BROOKLYN
 Tel. Main 9745

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\$400 לאַמס

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 New York City

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מעקס פּאַר, 2 פּאַמיליע ברוק הייזער

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REAL ESTATE FOR SALE

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פּאַבליק מאַרקעט

Some Varied Mercantile Leases

W. E. Dean & Co. leased for a client to Max Grossman, for a term of years, the store and basement of 566-568 Seventh av, for Robert R. Rainey, Inc., to W. S. Pendleton, Jr., & Co., the 5-sty brick building, 23.10x72, at 76 Pearl st; for Louis Martin to Frederick R. Le Brecht the 4-sty and basement brick building 24x98.2, at 41 South st; for Gerard & Edward Holtorf to the Storch Trucking Co. the store and basement of 44 Water st; for Ernest L. Prior to Edwin H. Nordlinger, the 2d floor in 100 Front st; for John Fenicks to the Glucocorine Company, of Philadelphia, the top loft of 176 Front st; for Samuel Brody to the Plunkett Chemical Co., store and basement of 147-9 Hudson st.

125th Street Corner Leased

Henry Shapiro & Co. leased for Libby's Holding Corporation to the Schulte Cigar Stores Co. the group of stores in the building at the southwest corner of 125th st and Broadway, for a long term of years. The lessee will occupy the immediate corner store and sub-lease the rest.

West Side Plot Leased

M. & L. Hess leased for James T. Stanley to the National Marble & Slate Corporation, for a long term of years, the vacant plot, 33.4x76.9½, at 617-619 West 48th st, between Eleventh av and North River.

The lease requires the tenant to immediately improve the property with a 2-sty office building. When erected the structure will be occupied by the tenant in its entirety. The aggregate rental will amount to approximately \$75,000.

Large West Side Space Leased

Adams & Co. leased for Michael and George Coleman 50,000 square feet in 43-51 West 36th st to the Fashion Hat Co., Harry Meyers Hat Co., Engel Hess & Co. and Folgeman Bros. & Hirsh. These leases are for a term of years at an aggregate rental of \$325,000

Extend Lease of Hotel Chelsea

Ex-Sheriff David H. Knott and brothers, who in 1921 leased the Hotel Chelsea at 222 West 23d st for 21 years at an aggregate rental of \$2,240,000, have extended the lease to a period

of 64 years. The first lease was to have expired April 1, 1942. The new extension will bring the expiration date on April 1, 1985. The new 43 year lease calls for an aggregate rental for the 64 year term \$6,196,000. The new lease was made without the usual re-appraisal clause. Barton Chapin was the broker. The hotel is 11 stories high and fronts 175 feet on 23d st and has a depth of 100 feet.

Leases Lexington Avenue Building

Rice & Hill leased for the estate of Henry Barnard to Florian Papp, an antique furniture dealer, 684 Lexington av, a 5-sty stone building, on a lot 16.8x90, for a term of years, at an aggregate rental of \$50,000.

New Leases Near Penn. Station

Henry Shapiro & Co. leased to Charles H. Lowe the store and basement in the building 218 West 34th st, close to the new building now being erected by the North River Savings Bank. The same brokers also leased the first loft in the building 218-222 West 34th st to the Radio Stores, Inc., in conjunction with Lewis L. Rosenthal & Co., and the third loft to Helen Gaston. The leases are for a term of years at an aggregate rental of \$60,000.

New Orange Juice Wells

Henry Shapiro & Co. leased to the Burnee Corporation, operating the Nedick Orange Juice Stores, a store in 316 Fifth av; and the store at the southwest corner of Broadway and 55th st for the Broadway & 55th Street Corporation. Both leases are for a long term of years, at a rental aggregating \$175,000.

Banker Leases Country Estate

William J. Roome & Co., Inc., leased for Cocks & Willets the W. Burling Cocks homestead at Locust Valley, Nassau County, consisting of 46 acres with a large house, garage, stables and outbuildings, for one year to Clarence Dillon, head of the banking firm of Dillon, Read & Co.

Lease of Fine Office Space

Charles R. Hinerman subleased 4,500 square feet of office space on the 17th floor of the Equitable building, 120 Broadway, for the Dupont de Nemours Export Co. to the Manhattan branch of the New York Life Insurance Co., for

a term of years; also leased offices for the Bankers' Trust Co. on the 22d floor of 14 Wall st, to Quincy & Co., members of the New York Stock Exchange, for a term of years; and subleased offices on the 7th floor of the Cunard building, 25 Broadway, for the Ph. Van Ommeran Corporation to the British Empire Chamber of Commerce, for a term of years.

Canal Street Leasehold Sold

Jacob Finkelstein & Son sold for Morris Eisenman, of the Metropolitan News Co., his leasehold on 41 Canal st, adjoining the northwest corner of Ludlow st, a lot 21.10x49.11, improved with an old 3-sty stone and brick building. It was valued at \$15,000.

Leases Roof Space for Signs.

Henry Shapiro & Co. leased for the Broadway and 55th Street Corporation roof sign space at the southwest corner of Broadway and 55th st to the Van Beuren Co. for a term of years; and for the Adolph Groh Co. sign space at 101-103 East 14th st to the O. J. Gude Co.

Some Downtown Leases

Daniel Birdsall & Co., Inc. leased for Norman S. Riesentel the store, basement and sub-basement of 62 Reade st to the Union Twist Drill Co. for a term of years; the entire building 507 Greenwich st to Lawrence C. Corvi; the first loft of 359 Canal st to Jacob Goldstein; and space in 100-102 Worth st to Charles J. Smith & Co., all for a term of years.

Leases at Long Beach.

Edward J. Farrell leased for the Hillman Hotel Co. to Nicholas Avevrios, of 1215 Fulton st, Brooklyn, the annex building of the Hotel Nassau, on the boardwalk at Long Beach, L. I., for a term of years. He will operate a pastry shop and tea room, to be known as Le Petit Trianon.

The same broker leased for the Hotel Nassau to Joseph Meltzer, representing the Marlborough Studios of New York a store on the boardwalk at Long Beach, for a term of years, to be used as a photographic studio.

Wellesley Club Rents Home

Douglas L. Elliman & Co., Inc., leased a suite of rooms in 19 East 47th st to the New York Wellesley Club.

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THE ACTORS' FIDELITY LEAGUE, represented by Henry Miller, president, and George M. Cohan, vice-president have taken a lease for a term of years on an elaborate suite in the new office building 11-17 East 45th st for their executive offices and club rooms. Douglas L. Elliman & Co., Inc., were the brokers.

ADAMS & CO. leased for the 205 West 39th Inc., Joseph E. Gilbert, two floors, containing 27,000 square feet, in the new building being erected at 25-219 West 39th st, to Siegel Levy Co., Majestic Costume Co. and R. Stegel & Son, for a term of years at an aggregate rental of \$175,000.

ADAMS & CO. leased for Robert M. Kern a store in the Union Square Hotel, Union sq and 15th st, to J. Blumberg; a loft in 64 University pl to Belmont Tailors, Inc.; a loft in 30-38 East 23d st to Gruber & Gruber, and a loft in 160 Wooster st to Hahn & Co.

AMES & CO. leased for Paul Mylle office space at 410 Fourth av to Newberg & Steiner; also for George Fitisir the basement store at 238 West 14th st to Frank Bask, for a term of years.

ALBERT B. ASHFORTH, INC., leased the entire 11th floor in 1364-1370 Broadway, southeast corner 37th st, to Levay Bros., for a term of years.

JOSEPH E. BAER, INC., advertising agents, leased offices in the Elliman Building, 15 East 49th st. Harris, Vought & Co. represented the lessor and Douglas L. Elliman & Co., Inc., the lessee.

DANIEL BIRDSALL & CO., INC., leased for clients the store and basement of 28 Walker st to Clarence Korb; the 1st loft in 50 Vesey st to the Magee Steam Specialty Corporation, and the 1st loft of 114-116 Spring st to Horbar & Solow.

DANIEL BIRDSALL & CO., INC., leased for clients the store, basement and sub-basement of 168 Church st to Hyman Gordon, for a term of years; and the third loft on 50 Vesey st to the American Pattern & Foundry Machine Co.

DANIEL BIRDSALL & CO. leased for a client to Neuss, Hesslein & Co. the 6-sty loft building 160 Franklin st, for a term of years; to the Globe Textile Co. the store in 310 Church st; to the Royal Carpet Co the 1st loft in 447 Broadway; and to J. & M. Agin space in 75-77 Worth st, all for a term of years.

BRADY & BOWMAN leased offices in the Borden Building, Madison av and 45th st, to E. P. Mellon of New York and Pittsburgh, Valley Schuyler Paper Co., L. S. and E. H. Walker, Elwood J. Wilson, Tilden & Herzig, Inc., and the Morton Paper Stock Co.

BRADY & BOWMAN leased offices in the Borden Building, Madison av and 45th st, to Hurdman & Cranstoun, The McClure Co. of Saginaw, Mich.; the C. L. La Boiteaux Co., Stetson, Cutler & Redman and Griffin & Johnson.

CARSTEIN & LINNEKIN, INC., leased for clients space in 268 Fourth av to Harry Neiman and George Simpson, F. C. Huyck & Sons, Inc., and Hoffman, Huber & Co.; in 3 West 29th st to the Foreign Policy Association, Porto Rico Waist Co., Everett Knitting Mills and Merkhram Trading Co., Inc.; in 456 Fourth av to Henry Silver; in 450 Fourth av to A. Benowitz & Co., Inc.; in 840 Broadway a floor to Braunstein & Judelson; in 142 West 32d st to Golden Gate Embroidery Co.; in 221 Fourth av space to Harold Chassman and William H. Fox; in 396 Broadway to United Bulb Co., the Fellowship Press, Inc., Jacob Dorgin and J. M. Levine & Co.; in 171 MacDougal st store and basement to H. Lemberger and floor to Michelman & Fridland, Inc.; in 215 Fourth av space to Herman W. Stitzel; in 24 East 21st st to Charles & Co.; in 2425 Broadway store and basement to Barrett, Nephews & Co.; in 442 Fourth av space to M. E. Klein & Co., Inc., and Gordon Silk Co., Inc.; in 830 Broadway floor to Henry Whitcup & Co., S. Lorber & Co. and Williamson Bros & Clark; in 439 Lafayette st to Lafayette Press, and in 605 Broadway space to Wasserman & Bostom.

P. M. CLEAR CO. leased for the Mortirem Realty Co. the 3-sty and basement building 428 Lenox av, for a term of years, to J. H. McIntosh, who will occupy same for his business.

P. M. CLEAR & CO. leased for the estate of Henry Knabe the 3-sty building at the northeast corner of Centre and White sts, for a long term of years to Sigmund Schwartz, who will extensively remodel the building and occupy the same as a cafeteria and lunch room.

CROSS & BROWN CO. leased for a client to the American-La France Fire Engine Co. the 1-sty garage 615-621 West 57th st, running through to 614-616 West 58th st, 50x200.10x50x irregular, for a term of years.

CROSS & BROWN CO. leased for a client to Ralph W. Hoffmeister 640-644 West 131st st, a 1-sty fireproof garage 75x100.19, running through to 641-645 West 130th st. It is 125 feet east of Twelfth av.

CROSS & BROWN CO., representing Theodore B. Starr, Inc., and F. H. Widner, Jr., representing the tenant, leased for a long term of years, the front portion of the second floor at 576 Fifth av, at a rental in excess of \$100,000. The new tenant is Walter Eitelbach & Co., successors to Ludwig Nissen & Co., dealers in diamonds and pearls, and now at 170 Broadway.

CROSS & BROWN CO. leased the 2d floor in 514-16 West 57th st to W. A. Hathaway Co.; to E. S. Kiger the entire building 537-47 West 53d st; in 15 West 37th st space to the Business Bourse International, Inc.; in 120 East 41st st space to the Koscherak Siphon Bottle Works, and a suite of offices in 1482 Broadway to Luna Sightseeing Car Co.; for the Queensboro Bridge Loft Corporation to the Motor Engineering Co. the basement of the building at the northwest corner of Wilbur av and Sunswick st, Long Island City, for a term of years.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific building, Madison av, 43d to 44th sts, to Lord & Lord, Benjamin Buchbinder Leonard J. Buck, Joseph Silverson and Herbert H. Swasey.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific Building, Madison av, 43d to 44th sts, to James A. Mears, Detroit Seamless Steel Tubes Co., Inc., of Detroit, Mich., Thermal Appliance Co., Inc., Leonard Klaber, John Wolfe, Hammond-Byrd Iron Co. and S. P. Skinner, of Chicago, representing Pearson Page, Ltd., of London.

DUROSS CO. placed for Alexander Munro a first mortgage of \$7,000 on the 4-sty dwelling 70 West 89th st; and for George Glandening a first mortgage of \$2,000 on leasehold property, 74 Irving pl.

DUROSS CO. leased store and basement in 37 Ninth av to the Chicago Sausage and Provision Co.; store and basement in 800 Washington st to the Economy Fruit Co.; stores in 104 Seventh av to Joseph Kudroff; in 102 Seventh av to Saverio Ricardo, and in 103 West 14th st to Charles Basil.

EDWARDS, DOWDNEY & RICHART leased for the Mirror Co. the store in 2523 Broadway for a term of about 9 years, to S. Selikowitz, at an aggregate rental of approximately \$60,000.

DOUGLAS L. ELLIMAN & CO. leased for J. & T. Cousins Co., Inc., the 3d floor in the Cousins Building, 17 West 57th st, to Mme. Angele Morin, gowns, now at 25 East 55th st, Brown, Wheelock Co. was associate broker.

