Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1922, by The Record and Guide Company,

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

VOL. CIX No. 23 (2830)

NEW YORK, JUNE 10, 1922

25c. A COPY \$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	Cover
Ackerly, Orville B., & Son	721
Adams & Co	720
Adler, Ernest N	721
American Bond & Mortgage C	0728
American Enameled Brick & T	Cover
Co	727
Amy, A. V., & Co	719
Advertising Index A. B. See Electric Elevator Ackerly, Orville B., & Son Acmer Foundry Adams & Co. Adler, Ernest N. American Bond & Mortgage C American Bureau of R. E., American Enameled Brick & T Co. Anderson, James S., & Co Anderson Brick & Supply Co. Anderson Brick & Supply Co. Anderson Brick & Supply Co. Athens Brick, Lime & Ceme Co. Athens Brick, Lime & Ceme Co. Athens Brick, Lime & Ceme Co. Attens Brick, Lime & Ceme Co. Attens Brick, Lime & Ceme Co. Biter, Alexander Bauer, Milbank & Molloy. Bechman, A. G. Bell Co., H. W. Benenson Realty Co. Boyd, James Boylan, John J. Brener, Samuel .2d Brown, J. Romaine Co. Front Brooks & Momand Brown, J. Romaine Co.Front Brok, Inc., Louis Brooks & Momand Brown, J. Romaine Co.Front Bulkley & Horton Co. Burling & McCurdy Busher, Eugene J., Co. Butler & Baldwin Front Cahn, Harry .2d Cammann, Voorhees & Floyd Carpenter, Leonard J. Chauncey Real Estate City Investing Co. Classified Advertisements Coburn, Alfred P. Corth, George H., & Co. Cross & Brown Front Cruikshank Co. Front Cruikshank Go. Front Cruikshank	719
Armstrong & Armstrong	Cover
Ashforth & Co	719
Athens Brick, Lime & Ceme	Cover
Atlantic Terra Cotta Co	731
Automatic Fire Alarm Co	720
Bauer, Milbank & Molloy	719
Bechman, A. G	722
Benenson Realty Co 2d	Cover
Boyd, James	716
Brener. Samuel2d	Cover
Brett & Goode Co Front	Cover
Brooks & Momand	716
Brown, Frederick2d	Cover
Bulkley & Horton Co	722
Burling & McCurdy	722
Busher, Eugene J., Co Butler & BaldwinFront	Cover
Cahn, Harry2d	Cover
Carpenter, Leonard J	719
Chauncey Real Estate	708
Classified Advertisements	718
Coburn, Alfred P	720
Cross & BrownFront	Cover
Cruikshank Co Front	Cover
Cudner, R. E., Co	719
Cusack Company	720
Cutler, Arthur & Co	719
Cutner, Harry B	719
Davies, J. Clarence7	14-716
Day, Joseph P	719
Dodge, F. W. Co.	735
Dowd, James A	721
Duffy, J. P., Co4th	Cover
Dunlap & Lloyd	720
Edwards, Charles G., Co	719
Edwards, Dowdney & Richart	708
Ely, Horace S., & CoFront	Cover
Empire Brick & Supply4th	Cover
Finch, Chas. H. & Co	730
Finkelstein, Jacob & Co	721 719
Pischer, J. Althur	

TABLE OF CONTENTS	
Editorials	709
Tax Burdens and Relief Discussed at Mayor's Conference	711
Nearly Half a Million Commuters Every Business Day	712
Work in Progress on World's Tallest Hotel for Bachelors	713
Review of Real Estate Market for the Current Week	715
Private Sales of the Week	715
Statistical Table of the Week	722
May Commitments Indicative of National Building Revival	723
Building Laborers Sign Wage Agreement with Employers	724
Local Building Industry Now at Height of Season's Rush	725
Personal and Trade Notes	725
Trade and Technical Society Events	725
Building Material Market	726
Current Building Operations	726
Contemplated Construction	728
Plans Filed for New Construction	731

	Page
Fisher, James B	722
Fox, Fredk., & Co	.719
Frey, Wm. J	.722
Goodwin & Goodwin	.719
Gulden, Royal Scott	.720
Hecla Iron Works	.730
Hess, M. & L., Inc Front C	over
Holmes Elec. Protective 4th (Cover
Holt & Merrall, Inc	.721
Home Title Insurance Co	.708
Hubbard, C. Bertram	.719
Hygrade Builders Supply Co.	
4th C	
J. & E. Realty Co	721
Jackson, Daniel H	716
Kane Co., John P4th	Cover
Keller, Charles G	720
Kelley, T. H	720
Kelly, Albert E	.720
Kempner & Son, Inc Front	over
Kewanee Boiler Co., Inc. Title	Page
Kilpatrick, Wm. D.	790
Kissling, J. P. & L. A Kloes, F. J.	726
Kloes, F. J	20
The state of the s	