DOUGLAS L. ELLIMAN & CO. leased for the Peg Woffington Coffee House a suite of rooms in the building 19 East 47th st to the New York Wellesley Club.

DOUGLAS L. ELLIMAN & CO. leased the last remaining apartment in the new building at 910 Fifth av, north corner of 72d st. This apartment is on the 12th floor and contains 15 rooms and 5 baths. It has been leased to a prominent New Yorker, who will take possession in the Fall.

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REAL ESTATE NOTES.

AXELRAD MORTGAGE CO., Peter Axelrad, president, has moved to larger offices in 20 West 34th st, Astor Court Building.

A. E. KARSCHER has removed his real estate and insurance business from 38 Park Row to 7 East 42d st.

CHARLES WYNNE and Louis H. Low, operators, have moved their offices to 505 Fifth av, adjoining the northeast corner of 42d st.

CHARLES G. KELLER has removed his real estate and insurance office from 109 to 113 West 23d st.

S. ALBERT and J. H. Albert has removed their real estate offices from 55 Liberty st to 240 Broadway.

JOHN P. KIRWAN has removed from 1540 Broadway to the Knickerbocker building, 152 West 42d st.

ALVAN W. PERRY has removed his real estate and mortgage business from 20 Nassau st to 11 East 43d st.

A. N. GITTERMAN has removed his real estate office from 51 East 42d st to 12 East 44th st.

ARTHUR ECKSTEIN, formerly with Manheimer Bros., has opened a real estate and insurance office in the Penn Terminal Building, 370 Seventh av.

WILLIAM C. MORLANG, for many years with William A. White & Sons, Douglas L. Elliman & Co., and Shaw, Rockwell & Sanford, is now associated with Match & Co., Inc., 1170 Broadway.

McKEEVER & GOSS, real estate brokers of Washington, D. C., have opened an office in 2 Rector st, in charge of Arthur S. Wolpe. The members of the firm are R. L. McKeever and Earle Goss.

FRANK L. FISHER CO. has removed its real estate business from 50 East 42d st to the National City building at 17 East 42d st, corner of Madison av. The firm has been in business 36 years.

GILBERT B. OUTHWAITE, formerly associated with Harris-Vought & Co., has joined the organization of Douglas L. Elliman & Co. Mr. Outhwaite will specialize in the accumulation and sale of plots to builders.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 2 to May 5	1921 May 3 to May 9
Total No.....	289	255	241	200	735	970
Assessed Value.....	\$15,204,200	\$13,517,800	.....	.....	.....	.....
No. with consideration	29	26	17	12	24	49
Consideration	\$801,125	\$790,120	\$185,102	\$98,350	\$259,763	\$495,741
Assessed Value.....	\$825,500	\$754,300	.....	.....	.....	.....
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 5	Jan. 1 to May 9
Total No.....	4,379	3,852	4,201	2,855	13,960	11,781
Assessed Value.....	\$298,244,950	\$217,422,099	.....	.....	.....	.....
No. with consideration	410	399	396	190	591	695
Consideration	\$19,479,245	\$22,046,522	\$3,701,046	\$1,729,234	\$8,344,118	\$8,208,391
Assessed Value.....	\$19,499,450	\$18,190,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 2 to May 5	1921 May 3 to May 9
Total No.....	229	206	212	149	766	592
Amount	\$17,084,884	\$6,943,225	\$2,413,237	\$950,091	\$4,107,782	\$4,148,766
To Banks & Ins. Co.	52	41	24	12	107	89
Amount	\$2,850,950	\$3,712,662	\$910,000	\$114,500	\$911,850	\$677,354
No. at 6%	188	168	181	118	727	535
Amount	\$5,416,016	\$3,763,563	\$2,204,327	\$777,391	\$3,951,152	\$3,889,162
No. at 5 1/2%	1	11	5	8	30	43
Amount	\$11,000	\$2,847,300	\$58,800	\$72,950	\$120,300	\$230,604
No. at 5%	3	2	1	7	4	5
Amount	\$212,640	\$5,500	\$4,000	\$28,900	\$24,000	\$6,700
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	3	.....	.....	2	2	5
Amount	\$10,001,308	.....	.....	\$6,000	\$7,000	\$14,500
Interest not given..	34	25	25	14	3	4
Amount	\$1,443,920	\$326,862	\$146,110	\$64,850	\$5,300	\$7,800
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 5	Jan. 1 to May 9
Total No.....	3,527	2,878	3,427	1,714	14,388	9,343
Amount	\$123,343,734	\$92,352,535	\$39,000,726	\$13,027,896	\$80,918,816	\$52,358,241
To Banks & Ins. Co.	522	484	276	108	2,775	1,442
Amount	\$36,873,708	\$37,868,812	\$5,897,180	\$1,995,495	\$22,448,683	\$15,169,621

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10
Total No.....	78	42	18	14
Amount	\$6,359,325	\$3,762,493	\$552,500	\$1,239,350
To Banks & Ins. Companies...	54	.....	8	7
Amount	\$5,559,425	\$3,156,743	\$209,000	\$601,000
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	1,068	860	351	268
Amount	\$73,839,373	\$71,773,984	\$10,352,550	\$6,309,121
To Banks & Ins. Companies...	716	528	217	131
Amount	\$55,737,350	\$60,188,882	\$6,912,900	\$3,615,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10	1922 May 3 to May 9	1921 May 4 to May 10
New Buildings...	17	11	59	55	197	205	375	300	18	48
Cost	\$1,029,875	\$821,535	\$1,320,025	\$783,050	\$1,576,780	\$3,314,690	\$1,540,841	\$1,988,030	\$49,000	\$237,910
Alterations	\$360,700	\$614,075	\$242,700	\$29,600	\$151,515	\$178,590	\$102,109	\$71,065	.....	\$9,995
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings...	331	276	1,890	613	5,185	2,700	8,360	3,149	793	590
Cost	\$50,311,501	\$34,942,255	\$52,199,913	\$16,509,195	\$51,247,410	\$30,924,720	\$51,675,924	\$17,526,393	\$2,845,901	\$1,864,903
Alterations	\$9,631,853	\$8,835,507	\$1,529,850	\$681,169	\$2,343,545	\$3,181,115	\$1,492,497	\$1,133,107	\$152,485	\$135,177

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BUILDING SECTION

Building in Metropolitan Area Hampered by Labor Troubles

Growing Shortage of Bricklayers, Plasterers and Carpenters, Plus Demands for Bonus Wages, Disheartening to Entire Construction Industry

NO improvement was manifest this week in the local building labor situation. Despite the fact that there have been frequent conferences between representatives of the unions and the Employers' Association, in addition to determined effort on the part of the Public Group Committee toward settling the differences between the two important factions, the construction industry of New York City is no nearer an agreement for the remainder of the current year than it was last January. Negotiations are still in progress and the various trades are seeking to formulate independent agreements with their respective trade unions, but as yet no definite results have been accomplished and the only ray of hope lies in the fact that the industry is maintaining its optimistic attitude toward the possibility of a solution of the problem in the near future.

There is a grave shortage of mechanics in certain trades in the New York territory, and considerable new construction, while not actually at a standstill, is slowed down to a dangerous point on this account. Bricklayers are exceedingly difficult to obtain in adequate numbers and are only held on the jobs by payments of bonus wages, in frequent instances excessively high. The demand for carpenters is also growing, and as a result many contractors are complaining of the lack of skilled mechanics and hesitate to take on additional work because of the high wages being demanded.

Throughout New York City and contiguous territory, construction projects are barely 60 per cent manned with bricklayers. On a large number of jobs, where from ten to twenty-five bricklayers would be employed under normal labor conditions, the number of mechanics actually at work ranges from three to ten. The speculative building program, which includes the major portion of the housing construction now in progress, is suffering particularly because of the labor crisis, and these builders are not only witnessing serious delays on their operations, but are facing constantly mounting construction costs because of the extortionate bonuses these workers are demanding and getting. The daily newspapers carry many advertisements for bricklayers and carpenters, practically all of whom are promised extended employment at wages, in many instances, as high as forty per cent. above the recognized union scale for those trades.

"Snowballing" strikes continue in Queens and the cost of brickwork on buildings in that borough, particularly on projects on which construction is too far advanced to abandon, is increased approximately twenty per cent. because of the demands of labor. Construction in the outskirts of Brooklyn and in the Bronx is being delayed, and in a number of cases held in indefinite abeyance, for like reasons. Public school construction in all sections of the city is suffering greatly on account of the conditions, and all active building, including practically every type of construction, is dropping behind in its schedule, while labor's demands increase and competition for skilled mechanics grows more prevalent.

There is a great deal of labor unrest throughout the local building industry. The conditions at present so adversely affecting the industry in New York City are spreading in a constantly widening circle, and outlying suburban communities are also being hampered in their building programs because of lack of adequate labor and inflated wage scales.

In several counties along the Hudson River bricklayers threaten to strike for higher wages. The spring building program is much greater than was anticipated and labor, therefore, feels that a premium should be paid for its services if this work is to be completed at the time set.

Hudson County, in New Jersey, is in a bad way for bricklayers. Contractors who specialize on projects in that district have had their scouts out everywhere in an endeavor to lure workers to their own jobs. The pay of skilled bricklayers is from \$10 to \$11 a day, and the shortage is felt in Jersey City and almost every part of Hudson County, where a boom in building construction is in progress, or would be if there were sufficient men to do the work in prospect.

It has been reported from Trenton that bricklayers and plasterers are out on strike for an increase of wages and that considerable construction is being held up pending a settlement of this difficulty. These trades have been working under a scale of \$9 per day and are demanding \$10 because of the large amount of work in prospect and the keen competition for skilled workers. The contractors of Trenton have made a compromise offer of \$9.50 per day, but as yet no reply has come from the unions.

Builders in Newark are also facing higher construction costs through wage advances in certain trades. Following recent conferences with the Ironworkers' Union and the Masons' Laborers' Union, the General Contractors' Association announced that a new scale of wages became effective on May 1. An increase of \$1 per day has been granted the ironworkers, increasing their pay from \$8 to \$9 a day, with the understanding that the former feature of compulsory employment of foremen is to be eliminated. The masons' laborers were granted an increase of three cents an hour, bringing their hourly scale from 72 cents to 75 cents.

A strike of the plumbers in Elizabeth has stopped work on a number of important construction projects in that city and there is every indication that the trouble will spread. As a result of the action of the plumbers, other trades have been affected, and it is reported that about fifty union lathers, carpenters, electricians and their helpers were taken off the jobs when non-union plumbers, sheet-metal workers and their helpers were put to work by the members of the Master Plumbers' Association. The plumbing contractors are bringing in non-union workmen in order to break the strike in their trade, but their action is likely to influence sympathetic strikes and there is a possibility that a large amount of residential and commercial construction in Elizabeth, Roselle, Elmora, and other nearby sections will be retarded. The difficulties in the Elizabeth district are largely attributed to intra-union problems and it is anticipated will soon be settled.

In that section of New Jersey which lies along the line of the Delaware, Lackawanna & Western Railroad, between South Orange and Morristown, there is a decided shortage of workmen in some trades. This applies particularly to bricklayers, plasterers and carpenters, but other trades are also complaining of a growing difficulty in obtaining skilled men at reasonable wages. Practically all bricklayers are demanding a bonus over their recognized rates, and a mason insists upon at least \$17 a day on short jobs. Although no construction is yet being held up on labor's account, progress is impeded and there will be serious delays unless the situation improves.

Foundations Started for Large Apartment at Kew Gardens

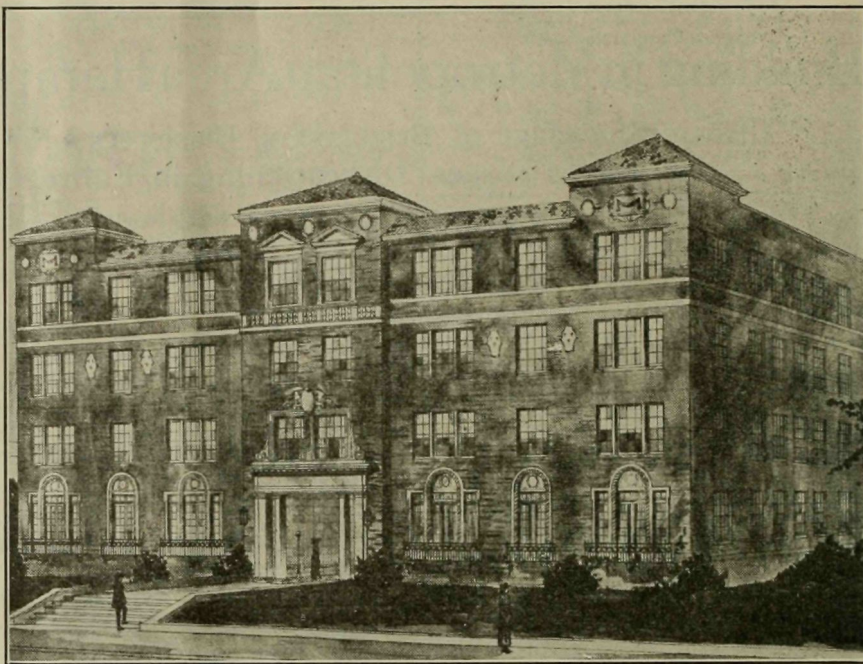
Multi-Family Dwelling to House One Hundred and Five Families Planned by Shampan & Shampan Will Cost \$650,000

FOUNDATIONS have been started for two large multi-family houses at Kew Gardens, L. I., one of the most highly developed and exclusive residential communities in the Borough of Queens. These apartments, which are of the garden type now so generally favored in suburban sections, will provide for one hundred and five families in suites of two, three, four and six rooms.