	Page
Cohler, Chas. S	708
Kopp, H. C. & Co	719
Craslow, Walter2d	Cover
Curz, Wm. F. A., Co	
ackmann, Otto	
Ladd & Nichols, Inc	708
Lawrence, Blake & Jewell	
Lawrence Cement Co4th	
awyers Mortgage Co2d	
Lawyers Title & Trust Co	
Leaycraft, J., & CoFront	
Leist, Henry G	719
Lesch & Johnson	731
Levers, Robert	720
Losere, L. G	722
Martin, Samuel H.	
May, Lewis H., Co	119
AcMahon, Joseph T2d	Cover
Marietta Hollow Ware & Enameling Co	796
Milner, Joseph	720
Mississippi Wire Glass4th	Cover
Monell, F. Bronson	719
Moore, John Constable	
dore, company triting	

Advertising Index	Page
Moors, J. K. Moorgan, Leonard, Co. Muhlker, Arthur G. Murtha & Schmohl 4th Nail & Parker Nassoit & Lanning Natanson, Max N	719
Morgan, Leonard, Co	721
Murtha & Schmohl 4th	Cover
Nail & Parker	708
Nassoit & Lanning	719
Natanson, Max N2d	Cover
Nehring Bros.	719
New York Edison Co., The	729
Niewenhous Co Inc	718
Noyes, Chas. F., Co Front	Cover
Ogden & Clarkson Corp	719
O'Hare, Geo. L.	708
O'Poilly & Doba	721
Payton Philip A Ir Co 2d	Cover
Pease & Elliman Front	Cover
Pell, S. Osgood, & Co	731
Pencoyd Steel & Iron Co	726
Pendergast, John F., Jr	722
Pholog Albert D	Cover
Pomerov S H Co Inc	798
Porter & Co Front	Cover
Prudence Co2nd Cov	er, 717
Quell & Quell	722
Read, Geo. R., & Co Front	Cover
Rinaldo Hiram	720
Runk, Geo. S.	720
Ryan, Geo. J.	719
Saffir, Abraham	721
Sansome, F. P., Co	721
Schweibert Heber	720
Seaman & Pendergast	720
Shaw, Arthur L	721
Shaw, Rockwell & Sanford	720
Sherman & Kirschner	721
Solar Engineering Co.	719
Spear & Co	720
Speyers, James B., Inc	721
Spotts & Starr	719
Sterling Mortgage Co2d	Cover
Tabelt Jacob J	731
Tankoos Smith & Co	721
Title Guarantee & Trust Co	708
Tuoti, G., & Co2d	Cover
Tyng, Stephen H., Jr. & Co	708
Union Stove Works	799
U. S. Title Guaranty Co.	721
Van Valen, Chas. B2d	Cover
Wacht, Samuel	716
Walden, James P	720
Warren Trading Co	719
Watson Elevator Co., Inc., 4th	Cover
Weill, H. M., Co 2d	Cover
Wells Architectural Iron Co	730
Wells, James N., Sons	719
White Wm A & Song Front	Cover
Whiting, Wm. H. & CoFront	Cover
Whitney-Foster Corp	721
Wilkes Co., A	716
Williams-Dexter Co	721
Wells Architectural Iron Co Wells, James N., Sons Westergren, M. F., Inc4th White, Wm. A., & Sons. Front Whitney, Wm. H. & CoFront Whitney-Foster Corp. Wilkes Co., A. Williams-Dexter Co. Winter, Benjamin2d Wood-Dolson CoFront Wyckoff, Walter C. Zittel, Fredk., & Sons.	Cover
Wyckoff, Walter C	719
Zittel, Fredk., & Sons	719



The Bridge Builders Factor for Safety

KEWANEE Steel firebox heating boilers are designed the same way, and we build them strong enough for ten times their greatest working pressure.

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Phone: Longacre 8170-8171

SAFETY

A Title policy should accompany every sale. In all real estate transactions see us regarding title insurance.

NEW YORK
TITLE AND MORTGAGE
COMPANY

 Manhattan
 135 Broadway

 Brooklyn
 203 Montague St.

 Jamalea
 375 Fulton St.

 L. I. City
 Bridge Plaza

 Staten Island
 24 Bay St.

 White Plains
 163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE MEMBER REAL ESTATE BOARD OF N. Y.