The operation is progressing under the direction of the Roanoke Construction Company, owner and builder, from plans and specifications prepared by Shampan & Shampan, prominent Brooklyn architects. The cost of construction, including the value of the land, is placed at approximately \$650,000.

These apartments occupy a plot averaging 190x150 feet which was recently purchased from the Kew Gardens Corporation by the Roanoke Construction Company through Edgeworth Smith, Inc., who have also been appointed renting and managing agents for the buildings. The buildings are located just off of the Queensboro Boulevard, on the Union Turnpike and Austin street. They are about five minutes' walk from the Kew Garden station of the Long Island Railroad, which is but seventeen minutes from the Pennsylvania Station, Manhattan, and the Flatbush Avenue Station in Brooklyn. The site is within thirty of the Times Square section by motor, via the Queensboro Bridge. The Kew Gardens Inn, under Knott Management, is located near the new apartments and the surrounding neighborhood is built up with modern dwellings of the type which have made this locality famous as a high class residential community.

The new apartments will be four stories in height, with basement, and will be built around three sides of a large exterior court. This court is thirty feet wide and will be extensively landscaped and beautified with flowers, shrubbery, fountains



Shampan & Shampan, Architects.

NEW APARTMENT BUILDINGS BEING ERECTED AT KEW GARDENS

and sculptures. The facades of the building will be of face brick with trimmings of limestone and terra cotta and the walls of the court will be of light face brick which will reflect the light into the apartments.

Plans for this operation show the rooms to be large and of excellent proportions, with ample closet space and all modern conveniences and devices for easy housekeeping. According to the present schedule the construction will not be completed before October 1, but renting is rapidly proceeding now from the plans and the inquiries denote an insistent demand for accommodations in structures of this character located in semi-suburban districts.

Builders' Association Calls Mass Meeting to Discuss Material Shortage

AT the earnest solicitation of many builders in the City of New York, as well as several of the important dealers in building material an informal conference was called by the Builders' Association of Manhattan, at the office of its counsel, Anderson, Phillips & Moss, 565 Fifth avenue, Manhattan, to discuss the shortage of brick and to consider ways and means of remedying the present acute situation. After a thorough discussion, Harry G. Anderson, of Anderson, Phillips & Moss, was delegated to confer with Samuel Untermyer, chief counsel for the Lockwood Committee, with the suggestion that a wider conference be immediately held to discuss the problems confronting the building industry. It was the consensus of opinion of the meeting that invitations to attend this conference should be sent to the manufacturers of brick throughout the State and New England, the building material dealers, commission dealers in brick, and builders throughout the Greater City of New York.

After a lengthy conference with Mr. Anderson, at which Harry Goodstein, president of the Builders' Association of Manhattan was present, Mr. Untermyer stated that he realized the serious situation due to the shortage of brick, and accepted the invitation of the Builders' Association of Manhattan to attend the conference.

The Builders' Association of Manhattan accordingly has called a conference to be held on Tuesday evening, May 16, 1922, at 8 o'clock sharp, at the Hotel Pennsylvania, to discuss the problems now confronting the building industry. An invitation to attend this meeting is extended the manufacturers of brick, dealers in brick and building material, builders throughout the City of New York, and any others who are interested in the subject. The invitation sent out by the Builders' Association of Manhattan emphasizes the great importance of the conference. It is expected that plans will be devised which will be of value and importance to the industry.

Monthly Dinner of the Real Estate Board Monday Evening

AT the monthly meeting of the Real Estate Board of New York, to be held at Delmonico's on Monday evening, May 15, an innovation will be made by reserving the latter part of the evening for a general discussion of the work of the Board and for constructive criticism or suggestions for improving it. A special subject for discussion will be the

advisability of obtaining a permanent home for the Board.

As usual, all classes of members are expected to attend. Immediately following the dinner, opportunity will be given the active members to vote on certain amendments to the constitution which the Board of Governors thinks it advisable to present at this time. The meeting is confined to members.

New Building Projects Starting Despite Adverse Conditions

Weekly Construction Statistics for New York City, Tabulated by F. W. Dodge Company, Show Only Slight Drop Due to Labor Difficulties

LABOR conditions far from satisfactory and a growing scarcity of certain building materials do not seem to be greatly deterring architects and engineers from going ahead with plans for many large projects nor do these conditions operate as a preventative to the award of contracts for new construction. Figures tabulated by the F. W. Dodge Company, for the eighteenth week of this year show that in the territory including all of New York State and New Jersey, north of Trenton, 687 new building and engineering operations were reported in the planning stage. This construction will involve a total expenditure of more than \$23,863,600. During the same period the announcement of contract awards represented a total outlay of \$16,080,800 and involved 423 separate projects.

Local conditions, as applied to New York City, have apparently not influenced a recession of planning activity nor have the retarding factors been permitted to slow down the award of contracts for new work. During the past week 223 new construction projects, scheduled for locations in New York City, were reported by architects and their value totals \$13,788,000.

The contracts awarded for city work during the same period numbered 114 and are representative of an outlay of approximately \$8,757,100.

In the group of 223 operations for which plans were reported during the eighteenth week of this year, planned for sites within the boundaries of Greater New York, were 41 business structures of various types, \$5,372,000; 1 educational project, \$12,000; 6 factory and industrial building operations, \$645,000; 2 public buildings, \$150,000; 11 public works and public utilities, \$555,200; 6 religious and memorial buildings, \$440,000; and 156 residential operations including apartments, flats and tenements and one and two-family dwellings, \$6,613,800.

Among the 114 projects for which contracts were awarded during the week were 20 business buildings such as stores, offices, lofts, commercial garages, etc., \$593,000; 4 educational structures, \$1,950,000; 3 hospitals and institutions, \$30,000; 2 industrial projects, \$37,000; 1 military building, \$12,000; 10 public works and public utilities, \$402,800; 3 religious and memorial projects, \$170,000; 69 residential operations of various types, \$5,486,300 and 2 social and recreational buildings, \$76,000.

PERSONAL AND TRADE NOTES.

Feliz Rasulo, architect, announces the removal of his office from 139 Beech street to 520 Proctor Building, Yonkers, N. Y.

George H. Streeton, architect, recently moved his office from 115 East 34th street to 158 West 35th street.

Harry Lucht has established an office for the general practice of architecture at 242 Fulton Terrace, Cliffside Park, N. J., and desires samples and catalogues of building materials and specialties.

Thomas A. Altieri Construction Company, 2323 Crotona avenue, the Bronx, will in future be known as Altieri & Silbert. M. Silbert, who has recently become a member of the firm, has been associated with Mr. Altieri for some time past.

Beaver Tile, Inc., Frederick Sellar, president, is established at 442 West 42d street, and is in business to furnish and install natural cork tile and colored cork tile. This firm is the re-organization of the Beaver Tile and Specialty Company.

Charles Franck, manager of the Holo-phane Glass Company, Inc., has sailed for a trip to Europe. He will be away about three months and will tour Germany, Switzerland and France, spending most of his time visiting friends and former business associates. Mr. Franck was the manager of the Brussels office of the Holo-phane Company for several years and left Belgium to become the manager of the American company.

Elihu Root's service to the commission under President Roosevelt, which undertook the development of Washington in accordance with the original design and intentions of L'Enfant, has been recognized by a group of architects here with a presentation to Mr. Root of a gold medal. The medal was recently presented at the University Club.

The group consisted of the American section of the Societe des Architectes Diplomes par le Gouvernement Francais, and the medal is an annual award made by the parent society in Paris to commemorate a great service rendered to architecture by a layman.

"Mr. Root has a long and extremely important record in his efforts in behalf of American architecture," said John Mead Howells, president of the American section.

"Mr. Root, Mr. Roosevelt and Mr. Taft were responsible for the rehabilitation of the original plan of Washington, D. C., designed by L'Enfant and approved by

Thomas Jefferson. It was, however, Mr. Root's untiring support which made possible the work of the commission, consisting of McKim, Burnham, Olmstead and Saint Gaudens."

New President for Geo. A. Fuller Company

James Baird was recently elected president of the Geo. A. Fuller Company, builders, 175 Fifth avenue, succeeding Paul Starrett, who resigned. Mr. Starrett will continue to be identified with the company, although not active in its management, as he has become a director and president of the U. S. Realty & Improvement Company, 115 Broadway, which controls the Geo. A. Fuller Company.

Mr. Baird was the senior vice-president of the company and the manager of the Washington office. He will in future make his headquarters in the Flatiron Building at Fifth avenue and Twenty-third street. The new president is forty-eight years old and has been identified with the company for about twenty years. He is a member of the Engineering Associates and other prominent organizations affiliated with the construction industry, and is also a member of the board of managers of the Cosmos Club, of Washington. For a number of years he has been a governor of the Columbia Country Club, one of the most popular of the Capital's social centers.

Gains in Cement Output

The March production of 6,685,000 barrels of Portland cement brought production for the first quarter of 1922 up to 15,254,000 barrels, a slight increase over the 15,240,000 barrels put out in the opening quarter of 1921. Shipments in the first quarter were 13,218,000 barrels, against 120,091,000 in the same period of 1921. At the end of March stocks amounted to 13,284,000 barrels, compared with 12,000,000 at the end of March, 1921.

Testing Strength of Fire Clay Brick

Experiments on 14 brands of fire clay brick to determine their durability and load carrying capacity in furnace arches are being continued by the Bureau of Mines. Fusion and permeability tests and chemical analyses are still to be made. Entire bung arches, of 40 brick each, were tested at the works of the Ohio Malleable Iron Co., at Columbus, Ohio, in a 40 foot furnace. The relation between serviceability and the resistance to load at high temperatures, spalling, density, porosity, chemical analyses, fusion temperatures, and permeability were studied. The results showed a close relation between the percentage loss on spalling and the serviceability.

TRADE AND TECHNICAL SOCIETY EVENTS.

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 Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

National Association of Sheet Metal Contractors will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

New Jersey State Association of Master Plumbers will hold its twenty-first annual convention at Achtel-Stetter's 842 Broad street, Newark, N. J., May 23 and 24, inclusive. Ira K. Morris, 222 Market street, Newark, is in charge of the program and arrangements for this convention.

New York Building Superintendents' Association will hold its annual picnic and field day at Karaysonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

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.

CURRENT BUILDING OPERATIONS

BUILDING interests in this city and the surrounding territory are daily evidencing greater concern over the labor outlook. Building trade workers are not only scarce in some trades, but are demanding wages considerably in excess of their stipulated union scales, and as a result construction costs are steadily mounting and there is a fear that they will go beyond the limit permitted by good business judgment.

There is also a scarcity of basic materials, and a consequent advancing trend to their prices. Both of these factors are exerting a marked influence upon the local construction program, and during the past week a number of prospective builders have decided to hold their operations in indefinite abeyance until the conditions are more favorable to economic building.

Common brick has advanced again in price and the current wholesale quotation is \$20 a thousand in cargo lots. Portland cement manufacturers have also announced an increase in price of 25c. per barrel, making the delivered price of this commodity in New York City \$3.25 per barrel, less the usual rate for bags returned. The demand is active for all materials and the dealers are for the most part concerned in allocating their supplies so that none of the active construction will suffer undue delays for materials.

Common Brick—Demand for this commodity is far in excess of the available supply and manufacturers are making every effort to get brick into the city, and as a result the up-river plants are now practically devoid of stock. Recent arrivals have been taken out of the market immediately upon the report that the barges have docked and still there is a mad scramble for brick by builders who don't want their projects delayed beyond the October renting season. Manufacturers are doing the best they can to advance production and from all accounts they will have new brick in the market about May 24. This is considerably earlier than in other years, but the circumstances demand all possible haste in filling orders. There is some labor unrest in the Hudson River brick plants and strikes for higher wages have occurred at Kingston, but they have been promptly settled. So far these disturbances have not spread to the yards further down the river, and it is hoped by manufacturers that labor conditions in the plants about Haverstraw and Newburgh will be such this summer as to permit the maximum of brick production.

Summary—Transactions in the North River brick market for the week ending

Thursday, May 11, 1922: Condition of market: Demand greater than the supply; prices, advanced and firm at the new level. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 30; sales, 30. Distribution: Manhattan, 9; Brooklyn, 15; New Jersey points, 3; Astoria, 2; Flushing, 1.

Lumber—Trade is active in both wholesale and retail departments of the lumber business and dealers are confident that the demand will increase considerably before mid-summer. There is a growing

demand from building sources, particularly in suburban sections, and manufacturing consumers are again becoming real factors in the lumber market. As a whole, lumber prices are steady and firm, but during the past week or so there has been a slight easing off on soft wood prices due to the arrival of fairly large consignments from mill points. Yellow pine is holding firmly and other structural woods are steady. Hardwoods, particularly flooring, are stronger in tone and there is a likelihood of higher prices in the near future.

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..\$20.00 to —
Raritan

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

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

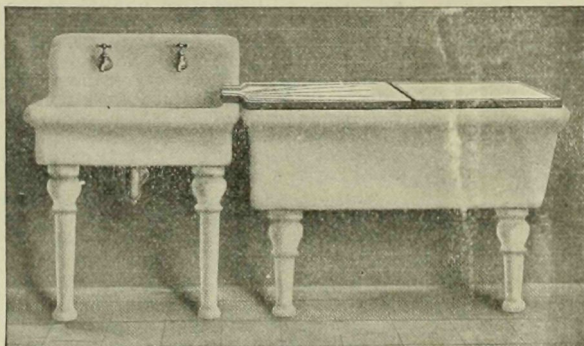
1½-in., Manhattan deliveries, per cu. yd.	\$2.75
Bronx deliveries	2.75
¾-in., Manhattan deliveries.....	2.75
Bronx deliveries	2.75

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries	\$2.75
Bronx deliveries ..	2.75

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MATERIALS AND SUPPLIES

Roofing and Building Papers—There is a substantial volume of business in this line and the demand is growing daily as new operations are started. Suburban construction is the most important factor in this market and the outlook is for increased requirements throughout the next few months. Prices are firm and unchanged.

Structural Steel—The market for fabricated material for building projects is quite active and the outlook for a steady improvement in demand is excellent. Commitments during the past week or so have

involved a large total tonnage, and several important operations, requiring upward of 1,500 tons each, are likely to be closed within the next week or so. Despite the shortage of common brick and other basic materials and the difficulty of securing labor in some trades, the local building program is progressing favorably and there is no recession of activity in sight. Steel prices are very firm and subject to further advances. Fabricators are now generally quoting from \$67 to \$75 per ton for material erected in commercial structures.

Concrete Bars—Demand for concrete reinforcing material has dropped off to a large extent during the past week. This is largely the result of the fears that the coal strike will prevent mills from delivering on their contracts. Another factor is the advancing price trend, and until both supply and prices are stabilized buying will probably be only for immediate requirements.

Builders' Hardware—Demand is extremely active and dealers are doing their utmost to keep their stocks complete. Persistent rumors of shortages prevail and prices are very firm. Reports from manufacturers indicate that the hardwood demand from all sections of the country is very heavy and production is approximately at full capacity.

Cast Iron Pipe—Despite the lack of important municipal business, the market for cast iron pipe is exceedingly active, with private buyers making heavy commitments for this commodity. Inquiries are numerous and denote a large volume of new business to be released within the next few months. For the most part, pipe foundries are operating at nearly 100 per cent. of capacity and prices are strong and with a tendency to advance. With demand for cast iron pipe in excess of the supply and pig iron prices steadily increasing, manufacturers anticipate an early advance in pipe prices. Current New York prices are as follows: 6 in. and larger, \$48.80 per net ton; 5 in. and 4 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—As local construction increases in volume the demand for both plate and window glass is improving proportionately and jobbers are making active preparations for the rush of orders that is due to come during the latter part of the summer, just before the bulk of the building now under way reaches the point at which this material is to be used. At present glass prices are very firm and there is little probability that current levels will be changed to any extent.

Electrical Supplies—The demand for wiring materials and other electrical supplies is steadily gaining. The building boom in this territory is now at its height and there is every indication that the building material and supply markets will be busy to full capacity for the next few months. The price situation in the electrical trade is quite favorable. No changes of importance have been announced and prices are apparently more steady than they have been for some time. Jobbers report their stocks in good shape and there is no complaint of delayed deliveries.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x½ in.\$0.34 each
 32x36x¼ in. 0.20 each
 32x36x½ in. 0.22 each
 32x36x¾ in. 0.28 each

Sand—

Delivered at job in Manhattan\$2.00 to — per cu. yd.
 Delivered at job in Bronx 2.00 to — per cu. yd.

White Sand—

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

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.\$1.62
 Kentucky limestone, per cu. ft. 2.27
 Briar Hill sandstone, per cu. ft. 1.68
 Gray Canyon sandstone, per cu. ft. 1.65
 Buff Wakeman, per cu. ft. 1.90
 Buff Mountain, per cu. ft. 1.80
 North River bluestone, per cu. ft. 1.85
 Seam face granite, per sq. ft. 1.20
 South Dover marble (promiscuous mill block), per cu. ft. 2.25
 White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in.1.60c. to —
 Beams and channels over 14 in.1.60c. to —
 Angles, 3x2 to 6x3.....1.60c. to —
 Zees and tees.....1.60c. to —

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) .. 28.50 to —
 Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.
 Cypress Lumber (by car, f. o. b., N. Y.):
 First and seconds, 1-in. ... \$105.00 to —
 Cypress shingles, 6x13, No. 1 Hearts 15.00 to —
 Cypress shingles, 6x13, No. 1 Prime 13.00 to —
 Quartered Oak 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 56.50 to —
 N. C. pine flooring Norfolk 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. \$0.97 to —
 Less than 5 bbls. 0.99 to —

Turpentine—

Turpentines \$0.87 to \$0.90



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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

5TH AV.—J. E. R. Carpenter, Madison av and 57th st, has completed plans for a 14-sty brick and limestone apartment, 100x150 ft, at 1148 5th av for Mary B. Jennings, Fairfield, Conn., owner. Cost, \$700,000.

BANKS.

AV B.—Holmes & Winslow, 134 East 44th st, have completed plans for a 3 and 4-sty brick bank, 38x48x80 ft, at Av B for the Standard Bank, Richard Lederer, president, northeast corner of Av B and East 4th st, owner. Cost, \$20,000.

DWELLINGS.

MADISON AV.—Schwartz & Gross, 347 5th av, have completed preliminary plans for alterations to the 5-sty brick dwelling, 20x85 ft, at 805 Madison av for Moses and Marx Ottinger, 31 Nassau st, owner. Cost, \$10,000.

HOSPITALS.

DYCKMAN ST.—F. Y. Joannes & Maxwell Hyde, 15 East 40th st, have plans nearing completion for alterations to the hospital at Dyckman st and North River, for Jewish Memorial Hospital; Edman Schwartz, president, 225 4th av, owner. Cost \$60,000. Engineer for roads and grading, A. P. Hartman, 51 Chambers st. Heating, ventilating and plumbing engineer, Werner Nygren, 101 Park av. Owner will take bids on general contract week of May 15.

HOTELS.

BROADWAY.—Maynicke & Franke, 25 East 26th st, have plans in progress for an 18-sty brick and limestone hotel, on plot 175x112 ft, at the southeast corner of Broadway and 71st st for Geo. Dose Engineering Co., 565 5th av, owner and builder. Cost, \$3,000,000.

SCHOOLS AND COLLEGES.

15TH ST.—Morgan M. O'Brien, 119 East 90th st, has plans in progress for alterations to the 3-sty brick dwelling, 50x103 ft, at 115 East 15th st, which is to be converted into a school for Delehanty Institute of Civil Service, M. J. Delehanty, director, 123 East 11th st, owner.

MOTT ST.—F. J. Schwarz, 233 Broadway, has plans in progress for a 4-sty and basement brick school, 75x100 ft, with rectory and parish house, at the corner of Mott and Park sts for R. C. Church of the Transfiguration, owner, care of architect. Cost, \$90,000.

STABLES AND GARAGES.

JANE ST.—J. M. Felson, 1133 Broadway, has plans in progress for a 2-sty reinforced concrete and steel garage, 97x103 ft, at 11-19 Jane st for Dochterman Realty Co., 469 East 10th st, owner. Cost, \$100,000. Architect will take bids on general contract.

STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 1 and 2-sty brick store and office building, 40x80 ft, at 2042-2048 Amsterdam av for the Jumel Bldg., Inc., Harry Pasternack, president, owner, care of architect. Cost, \$25,000.

MISCELLANEOUS.

32D ST.—Wm. Whitehill, Buckley Newhall Bldg., 41st st and 6th av, has plans in progress for a 1-sty brick and steel sub-station, 25x100 ft and 65 ft high, in 32d st, "L" shape to Madison av, for N. Y. Edison Co., A. F. Brady, president, 130 East 15th st, owner. Cost, \$200,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT AV.—Geo. G. Miller, 1482 Broadway, has completed preliminary plans for a 5-sty brick apartment, 110x140 ft, at the northeast corner of Prospect av and 178th st for Gordon Silverson Construction Co., Abraham Silverson, president, 302 West 79th st, owner and builder. Cost, \$275,000.

DAVIDSON AV.—F. W. Rinn, 70 West 181st st, has completed plans for a 6-sty brick apartment, 65x90 ft, at the northeast corner of Davidson av and Buchanan pl for Wm. J. Flynn, 11 East 167th st, owner. Cost, \$135,000.

FACTORIES AND WAREHOUSES.

137TH ST.—John P. Boyland, 120 E. Fordham rd, has plans nearing completion for a 3-sty brick and limestone warehouse, 100x100 ft, at the northeast corner of 137th st and Lincoln av for Beith & Reilly, 2475 3d av, owner. Cost, \$120,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—Seelig & Finkelstein, 44 Court st, Brooklyn, have completed preliminary plans for a 1 or 2-sty brick store, 82x51 ft, at the northwest corner of Westchester and Brook avs for Tobias & Titelbaum, 105 West 40th st, owner and builder. Cost, \$30,000. Owner will take bids on separate contracts about May 15.

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Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

STH AV.—Benj. Driesler, Jr., 153 Remsen st, has plans in progress for a 5-sty brick apartment, 40x80 ft, on the west side of 8th av, 40 ft north of Carroll st, for Victory Operating Corp., 305 Broadway, Manhattan, care of A. Harowitz, owner. Cost, \$65,000. Owner will take bids on separate contracts about June 1.

DWELLINGS.

BEACH 38TH ST.—Samuel L. Malkind, 16 Court st, has plans in progress for a 2½-sty frame and stucco dwelling, on plot 50x100 ft, at Beach 38th st and Surf av, Sea Gate, for Wm. Fox, Sea Gate, owner. Cost, \$40,000.

Queens

DWELLINGS.

JAMAICA, L. I.—L. Dananher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x38 ft, on the east side of Maxwell av, 240 ft south of Ayling av, Jamaica, for J. Bennett, 427 New York av, Jamaica, owner and builder. Cost, \$7,000. Owner will take bids on separate contracts.

FLORAL PARK, L. I.—S. Person, Floral Park, has completed plans for a 2-sty frame and stucco dwelling, 26x30 ft, at Jericho turnpike and Tyson av, Floral Park, for Dr. J. B. Masant, Floral Park, owner and builder. Cost, \$8,000.

GREAT NECK, L. I.—Polhemus & Coffin, 15 East 40th st, Manhattan, have plans in progress for a 2½-sty brick dwelling, 30x40, at Great Neck for Aaron Davis, East Shore rd, Great Neck, owner. Architect will take bids on general contract about June 1.

MASPETH, L. I.—P. Tillion & Son, 103 Park av, Manhattan, have plans in progress for a 2-sty frame and shingle dwelling, 27x50 ft, at the corner of Flushing av and Fresh Pond rd, Maspeth, for Dr. L. B. Schmidt, 53 Grand st, Maspeth, owner. Cost, \$10,000. Owner will soon take bids on general contract.

DOUGLSTON, L. I.—Warren & Clark, 13 West 44th st, Manhattan, have completed plans for a 2½-sty brick veneer and stucco dwelling, 23x38 ft, on the north side of Park dr, 113 ft west of East dr, Douglaston, for Gustav W. Ekstrand, 1217 Carroll st, Brooklyn, owner. Cost, \$15,000.

MIDDLE VILLAGE, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2-sty frame dwellings, 96x30 ft, on Pleasantview av, Middle Village, for Max Hoerning, Middle Village, owner and builder. Cost \$6,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Wm. Higginson, 15 Park Row, Manhattan, has plans in progress for a 6-sty reinforced concrete warehouse, 120x140 ft, at Van Dam and Nott avs, L. I. City, for Wheeling Corrugating Co., 16 Desbrosses st, Manhattan, owner. Architect will take bids on general contract about May 25.

Westchester

DWELLINGS.

MT. VERNON, N. Y.—Herbert Lippman, 126 East 59th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 24x41 ft, on Sycamore av, Mt. Vernon, for Joel D. Marcelo, 736 Riverside dr, Manhattan, owner. Cost, \$10,000.

HOSPITALS.

BRONXVILLE, N. Y.—Bates & Howe and Harry Walker, 35 West 39th st, Manhattan, have plans nearing completion for an addition to the 2-sty brick hospital, of irregular dimensions, on Pondfield rd, Bronxville, for Lawrence

Hospital, W. V. Lawrence, president, Pondfield rd, Bronxville, owner. Cost, \$200,000.

MISCELLANEOUS.

MAMARONECK, N. Y.—Messrs. O. R. Eggers and C. F. Mink, 17 West 46th st, Manhattan, have plans in progress for a 2-sty brick fire house, 67x32 ft, at Weaver st, Edgewood rd and Hillcrest av (Fire Dist. No. 1), Mamaroneck, for Town of Mamaroneck, Geo. W. Burton, supervisor, in charge, 8 Elm st, Mamaroneck, owner. Cost, \$50,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 4-sty brick apartment at Elm st and Blvd, Jersey City, for Max L. Balene, 37 Wegman Parkway, Jersey City, owner and builder. Cost \$225,000.

WOODCLIFF, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 4-sty brick apartment at Park av and 32nd st, Woodcliff, for Zerman and Rubinstein, 17 Oak st, Weehawken, owner and builder. Cost \$100,000.

CHURCHES.

PLAINFIELD, N. J.—F. J. Schwarz, 233 Broadway, Manhattan, has plans nearing completion for a brick and stone church, 52x94 ft, at the corner of West Front and Albert sts, Plainfield, for St. Stanislaus R. C. Church, Rev. Father J. T. Czarnajewski, pastor, 1003 West 3d st, Plainfield, owner. Cost, \$45,000.

DWELLINGS.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2½-sty, hollow tile & stucco dwelling, 26x35 ft, at 620 2d av, Elizabeth, for Lorenzo Belluscio, 604 1st av, Elizabeth, owner and builder. Cost \$8,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has completed plans for a 2½-sty frame dwelling, 22x59 ft, at 445 Pennington st, Elizabeth, for Harry A. Finkel, 229 Broad st, Elizabeth, owner and builder. Cost \$9,000.

JERSEY CITY, N. J.—M. W. D'Elia, 574 Newark av, Jersey City, has completed plans for seven 2½-sty frame dwellings, 20x48 ft, at 289-301 Woodlawn av, Jersey City, for Sanders & Cogswell, 73 Winfield av, Jersey City, owner and builder. Cost \$8,000 each.

PATERSON, N. J.—Jos. Bellomo, 277 Market st, Paterson, has completed plans for a 2-sty brick & limestone dwelling, 27x55 ft, at 29 No. York st, Paterson, for Salvatore Perannjo, 31 No. York st, Paterson, owner. Cost \$12,000. Owner will take bids shortly.

HALLS AND CLUBS.

UPPER MONTCLAIR, N. J.—Francis A. Nelson, 15 West 38th st, Manhattan, has completed plans for a 1 & 2 sty brick clubhouse of irregular dimensions at Upper Montclair, for Women's Club of Upper Montclair; Mrs. L. V. Hubbard, president, 342 Park st, Upper Montclair, owner. Cost \$60,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for a 9-sty brick and limestone apartment, 40x100 ft, at 114-116 East 40th st, for Walter E. Maynard, 501 5th av, owner, from plans by general contractor.

MANHATTAN.—Eyrich & Ward, 105 West 40th st, have the general contract for a 6-sty brick tenement, 88x100 ft, at 52-58 East 97th st, for Phelps Stokes Fund; I. N. Phelps Stokes, president, 100 William st, owner, from plans by Sibley & Featherston, 101 Park av, architects. Cost \$160,000. Plumbing, heating and electrical engineer, R. D. Kimball, 15 West 38th st.

MANHATTAN.—Signal Contracting Co., 202 East 38th st, has the general contract for alterations to the 4-sty and basement brick tenement, 20x65 ft, at 70 West 89th st, which is to be converted into bachelor apartments for Alex Monroe, 140 Nassau st, owner, from plans by Samuel Carner, 118 East 28th st, architect. Cost \$15,000.

ELMHURST, L. I.—Babor-Comeau Co., 132 East 40th st, Manhattan, has the general contract for a 3-sty brick and cast stone apartment, 40x100 ft, with stores, on Corona av, Elmhurst, for J. B. Realty Co., owner, care of general contractor, from plans prepared privately. Cost \$55,000.

CHURCHES.

MANHATTAN.—Standard Concrete Steel Co., 201 West 23d st, has the general contract for alterations to the 1-sty brick church, 60x99 ft, at 505-507 West 155th st, for The Welsh Calvinistic Methodist Church; Rev. David M. Richards, pastor, 505-507 West 155th st, owner, from plans by Wm. M. Farrar, 201 West 33d st, architect. Cost \$45,000.

JERSEY CITY, N. J.—Gunn Van Dale, 107 Vesey st, Newark, has the general contract for a 1-sty brick or stone church, 66x130 ft, at

Ege av and Blvd, Jersey City, for R. C. Church of Our Lady of Victory; Rev. Father T. Hampton, pastor, 241 Ege av, Jersey City, owner, from plans by J. A. Jackson, 660 George st, New Haven, architect. Cost \$150,000.

NEWARK, N. J.—Frank Wexler, 54 Stratford pl, Newark, has the general contract for a tapestry brick, limestone and terra cotta synagogue at 269 Belmont av, Newark, for Congregation Oestreich, Hungarian, owner, care of architect, from plans by M. B. Silberstein, 119 Springfield av, Newark, architect. Cost \$30,000.

WHITE PLAINS, N. Y.—Frank N. Goble, 49 Brookfield st, White Plains, has the general contract for a 4-sty hollow tile and stucco convent, 162x128 ft, on Broadway, White Plains, for Sisters of Divine Compassion, White Plains, owner, from plans by A. F. A. Schmitt, 604 Courtlandt av, Manhattan, architect.

DWELLINGS.

MANHATTAN.—Thomas A. Altieri Construction Co., care of M. Silbert, 2323 Crotona av, has the general contract for a 1-sty brick dwelling, 87x50 ft, with stores, at the north-east corner of 186th st and Hughes av, for Mrs. C. Prestigiacoomb, 601 East 186th st, owner, from plans by Michael Cardo, Bible House, architect. Cost \$25,000.

MANHATTAN.—H. H. Vought Co., Grand Central Terminal, has the general contract for alterations to the 4-sty brick dwelling, 32x100 ft, at 7 West 57th st, for Warner Van Norden, 62 South st, owner, from plans by W. E. Anthony, 2 West 47th st, architect. Cost \$22,000.

MANHATTAN.—The Whitney Co., 101 Park av, has the general contract for alterations to the 4-sty brick dwelling, 18x60 ft, at 240 East 68th st, for Francis J. Danforth, 2 West 47th st, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, architect.

MANHATTAN.—J. & W. C. Wallace & Co., Inc., 282 11th av, have the general contract for alterations to the dwelling at 130 East 79th st, for Wm. A. Shakman, 353 4th av, owner, from plans by F. Burrell Hoffman & Murray Hoffman, 147 East 51st st, architects. Cost \$30,000.

WOODMERE, L. I.—E. Cornell, Woodmere, has the general contract for a 2½-sty fishlock brick dwelling, 28x70 ft, on Central av, Woodmere, for M. Joseph, Woodmere, owner, from plans by H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost \$35,000.

FOREST HILLS, L. I.—W. T. Anderson, Inc., Forest Hills, has the general contract for a 2½-sty brick dwelling, 40x72 ft, at the north-west corner of Greenway terrace and Middleway pl, Forest Hills, for Lyle Hunter, 23 Greenway terrace, Forest Hills, owner, from plans by G. Atterbury, 139 East 53rd st, architect. Cost \$30,000.

CROTON ON HUDSON, N. Y.—L. G. Barnhart, 63 St. Andrews pl, Yonkers, has the general contract for a 2½-sty frame and stucco dwelling of irregular dimensions, on Yorktown rd, Croton on Hudson, for Geo. W. Naumburg, 14 Wall st, Manhattan, owner, from plans by Tachau & Vought, 109 Lexington av, architects. Steam engineer, R. D. Kimball, 15 West 38th st, Manhattan.

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NEWARK, N. J.—Joseph Heller, 92 Huntington terrace, Newark, has the general contract for a 2½-sty tapestry brick and limestone dwelling, 38x56 ft, with garage, at 6-8 Lyons av, corner of Elizabeth av, Newark, for Dr. B. B. Matz, 41 Broome st, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost \$25,000.

MANHATTAN.—Rheinstein & Haas, 21 East 41st st, have the general contract for alterations to the 4-sty brick dwelling, 27x146 ft, at 4 Washington sq, north, for Elizabeth H. Stewart, 43 5th av, owner, from plans by Arthur C. Holden, 101 Park av, architect. Cost \$4,000.

SCARSDALE, N. Y.—Edw. Outwater, 516 5th av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 30x40 ft, at Scarsdale, for Andruo F. Gilsey, 51 East 42nd st, Manhattan, owner, from plans by E. D. Litchfield & Rogers, 477 5th av, Manhattan, architect. Cost \$14,000.

RYE, N. Y.—D. H. Beary, 175 Purchase av, Rye, has the general contract for a 2½-sty frame and stucco dwelling, 27x59 ft, at Rye, for Mrs. Elizabeth A. McCarthy, Rye, owner, from plans prepared privately. Cost \$18,000. Mason work, Wm. H. Wilton, Main st, Portchester.

WHITE PLAINS, N. Y.—Ward Carpenter Co., Grand st, White Plains, has the general contract for a 2½-sty brick and stucco dwelling, 44x52 ft, at Little John pl and Robin Hood rd, Gedney Farm, White Plains, for Joseph Jones, 36 Mamaroneck av, White Plains, owner, from plans by Randell Henderson, Depot Sq, White Plains, architect. Cost \$16,000.

MAPLEWOOD, N. J.—John S. Carragher, Belleville, has the general contract for five 2-sty frame clapboard and shingle dwellings at 17-45 Plymouth av, Maplewood, for Fidelity Construction Co.; Harry Kolodin, president, 24 Ingraham pl, Newark, owner, from plans prepared privately. Cost \$6,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for alterations to the 4-sty and basement brick warehouse, 60x120 ft, with store, and a new 4-sty brick building, 25x100 ft, at the southwest corner of 44th st and 5th av, for Cohn Bros. Furniture Co., Inc., 534 5th av, owner, from plans by Chas. F. Garlich, 600 Jefferson av, architect. Cost \$100,000.

BROOKLYN.—Communiapaw Construction Co., 95 Liberty st, Manhattan, has the general contract for a 2-sty brick warehouse, 140x280 ft, with garage, at the southeast corner of Stewart and Meserole avs, for Barnett Weinstein, 53 Boerum st, owner, from plans prepared privately. Cost \$65,000.

LONG ISLAND CITY, N. Y.—Wharton Green Co., 37 West 39th st, Manhattan, has the general contract for a 2-sty brick storage building on plot of 14,000 sq ft, at Harris and Van Alst avs, L. I. City, for Film Storage & Forwarding Corp., 37 West 39th st, Manhattan, owner, from plans by F. H. Dewey & Co., 175 5th av, Manhattan, architect.

HOBOKEN, N. J.—E. E. Hamilton, 1516 Willow av, Hoboken, has the general contract for a 2-sty brick and reinforced concrete warehouse, 59x97 ft, at 15th and Adams sts, Hoboken, for G. W. Travers Co., 15th and Grand sts, Hoboken, owner, from plans by Paul C. Hunter, 191 9th av, Manhattan, architect. Cost \$35,000. Engineer, Mellor & Hamburger, 516 West 25th st, Manhattan.

HOTELS.

MANHATTAN.—John T. Brady & Co., 103 Park av, have the general contract for an addition to the 14-sty brick and limestone Apartment Hotel Grosvenor, 24x82 ft, at 1 East 10th st, for John A. McCarthy, 243 West 70th st, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost \$160,000. Excavating, Purcell & Guilfeather, 513 West 40th st. Steel, A. E. Norton, 56 West 45th st.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Thos. De Riso, 421 Bergenline av, Union Hill, has the general contract for an addition to the 2-sty brick Jefferson Public School on Myrtle av, Plainfield, for City of Plainfield Board of Education; Archibald Cox, president, Plainfield, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost \$150,000. Heating and ventilating, J. R. Proctor Co., 16 West 9th st, Bayonne. Plumbing, Fred A. Vanderweg, 100 Chestnut st, Roselle Park. Electric wiring, Hoffman & Elias, 549 Columbus av, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. P. Wright & Co., 207 East 43d st, have the general contract for a 3-sty brick store and office building, 40x49 ft, at 202-4 West 34th st, for Marx Realty & Improvement Co.; Jos. E. Marx, president, 201 West 23d st, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost \$30,000.

THEATRES.

MANHATTAN.—Nora Construction Co., 233 Broadway, has the general contract for alterations to the 2½-sty fireproof theatre, 41x90 ft, at 11-13 West 116th st, for Manfred Amusement Co., Inc.; Sam Freedman, president, 11-13 West 116th st, owner, from plans by Maurice Deutsch, 50 Church st, architect. Cost \$40,000.

MISCELLANEOUS.

BROOKLYN.—Moore & Patience, 103 Park av, Manhattan, have the general contract for a 3-sty and basement brick and artificial stone community house, 50x100 ft, at 88 Meserole st, for Lexington Council of Knights of Columbus; Jos. T. Walsh, president, owner on premises, from plans by P. Thillon & Son, 103 Park av, architects. Cost \$70,000. Plumbing, Louis Frisse, 669 Bushwick av. Electrical work, Greer Electric Co., 101 Park av, Manhattan. Iron, J. Cutler Iron Works, 95 Lombardy st.

BAYONNE, N. J.—Tucker & Lewis, 103 Park av, Manhattan, have the general contract for a 1-sty reinforced concrete oil separator, 60x200 ft, at Constable Hook, Bayonne, for the Standard Oil Co., of New Jersey, Purchasing Dept., Cunard Bldg., 25 Broadway, Manhattan, owner, from plans prepared privately.

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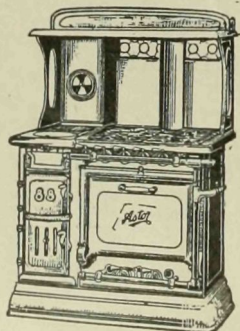
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

10TH ST, 1 E, 14-sty apt hotel, 24x82, slag rf; \$160,000; (o) John A. McCarthy, 243 W 70th; (a) Schwartz & Gross, 347 5 av (270).

190TH ST, 570-76 W, 5-sty bk tnt, 75x77, plastic slate rf; \$100,000; (o) Lester Const. Co., 189 E 115th; (a) Springsteen & Goldhammer, 32 Union sq (267).

CHURCHES.

WELFARE ISLAND, RIVER RD, 1 & 2-sty 180TH ST, 612-14-16 W, 2-sty bk synagogue, 75x86, slag rf; \$65,000; (o) Temple of the Convent, 612 W 180th; (a) Sommerfeld & Steckler, 31 Union sq (277).

bk chapel & rectory, 37x113, slate & gravel rf; \$40,000; (o) City of N. Y., Dept. of Public Welfare, Municipal Bldg.; (a) Architects Guild, 1 Madison av (268).

FACTORIES AND WAREHOUSES.

105TH ST, 403 E, 3-sty bk factory & storage, 22x73, plastic slate rf; \$18,000; (o) Mrs. Antonietta Gaudolfo, 402 E 106th; (a) Carl B. Cali, 81 E 125th (279).

4TH AV, 110, 1-sty metal storage, 22x40, metal rf; \$300; (o) Theo. E. Schulte, 80 4 av; (a) Geo. & Edw. Blum & F. W. West, 500 5 av (266).

STABLES AND GARAGES.

140TH ST, 50 W, 1-sty metal garage, 24x30, metal rf; \$500; (o) John Dieckman, 368 Washington; (a) Sarsfield J. Sheridan, 5646 Newton av (271).

146TH ST, 110 W, 7-1-sty metal garages, 40x 18, metal rf; \$875; (o) Ashley & Booth, 146th st & Lenox av; (a) Jas. R. Ashley, 351 W 86th (278).

AMSTERDAM AV, 2500-4, 2-sty bk garage, 74x100, compo rf; \$50,000; (o) Max Marx, 128 Bway; (a) Wm. Shary, 41 Union sq (276).

BROADWAY, 4560, 1-sty metal garage, 18x45, metal rf; (o) Agnes V. Kraus, 59 Nagle av; (a) A. E. Davis, 258 E 138th (272).

PARK AV, 1473, 1-sty bk garage, 20x80, plastic slate rf; \$5,000; (o) Peter Jackson, 106 Lexington av; (a) Saml. Carner, 118 E 28th (273).

STORES, OFFICES AND LOFTS.

BROADWAY, 3337-9, 1-sty bk str, 70x100, tar & gravel rf; \$20,000; (o) Rose Wood, Republic Theatre, 47th & 7 av; (a) David Bleier, 316 W 42d (275).

BROADWAY, ST. CLAIR PL & W 125TH ST, 1-sty bk str, 299x132, slag rf; \$110,000; (o) Broadway & 125th St. Corp., 103 Park av; (a) Gronenberg & Leuchtag, 450 4 av (274).

MISCELLANEOUS.

AV C, 278-90, 16TH ST, 701-29 E, 1 & 2-sty bk repair shop, 184x357, tar & gravel rf; \$600,000; (o) City of N. Y., Dept. of Plants & Structures, 18th floor, Municipal Bldg.; (a) P. P. (269).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST, e s, 70.29 s Intervale av, 5-sty bk tnt, 50x103, slag rf; \$85,000; (o) Gold Gross Corp., Leon Grossman, 277 Bway, Pres.; (a) Maurice Courland, 47 W 34 (1436).

GRAND AV, s w c Kingsbridge rd, 5-sty bk tnt, 112.7x94, slag rf; \$180,000; (o) Silmarsh Realty Co., Louis Silvermarsh, 372 E 149th, Pres.; (a) Chas. Kreymborg, 2534 Marion av (1535).

COLLEGES AND SCHOOLS.

CAYUGA AV, n w c, 244th st, 2-sty T C school, 72.10x49.10, slate rf; \$40,000; (o) Barnard School for Boys, Wm. Hazen, 4411 Cayuga av, pres; (a) Chas. E. Birge, 29 W 34th st (1272).

DWELLINGS.

CENTER ST, s e c Eastchester Bay, 1-sty fr dwg, 38x26, shingle rf; \$3,000; (o) Harry Stone, 25 W 42; (a) Samuel Pelton, 58 E 13 (1429).

242D ST, s s, 335 e Katonah av, 1-sty & attic fr dwg, 35.2x39, asphalt shingle rf; \$8,000; (o) Edw. J. Ramsey, 3321 Bainbridge av; (a) A. V. B. Norris, 467 Vanderbilt av (1433).

FAILE ST, e s, 170 s Spofford av, 2-sty bk dwg, 22x52, 1-sty bk garage, 19x22, compo rf; \$10,500; (o) Santo Greco, 23 Bradley av, Blissville, L. I.; (a) Wm. I. Hohausner, 116 W 39th (1242).

FILLMORE ST, w s, 220 s Morris Park av, 2-sty br dwg, 22x50, rubberoid rf; \$10,000; (o) Louis Astorino, 2361 Crotona av; (a) B. Ebeling, 1372 Zerega av (1061).

FORSTER PL, s s, 59.1 e Huxley av, 2-sty fr dwg, 24x40, slag rf; \$10,000; (o) Richard D. Martero, 160 W 45th; (a) M. W. Del Gaudio, 158 W 45th (633).

FORSTER PL, s s, 150 w Bway, 2-sty br dwg, 21x55, asphalt shingle rf; \$10,000; (o) Richard D. Martero, 160 W 45th st; (a) M. W. Del Gaudio, 158 W 45th st (654).

GILES PL, w s, 100 s Cannon pl, 2½-sty H T dwg, 34.8x44.8, slate rf; \$20,000; (o) Margaret Hearty, 3040 Kingsbridge Ter; (a) Henry D. Whitford, 597 5th av (638).

GILES PL, e s, 306.1 n Sedgwick av, 2½-sty fr dwg, 18x24, shingle rf; \$4,794; (o) Isabella Stewart, 573 Isham; (a) Chas. A. Newbergh, Grand Central Terminal (844).

GILES PL, e s, 386.8 n Fort Independence av, 2-sty fr dwg, 24x24.2, asphalt shingle rf; \$6,500; (o) J. F. Ruark, 2420 University av; (a) H. R. Stephan, 920 54th, Bklyn (855).

GILES PL, e s, 281.13 n Fort Independence, 2-sty bk dwg & garage, 20x40, shingle rf; \$10,000; (o) P. R. O'Connor, on prem; (a) Dwight J. Baum, 244th & Waldo av (912).

GUN HILL ROAD, n s, 75 e Paulding av, 2-sty fr dwg, 18x24, shingle rf; \$5,000; (o) Wm. E. Huntington, 376 3d av; (a) Sterling Archtl. Co., 154 Nassau st (1069).

219TH ST, n s, 230 w White Plains av, 1½-sty fr dwg, 20x40, shingle rf; \$5,000; (o) Evangeline C. Natoli, 245 Franklin av, Mt. Vernon; (a) M. Coddington, 625 Rossiter, Yonkers (1223).

227TH ST, n s, 125 w Barnes av, 2-sty bk dwg, 22x50, compo rf; \$9,000; (o) Carmine Sgrulonte, 767 E 227th; (a) Cannava & Viviano, 145 W 4th (1172).

237TH ST, n s, 50 w Richardson av, 2½-sty dwg, 24x32, 1-sty fr garage, 12x18, compo shingle rf; \$9,000; (o) Wm. R. Mullen, 1429, 2d av; (a) B. P. Wilson, 1705 Bussing av (706).

237TH ST, s s, 71.3 w Furman av, 2-2-sty fr dwgs, 19.7x64, shingle rf; \$16,000; (o) Max Glassman, 59 E 125th; (a) Geo. E. Greible, 81 E 125th (1189).

239TH ST, s s, 100 e White Plains av, 1-sty fr dwg, 16x48, shingle rf; \$4,000; (o & a) Carrie L. Weldon, 3070 Bainbridge av (1007).

242D ST, s s, 335 e Katonah av, 1-sty and attic, fr dwg, 50x38, asphalt slate rf; \$8,000; (o) Edw. S. Ramsay, 3321 Bainbridge av; (a) V. B. Norris, 467 Vanderbilt av, Bklyn (686).

259TH ST, n w c, Huxley av, 3-sty br dwg, 25.6x22.4, shingle rf; \$9,000; (o) Margot L. Ingolf, 5905 Huxley av; (a) W. S. Moore, 52 Vanderbilt av (643).

261ST ST, s w c Delafield av, 2-2½-sty bk dwgs, 24x56, asphalt shingle rf; \$24,000; (o) John F. Morring, 1274 Amsterdam av; (a) Alfred A. Berube, 220 W 42d (1012).

BISSEL AV, n w c Murdock av, three 1-sty fr dwgs, 26x38, shingle rf; \$13,500; (o) Ideal Home Const. Corp., D. J. Rosen, 350 Bway, pres; (a) L. A. Bassett, 2593 Grand Concourse (1430).

BOGART AV, w s, 150 n Rhineland av, 2-sty fr dwg, 20.2x24.2, shingle rf; \$5,000; (o & a) Sidney Popplewell, 233 E 166th (1016).

STABLES AND GARAGES.

BRONX ST, w s, 51.1 n Tremont av, 1-sty br garage, 51.6½x129.11, plastic slate rf; \$30,000; (o) Samuel N. Glasserow, 1044 E Tremont av; (a) Chas. Schaefer, Jr., 391 E 150th st (1279).

ANTHONY AV, n w c 180th, 1-sty bk garage, 26.5x23, tar & felt rf; \$1,000; (o) Nicholas Spallone, on prem; (a) Jos. Ziccardi, 912 Park av (1425).

UNDERCLIFFE AV, e s, 211.7 n 176th st, 2-sty br garage, 20x17, slag rf; \$3,000; (o) Janette S. Edwards, 201 W 78th st; (a) Maximilian Zipkes, 432 4th av (1308).

STORES AND DWELLINGS.

MILES AV, s s, 314 e Pennyfield av, 2-sty fr str & dwg, 24x90, slag rf; \$6,000; (o) Gottlieb Vollmer, 944 Washington av; (a) John J. Dunnigan, 394 E 150th (1355).

STORES, OFFICES AND LOFTS.

FOX ST, e s, 89 s Intervale av, 1-sty br str, 177x153, rubberoid rf; \$20,000; (o) David Pekman, 821 Union av; (a) Robt. Gottlieb, 26 W 113th st (1314).

BELMONT AV, n w c Jerome av, 2-sty bk str & factory, 100x100, plastic slate rf; \$35,000; (o) Hyman Berman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (1435).

MISCELLANEOUS.

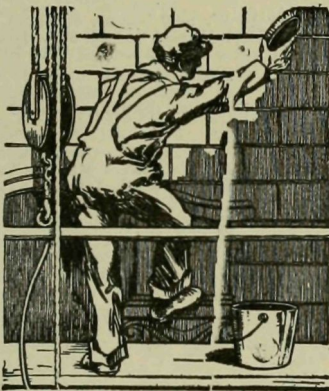
VINCENT AV, e s, 175 s Schley av, 1-sty fr dance hall & bathing pavilion, 49x72.10 shingle rf; \$7,000; (o) Philip Pagano, 2080 Crotona av; (a) W. M. Husson, 135 Westchester sq (1420).

Queens

DWELLINGS.

ASTORIA.—6th av, w s, 110 n Ditmars av, sixteen 2-sty brk dwgs, 20x52, slag rf, 2-fam, elec, steam heat; \$160,000; (o) David Binder, 44 Court st, Bklyn; (a) Seelig, Pinkelstein & Wolfinger, 44 Court st, Bklyn (5131 to 5138).

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ARVERNE.—Beach 60th st, w s, 560 s Larkin st, twelve 1-sty fr dwgs, 18x32, shingle rf, 1-fam, gas; \$30,000; (o) W. Sirefman & M. Proomkin, Arverne; (a) J. A. Johnson, Rockaway Beach (5194 to 5205).

EDGEEMERE.—Mermaid av, s s, 100 w Beach 36th st, three 2-sty fr dwg, 24x24, shingle rf, 1-fam, gas; \$21,000; (o & a) Analip Holding Co., 61 W 22d st, N Y C (4994-5-6).

EDGEEMERE.—Beach 43d st, s s, 1580 n Blvd, five 2-sty fr dwgs, 19x25, shingle rf, 1-fam, gas; \$17,500; (o) Jacob Pitz, 89 Tillary st, Bklyn; (a) Robert Woods, Lynbrook, L. I. (4997-98-99).

JAMAICA.—Shelton av, n w c, Judd st, four 2-sty fr dwgs, 20x58, slag rf, 2-fam, gas, steam heat; \$36,000; (o) Bishowsky & Margolin, 31 Kaplan av, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (5043-44).

JAMAICA.—Pierson st, s s, 350 w Jeffrey av, 2½-sty fr dwg, 24x52, shingle rf, 2-fam, gas, hot water heat; \$9,000; (o) F. S. Connors, 114 Person st, Jamaica; (a) Herman Funk, 29 Cooper st, Bklyn (4955).

JAMAICA.—South st, s s, 75 e Sutphin rd, 2-sty fr dwg, 20x45, shingle rf, 1-fam, gas; \$7,500; (o) Jos. Nedza, 15 Union av, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (5018).

JAMAICA.—Beatrice st, n s, 340 w Baisley av, three 1½-sty fr dwgs, 22x30, shingle rf, 1-fam, gas; \$10,500; (o) Harris Nevins, 44 Court st, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (5019-20-21).

KEW GARDENS.—Curzon pl, n s, 100 e Park la, 2½-sty fr dwg, 38x25, shingle rf, 1-fam, gas, elec, hot water heat; \$15,000; (o) Griswold Dagget, 45 South Elliot pl, Bklyn; (a) Walter McQuade, 101 Park av, N Y C (5158).

L. I. CITY.—Howland st, e s, 100 n Ditmars av, twenty-two 2-sty brk dwgs, 18x62, tar and gravel rf, 2-fam, elec, steam heat; \$264,000; (o) N. Y. & Astoria Land & Improvement Co., Wolcott av, Long Island City; (a) C. F. & D. E. McAvoy & L. Smith, Electric Bldg., L. I. City (5118 to 5128).

L. I. CITY.—Carolin st, w s, 100 n Nelson av, 2-sty brk dwg, 20x50, slag rf, 2-fam, gas; \$8,800; (o & a) Thomas Maguire, 47 18 av, L. I. City (5116).

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

STAPLETON.—Bay st, w s, 50 s Prospect st, 3-sty br bldg apt, 25x105, slag rf; \$30,000; (o) Frank Tichenor, Stapleton st; (a) Chas. E. Spruck, 24 Vanderbilt av, Stapleton, S. I.; (a) (mason & carprt.) James McDermott, Stapleton, S. I. (382).

CHURCHES.

NEW SPRINGFIELD.—Richmond av, w s, Signs rd, 2½-sty fr church bldg, 32x57, shingle rf; \$20,000; (o) Emanuel Lutheran Church, New Springville, S. I.; (a) Wm. H. Hoffman, West New Brighton, N Y; (a) (mason & carprt.) H. W. Wyman, 27 Wyona av, Port Richmond (330).

DWELLINGS.

ANNADALE.—12 Annadale rd, e s, 96 n Arden av, 1½-sty fr dwg, 24x38, rubberoid rf; \$6,500; (o) Harry L. Lukson, 728 Annadale rd; (a) J. J. Du Bost, Allen and Annadale av, S I (367).

BAY TER.—Fourth st, n w s, 100 s Grant av, 1-sty fr dwg, 26x32, shingle rf; \$3,000; (o) Harry S. Ross, Great Kills, P. O., S. I. (378).

BRIGHTON HEIGHTS.—Oxford pl, n, 270 e Woodstock av, 2-sty brk dwg, 30x38, shingle rf; \$8,000; (o) W. R. Stillwell, care G. Whitford, Tompkinsville, S. I.; (a) Jas. Whitford, (Mason & carprt) done by owner (380).

CONCORD.—Saige st, n w s, 200 n Clove av, 2-sty fr dwg, 19x30, shingle rf; \$5,000; (o) Sarah E. Mullgrew, 229 Pine av; (a) Frank Buttermark; (carprt) John Buttermark, 152 Canal st, Stapleton, S. I. (400).

FACTORIES AND WAREHOUSES.

ANNADALE.—Forest and Center av, 2-sty bk factory, 24x50, asbestos rfg; \$6,000; (o) William G. Wilson, 1342 Richmond ter, West New Brighton, S. I.; (a) P. P. (364).

STORES, OFFICES AND LOFTS.

STAPLETON.—Canal st, s s, 200 w Wright st, 1-sty store conc and fr, 27x40, gravel rf; \$7,000; (o) Katherine G. Winters, 160 Canal st, Stapleton, S. I.; (a) Geo. Winters, 95 Wave st (289).

MIDLAND BEACH.—Midland av, n w c 3d st, 1-sty fr three stores, 40x60, rubberoid rf; \$3,000; (o) Ed. Spatz and others, 589 Midland av, Midland Beach, S. I.; (a) P. P.; (carprt) M. A. Biles, Midland Beach, S. I. (323).

STORES AND DWELLINGS.

NEW DORP, S. I.—Garibaldi, s s, 78 e Rome av, 2-sty fr dwg and store, 19x44, rubberoid rf; \$5,000; (o) Anthony Gervasi, 303 E 118th st, N Y C; (a) Cannava & Viviani, 145 W 41st st, N Y C (293).

PLANS FILED FOR ALTERATIONS

Manhattan

GRAND ST, 72, remove C I vault lights, new reinf conc vault lights, alter entrance steps on 5-sty bk stores and lofts; \$1,200; (o) John A. and Herbert D. Lewis, 299 Bway; (a) P. P. (799).

GRAND ST, 90-2-4, remove sidewalk encroachments, new wall, curb on 5-sty bk lofts; \$2,000; (o) Chas. Lane, 5 Beekman; (a) Elwood Hughes, 342 W 42d (852).

GRAND ST, 89, remove sidewalk encroachments, projections, new wall, curb, vault lights, in 5-sty bk store and lofts; \$1,800; (o) Est Chas. A. Baudouine, 1181 Bway; (a) Elwood Hughes, 342 W 42d st (804).

GRAND ST, 97-105, remove sidewalk encroachments, new beams, reinf conc rf, curb on 5-sty bk store and lofts; \$1,550; (o) Leon Tanenbaum, 640 Bway; (a) Elwood Hughes, 342 W 42d st (805).

GRAND ST, 50, remove steps, new toilets, step, mezzanine in 5-sty bk str & tnt; \$10,000; (o) Carneval Realty Corp., 90 Murray; (a) Edw. P. Roberts, 37 Sullivan (946).

HUDSON ST, 177-79, new strs, partitions, str fronts on 7-sty bk str & factory; \$2,000; (o) John J. Burton, 28 N Moore; (a) Morris Whinston, 116 W 39th (1028).

LAFAYETTE ST, 250, new tanks & supporting structures on 4-sty bk storage; \$1,100; (o) Est. Ellen M. Hennessy, 220 4 av; (a) The Rusling Co., 26 Cortland (977).

LUDLOW ST, 54, lower 2 tier beams, remove wall, new ext, stairs, beams rearrange show window in 4-sty bk str & tnt; \$6,000; (o) Meyer Einbinder, 54 Ludlow; (a) Philip Bardes, 230 Grand (947).

MAIDEN LANE, 47-49, remove portion of balcony, new str frt, stairs in 12-sty bk str & offices; \$1,500; (o) Stel Markantonis, Emito Demitrakis, 47-49 Maiden la; (a) Walter T. Williams, 41 E 42 (939).

OAK ST, 49, remove toilet, new toilet, windows, partitions in 5-sty bk str & tnt; \$3,000; (o) Rosina Di Maio 49 Oak; (a) Alfred L. Kehoe & Co., 150 Nassau (952).

STANTON ST, 317, new toilet, cellar, enlarge str in 5-sty bk str & dwg; \$2,000; (o) Hyman Davidowitz, 316 Stanton; (a) Lorenzo F. J. Weiher, 271 W 125th (1001).

SULLIVAN ST, 177, remove stoop, new rooms, rearrange partitions in 4-sty bk restaurant and aparts; \$12,000; (o) Frank Galli, 177 Sullivan st; (a) Frank E. Vitola, 56 W 45th st (812).

THOMPSON ST, 99, new toilets, partitions in 2-3-sty bk dwgs; \$2,000; (o) Nicolo Rossano, 310 W 49; (a) Hamilton & Barbato, 17 W 42 (983).

VAN NEST PL, 3, remove stoop, new steps, exten in 4-sty bk dwg; \$8,000; (o) Paul Costa, 3 Van Nest pl; (a) Frank E. Vitolo, 56 W 45th st (813).

VESTRY ST, 5-7, new doors in 2-6-sty bk storage bldg; \$1,000; (o) 5 & 7 Vestry St. Corp., 5 & 7 Vestry; (a) Raphael Prager, 2 Rector (1011).

WARREN ST, 26, fire retard stairs, new toilets in 5-sty bk factory; \$1,500; (o) Chas. I. Silberman, 69 Ludlow; (a) C. B. Brun, 47 W 34 (938).

WOOSTER ST, 201, new tanks & struct on 6-sty bk factory; \$2,600; (o) Louis & Abraham Solomon, 199 Wooster; (a) The Rusling Co., 26 Cortland (1028).

7TH ST, 195 E, remove show windows, partitions, 1st tier, beams, new flooring, beams, show window, skylight on 4-sty bk str & tnt; \$4,500; (o) First Brodier Bnai Brith Cong., 195 E 7; (a) Max Miller, 115 Nassau (953).

9TH ST, 10 W, new add sty, mansard roof, window, stairs in 3-sty bk dwg; \$5,000; (o) Wm. J. Glackens, 10 W 9th st; (a) Augustus N. Allen, 2 W 45th st (901).

10TH ST, 109 W, remove store front, piers, new store front, piers, partitions in 3-sty bk stores & aparts; \$2,000; (o) Henry Reutheiser, 46 Ft Washington av; (a) Louis Kasoff, 145 6 av (911).

14TH ST, 447-53 W, new f. p. monitor on 8-sty bk factory; \$10,000; (o) American Can Co., 120 Bway; (a) P. P. (968).

14TH ST, 225-7-9, E 14th, remove walls, new windows, piers, beams, alter vestibule, 1 floor of 3 5-sty bk tnts; \$15,000; (o) Michael L. and Fredk. Cohen, 30 W 119th st; (a) Geo. H. Van Anker, 430 W 44th st (759).

15TH ST, 113 & 115 E, remove & rebuild wall, new partitions, stairs, roof, bulkhead, columns, girders, raise floors in 3-sty bk stable & lofts; \$20,000; (o) Delchatty Realty Co., 123 E 11; (a) Morgan M. O'Brien, 49 E 90 (996).

16TH ST, 449-51, new ext on 1 & 5-sty bk repair shop & factory; \$2,000; (o) Economy Wiping Material Co., 453 W 16; (a) Jacob Gescheidt, 142 E 43 (923).

20TH ST, 5 W, remove posts, girders, new ext, fire retard stair, hall in 5-sty bk shops; \$15,000; (o) Presbyterian Home Board of Foreign Missions, 156 5 av; (a) Philip Bardes, 230 Grand (951).

23D ST, 328-32 E, remove stairs, new elevator, stairs in 6-sty bk factory; \$1,000; (o) Est. Henry Meyer, 2550 Creston av, Bronx; (a) Sommer & Prince, 469 5 av (991).

23D ST, 28-30 W, new reinf conc balcony on 12-sty bk factory & show room; (o) Est Isaac Stern, 907 Bway; (a) Chas. Paff & Co., 7 Day (873).

32D ST, 34-36 W, new beams, columns in 12-sty bk office bldg; \$1,800; (o) M. & L. Hess, 307 Bway; (a) Thos. A. Williams, 147-9 W 99 (970).

32D ST, 17 W, reduce vault under 12-sty bk hotel; \$1,500; (o) Hotel Aberdeen Co., 17 W 32; (a) Springstein & Goldhammer, 32 Union sq (960).

34TH ST, 112 W, remove wall, new columns, girders, new wall in 4-sty bk theatre; \$2,000; (o) Frank J. Farrell, 112 W 34th; (a) John A. Rofrano, 1 Mot (1008).

34TH ST, 123 E, remove windows, new toilets, show window, stucco front on 5-sty bk str & aparts; \$4,000; (o) Hardford Holding Co., 123 E 34th; (a) Geo. M. Landsman, 105 W 40th (842).

34TH ST, 233 E, remove str front, pier stairs (marble), new str front, beams, stairs in 5-sty bk str & aparts; \$1,800; (o) Catherine E. Conway, 235 E 34th; (a) H. W. Howard, Jr., 230 E 34th (874).

34TH ST, 404 W, remove stoop, fronts, new windows, entrance, piers, girders, stairs in 3-sty bk shops & aparts; \$3,000; (o) O. Gary Ests Corp., 135 Bway; (a) J. C. Hankinson, 529 W 111th (862).

44TH ST, 433 W, remove stoop, encroachments, new partitions, plumbing in 3-sty bk dwg; \$3,000; (o) Dr. Philip Jordan, 433 W 44th st; (a) John H. Knubel, 305 W 43d st (903).

44TH ST, 7 E, remove wall, elevator shaft, new columns, girders in 4-sty bk str & offices; \$2,000; (o) Est. Francis G. Lloyd, care Farmers Loan & Trust Co., 18 William; (a) Rouse & Goldstone 512 5 av (976).

48TH ST, 113 W, new str frt, partitions in 5-sty bk str; \$1,500; (o) Fanny Spraga, 113 W 48; (a) J. M. Felson, 1133 Bway (927).

48TH ST, 170 W, 7TH AV, 717, remove partitions, raise beams, new str front, doors in 2-4-sty bk str & aparts; \$12,000; (o) 717 7th av, Anton Weing, 2296 Bway; (o) 170 W 48th, Fred F. Breuck, Saml. H. Wilson, Richard Cole, 170 W 48th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (888).

49TH ST, 321-23 E, remove stoop, stairs, new partitions, vent ducts, rebuild entrance on 2-3-sty bk dwgs; \$8,000; (o) Grosvenor House, Inc., 321-23 E 49th; (a) Franklin C. Wells, Jr., 248 E 105th (821).

50TH ST, 31 W, remove walls, raise floor beams, new front, ext, add sty on 4-sty bk dwg; \$6,000; (o) Jos. Gross, 145 5th av; (a) Louis Kasoff, 145 6 av (783).

54TH ST, 150 E, new stairs, change partitions in 4-sty bk lodging house; \$4,000; (o) 150 E 54th St. Corp., care Arthur Driscoll, 1482 Bway; (a) Oliver Reagal, 927 Madison av (979).

57TH ST, 415 E, remove stoop, stairs, new entrance, partitions, bath rooms, stairs, hot air heat, elec wiring, doors, windows, floors in 3-

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sty bk dwg; \$5,000; (o) Eugene C. & Josephine Worden, 21 W 43; (a) Clinton M. Cruikshank, 17 E 42 (971).

57TH ST, 118 W, remove sidewalk encroachments on 12-sty bk hotel; \$2,500; (o) Michael Coleman, 125 W 56; (a) Schwartz & Gross, 347 5 av (964).

57TH ST, 215 W, alter & extend vault, remove sidewalk encroachments, columns, new beams, girders, curb on 4-sty bk art galleries & art schools; \$20,000; (o) American Fine Arts Soc., 215 W 57; (a) Firm of H. J. Hardenbergh, 47 W 34 (935).

57TH ST, 110 W, changes in sidewalk vault, remove sidewalk encroachments, new entrance, stairs in 7-sty bk club; \$10,000; (o) The Lotos Club, 110 W 57th; (a) Donn Barber, 101 Park av (851).

Bronx

LORING PL, 2307, 1-sty fr ext, 20x10, to 3-sty bk dwg; \$500; (o) Jacob Backman, on prem; (a) Jas. P. Boyland, 120 E Fordham rd (250).

CRESTON AV, 2189, 2-sty fr ext, 15.6x18, to 2-sty fr dwg; \$2,000; (o) Theo. Sattler, on prem; (a) Fred W. Morton, 758 Elton av (243).

ELTON AV, 776, new stairs, new plumbing & new partitions to 3-sty bk str & dwg; \$1,500; (o) Chas. Dalt, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (240).

MOHEGAN AV, 1830, 2-sty fr ext, 16.4x12, to 2 1/2-sty fr dwg; \$1,000; (o) Caroline Pfau, on prem; (a) Matthew Osmond, 3020 Av D. Bklyn (244).

ST. PAUL AV, 2035, 1-sty fr ext, 7.3x10, to 2 1/2-sty fr dwg; \$1,000; (o) Jos. Kaddie, 1300 Fulton av; (a) Anton Pirner, 2069 Westchester av (248).

SOUTHERN BLVD, 801, new steel cols & beams, new str fronts & new partitions to 5-sty bk str & tnt; \$7,500; (o) Angelo Greco, on prem; (a) De Rose & Cavalieri, 370 E 149th (246).

WASHINGTON AV, 2077, 3-sty bk ext, 22x8, new rf, new str front & new partitions to 3-sty fr str & dwg; \$7,500; (o) Pompei Const. Co., Anaonio Bonagur, 1967 Washington av, Pres; (a) De Rose & Cavalieri, 370 E 149th (247).

3D AV, 2687, new partitions to 3-sty bk str, offices & dwg; \$1,500; (o) John L. Goldwater, 2493 Valentine av; (a) Albert E. Davis, 258 E 138th (249).

Brooklyn

FULTON ST, 182-4, n w c Orange, rebuild walls, rf, etc., on 4-sty bk str & hotel; \$15,000; (o) Orange-Fulton Realty Corp., 80 Maiden la, Manhattan; (a) Max Hirsch, 26 Court (7571).

MAUJER ST, 97-113, n e c Leonard, wall & plumbing on 3-sty bk school; \$9,500; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7557).

PACIFIC ST, 468-78, s s, 148 w 3 av, int alts & plumbing in 4-sty bk school; \$5,600; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7481).

STATE ST, 448, s s, 28 w Nevins, int alts, plumbing & fire-escapes on 4-sty bk 8 fam dwg; \$10,000; (o) Valentine Korn, Jr., prem; (a) Voss & Lauritzen, 65 DeKalb av (7739).

S 1ST ST, 132, s s, 66.6 w Bedford av, ext on 2-sty fr 2 fam dwg; \$2,000; (o) Clara Mirowitz, prem; (a) Max Cohn, 189 Grand (7511).

ATLANTIC AV, 2689-92, s w c Vermont, ext & str fronts on 2-sty fr str & dance hall; \$4,000; (o) Herman Straus, 1012 Myrtle av; (a) Harry Dorf, 614 Kosciusko (7483).

BLAKE AV, 980, s e c Elton, exterior & int alts & str fronts on 3-sty bk str & 4 fam dwg; \$3,500; (o) Annie Appelman, 336 Utica av; (a) E. M. Adelson, 1778 Pitkin av (7746).

BROADWAY, 1194, w s, 148.2 n Van Buren, ext on 3-sty bk str & 2 fam dwg; \$2,000; (o) Lillian Bernstein, 1194 Bway; (a) Harry Dorf, 614 Kosciusko (7523).

FLATBUSH AV, 308-22, w s, 58.2 s Park pl, ext on 3-sty bk str & fur rooms; \$25,000; (o) The Plaza Imp. Co., 218 Fulton, Manhattan; (a) Chas. Werner, 316 Flatbush av (7704).

FLATBUSH AV, 949-51, e s, 18 1/2 s Snyder av, int alts to 2-3-sty bk str & 2 fam dwgs; \$5,000; (o) Mr. Wilson, prem; (a) S. L. Malkind, 16 Court (7484).

VOORHIES AV, 2201-13, n e c Elmore pl, movie bldg, 1-sty fr 1 fam dwg; \$4,500; (o) Fannie McKane, prem; (a) Fred B. McDuffee, 65 Chilton pl (7534).

6TH AV, 417-25, n e c 8th, int alts & plumbing in 3-sty bk school; \$3,700; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7480).

Queens

ARVERNE.—Eight elec sings on str; \$1,400 (1107-8-9-10-11-12-13-14).

COLLEGE POINT.—4th av, s e c 21st st, 1-sty fr ext, 18x52, additional story added to top; \$5,000; (o) Anton Fereuz, on prem (615).

COLLEGE POINT.—13th st, w s, 125 n 7th av, 1-sty fr ext, 16x22, side, to provide for store; \$1,500; (o) Thos. Conlon, 11 13th st, College Point (403).

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Manhattan.

MAY 4.
27TH ST, 336-38 W; Robert E Lavelle—Patrick Tully; Anthony Russo and Sylvester Chiricho (12) 998.12
64TH ST, 167 E; Leslie & Tracy, Inc—Holland S Duell; Levin Construction Co & Woodward Construction Co (13) 667.63
117TH ST, 46 W; Feinberg & Feinberg Inc—Flora R Wolferman; Milton J Wolferman; renewal (14) 39.55
55TH ST, 26 E; Voska Foelsch & Sidlo—Lilian W Newlin (15) 79.00
SAME PROP; same—Lilian W Newlin Levin Construction Co (16) 903.00

MAY 5.

55TH ST, 26 E; Woodward Construction Co—Lilian W Newlin; Levin Construction Co (17) 10,695.00
104TH ST, 128 W; Lazar Cohen—Sadie Grubin; Louis Grubin (18) 750.00

MAY 6.

77TH ST, 305 W; Frederick R Smith—Mabel M Smith; Manuel Batancourt (19) 28.15
14TH ST, 56-58 E; E C Butler Electric Corp—Harold Amusement Co (20) 940.47
SAME PROP; same—Marvel Holding Corp; Harold Amusement Co & M J Siegel, Inc (21) 337.50
SAME PROP; same—Marvel Holding Corp; M J Siegel, Inc (22) 305.45

MAY 9.

AV A, ws, whole front bet 63d & 64th sts, 200.10x300; M F Westergren, Inc—N Y Homeopathic College & Flower Hospital; E Sonntag (23) 186.51
11TH ST, 218-20 E; Anthony Breknworth—Annie Hochstim (24) 167.70

MAY 10.

STANTON ST, nec Mangin, 200x200; S L Snyder Co—State Ice Mfg Corp; Eastern Construction Co (25) 1,444.91
99TH ST, 17 W; Nat L Feldstein—Joseph Low; Sarah Birnbaum & Joseph Low (26) 58.86
129TH ST, 300 W; STH AV, 2407; Nat L Feldstein—Lilalmy, Inc; Harry G Guttman (27) 165.19
BROADWAY, 2272; Leopold H Nurick—Realty Conversion Corp (28) 61.00
91ST ST, 122 E; Samuel Offerman—John H Boessennecker & Valentine Boessennecker (29) 325.00
WALKER ST, 15; Samuel L Feldheim—Wm D Wilson; Weil & Co, agents (30) 243.15

Bronx

MAY 3.

LONGFELLOW AV, 1540-2; Adolph Feigge—Proval Realty & Const Corp WEBSTER AV, 2239; Fells, Lent & Cantor, Inc—M Bregman & M Weinraub; G Katz 238.00
200.00

MAY 5.

CARPENTER AV, es, 90 s 223d, 25x 100; Louis Leon—Anthony Luise; Vincent Malaw 400.00

MAY 6.

SULLIVAN PL, ns, 137.7 & Tremont av, 25x100; Steffen-Braham Co—Edward C McNulty; Edw C & Augusta McNulty 2,850.00
BARNES AV, 4039; Larkin Lumber Co Theresia Manke; Vincent J Milano BRONXWOOD AV, es, 200 s Duncan, 25x200; Larkin Lumber Co—John & Rose Fraioli; Vincent J Milano... 220.50
CARPENTER AV, 3910; Larkin Lumber Co—Antonio & Maria G Luisi; Vincent J Milano 230.50
LAYTON AV, nwc Fairfax av, 47.5x 125.8; Larkin Lumber Co—Gennaro Palerri; Vincent J Milano 732.52

CORONA.—Kingsland av, n s, 100 e 51st, 2-sty fr ext, 18x12, front dwg, int alts; \$1,000; (o) Jos. Zotto, 15 West Jackson av, Corona; (a) Al. L. Marinella, 15 W Jackson av, Corona (959).

CORONA.—Jackson av, n s, 60 w 46th, int alts on str to provide for dwg; \$1,500; (o) Albert Nieffing, 8 W Jackson av, Corona; (a) Al. L. Marinelli, 15 West Jackson av, Corona (960).

ELMHURST.—173 Gleane st, new enclosed porch, cover with stucco int and ext alt; \$2,000; (o) Mrs. E. C. Johnson, 173 Gleane st, Elmhurst (887).

ELMHURST.—Gosline pl, e s, 237 w Maurice av, 1-sty fr ext, 35x14, front, tar & gravel roof, int alt; \$2,500; (o) P Napolitain, 20 Manila st,

MAY 8.
222D ST, 112 E; Crowley & Long—Martin Baggett 1,300.00

MAY 9.

WARING AV, ns, 50 w Seymour av, 50 x100.8; Gabriel Rabi—Helen Sauliech 945.75
RESERVOIR AV, ws, 100 s 195th, 50.2 x78.3; Itale Paparella—Frank Treadwell 2,400.00
BEAUMONT AV, sec 187th, 50x75; Morris Bregman—Filomena Realty Co; R Scialli 80.00

SATISFIED MECHANICS LIENS

Manhattan.

MAY 4.

LEXINGTON AV, 186; Telander Johnson et al—Julia Rosenberg et al; Apr 10'22 118.00
SAME PROP; Patsy Iurilli—same; Jan 25'22 199.28
SAME PROP; Oriental Fireproof Sash & Door Co—same; Dec28'21 170.00
SAME PROP; Frank Skolnick—same; Nov21'21 1,625.00
SAME PROP; Frank Heitzner Contracting Co—same; Dec6'20 4,950.00
84TH ST, 113-15 E; Otis Elevator Co—Maria M Baab et al; Mar8'22 371.70

MAY 5.

MADISON AV, 1772-4; Tanzer & Nugent—Louis Berman et al; Apr5'22 435.00
70TH ST, 229 E; Rubin Salove—David Last et al; July23'13 93.03
165TH ST W, ns, block front bet St Nicholas av & Broadway; Anderson Brick & Supply Co—Broadway & 165th St Realty Co et al; Apr17'22 69.50

MAY 8.

202D ST, 431-9 W; Neuburger Hillman Corp—Dyckman Garage Village & Repair Shop, Inc, et al; July1'21 1,950.00
BOWERY, 295; J F Birch, Inc—Brooklyn Jobbing House et al; Apr6'22... 277.00
BOWERY, 291-3; Michael Fisher—N Y Society of the Methodist Episcopal Church et al; Feb15'22 847.50

MAY 9.

BROOME ST, 264; Joseph Klepper—L N L Realty Corp et al; Jan15'21 800.00

MAY 10.

SOUTH ST, 9; Pekay Construction Co—Hermann H Fajen et al; Nov15'21 4,354.00
14TH ST, 58 to 62 E; Morris Ratner—Markel Holding Corp et al; Mar3 '22 273.21

Bronx

MAY 3.

BROOK AV, 260; Robert Brady—Alexander E Cohen et al; Apr2'22..... 34.50

MAY 4.

GUNHILL RD, ns, 250 e Paulding av, —x—; A M Oesterheld & Son—Eliza De Marco et al; Apr27'22 207.23
CROTONA AV, ws, 175 s 19th, —x—; Washington Woodworking Co—Sadie Levenstein et al; Jan31'21 261.70

MAY 5.

BRUNER AV, ws, 200 s Cornell av, 50x100; August F Shaffer—Francis S Marion et al; Apr19'22 33.75
3D AV, 4768; Standard Plumbing Supply Co—Ordham Realty Corp et al; Mar6'22 357.78
197TH ST E, ss, 178.4 w Continental av, 30x100; Felix J Mason—George Wahl et al; Feb28'22 27.50

MAY 6.

SCHLEY AV, ns, 183 w Tremont av, 25 x100; George T Bernard—Rer Thurin et al; Mar2'22 739.04

MAY 8.

DALY AV, 2107; Benny Blum—Mary Slade et al; Apr19'22 156.00

Elmhurst; (a) Chas. Stidolph, 15 Ivy st, Elmhurst (1240).

FAR ROCKAWAY.—Oak st, e s, 600 n Bway, concrete foundation; \$1,200; (o) M. Malvin, Far Rockaway (1023).

FOREST HILLS.—Greenway North, n w c, Wendover rd, 1 1/2-sty brk, ext, 4x16, rear of garage, int. alt. to provide for dwg; \$2,000; (o) N. S. Jonas, 265 Greenway North, Forest Hills; (a) Sage Foundation Homes Co., Forest Hills (878).

FOREST HILLS.—Greenway S, n e c Puritan av, 2-sty terra cotta blk ext, 21x22, side dwg, tile rf, int alts; \$6,000; (o) E. B. Wilson, 134 Puritan av, Forest Hills; (a) A. Embury II, 132 Madison av, Manhattan (1078).

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