EMBER REAL ESTATE BOARD OF N. Y

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE. TEL. VANDERBILT 5092-6441

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS, DOWDNEY & RICHART

REAL ESTATE

MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572 Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem
Colored Tenement

Colored Tenement Properties

NAIL & PARKER

REAL ESTATE

145 West 135th Street New York City

JOHN E. NAIL HENRY C. PARKER Telephone | 7682 Morningside | 7683

City and Country Property Management

LADD&NICHOLS

Real Estate Brokers
9 EAST 46th STREET

S. E. Brewster
J. C. Peet
Tel. Murray Hill 1392-8382

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street Brooklyn

Post Office Building Jamaica

STEPHEN H. TYNG

H. OAKEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF

BUSINESS PROPERTY

41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Why You Should Come to Us To Borrow on Your Real Estate—

No Commissions

When you borrow money from us you do not pay a certain percentage "plus all expenses."

We charge you a definite fee. There are no commissions.

With us you can always find out exactly what a loan is going to cost you when you leave the application with us. There are no uncertainties.

Loan applications will be received at any office. Answers can be given promptly.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Remsen St., Bklyn. 350 Fulton St., Jameica.

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-ERAL BUSINESS IN THE PURCHASE AND SALE OF NEW YORK CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY Rector 0275-0276

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

National Building Boom Is On

Authentic statistics for May, 1922, showing newly contemplated building and engineering operations as well as projects for which contracts have been actually awarded, indicate the establishment of a new high record for national structural activity during the month recently ended. These statistics, tabulated by the F. W. Dodge Company, graphically picture the present strength of the building situation in the twenty-seven Northeastern States and are evidence of the arrival of the long-predicted boom in the construction industry.

The May figures show that in this territory, which includes approximately 75 per cent. of the building activity in the United States, architects and engineers reported work on plans and specifications for new projects to the total value of \$519,414,000. During the same period the actual contract commitments involved an estimated total of \$362,-590,000. In the final analysis contracts actually awarded become the real gauge of future progress in the building industry and, as the May commitments for the entire territory covered by the Dodge Reports show a gain of 3 per cent. as compared with the total for the preceding month, the strength of the situation is apparent. When the May total for the territory is compared with that for the corresponding month of last year the current figure shows an increase of about 50 per cent. and as a consequence the national outlook for the construction industry is extremely optimistic.

A national building revival of large proportions has been anticipated since the close of the World War, but various combinations of conditions have delayed the industry's progress until this year. The building boom of 1922 has come, however, at a time when the United States is economically in better position to support a revival such as that now gaining momentum than would have been the case had the movement started sooner. The delays were really fortunate, as now the way is clear for rapid progress and development.

The building revival could not have come sooner because of inflated material cost levels, various serious labor difficulties, a shortage of ready funds for building operations and other factors, all of which militated against the industry's progress. In addition, the economic situation of the country was lacking in stability to a degree which also re-acted against the exertion of the maximum effort on the part of the construction interests to regain their former prominent position as one of the nation's leading industries. Today the majority of these adverse factors either have been entirely eliminated or the improvement has been so great that they are no longer considered as retardants.

From a national viewpoint the construction industry is now fairly stabilized and the outlook is for continued progress toward a maximum of activity which will assure its former high place in national industry. The material markets show great improvement and supplies are available for all requirements. Money is easier and interest rates are gradually coming down. Labor is plentiful and far more efficient than it was during the early post-war years and

building wages are lower throughout the country, with the exception of isolated sections, such as New York City, where the demand has been excessive and consequently responsible for holding wages at the inflated war-time levels.

Restoring Vital Basic Conditions

On July 1 next will become effective the reductions in wages, freight rates and interest allowances on capital ordered by the Railroad Labor Board and the Interstate Commerce Commission, and this marks the second great accomplishment of the nation as a whole in bringing about widespread conditions which inevitably will reduce the high cost of living and stimulate the revival of business. The first was the fall in quotations of farm products because the country refused to turn over government funds to the farmers for the purpose of artificially maintaining war prices, the result being that cereals and cotton reacted naturally to the unrestricted working of the law of supply and demand. When the coal strike is settled on a basis consistent with the needs of this period of re-adjustment, and the tariff laws are remodeled to encourage rather than to hamper business, which problem Congress has in hand, a long stride will have been taken towards prosperity.

Reduced cost of living could only become an accomplished fact when, and if, the expense of production of the items entering into the cost of living were put on a lower level. The first move in this direction had to be made in commodities of general use throughout the country and the most important of these, because entering into the budgets of every family in every state, are farm products, coal and the freight rates on these as well as on practically every other thing eaten or worn by the hundred and ten millions of our people. By cutting the cost of these articles, the cost of living must inevitably be lowered. The farmers of the country, who have been forced by general business conditions to sell two bushels of wheat for what they received for one two years ago will not be likely to sympathize with the railroad who are asked to accept a cut of only 10 or 15 per cent. in wages, which will still leave their earning power 40 to 50 per cent. above those of December, 1917. Nor will the farmers who must part with their corn-fed hogs at onehalf their Armistice Day price, nor the cotton growers who are marketing this staple at a similar reduction in price, see the equity in the retention by coal miners and railroad laborers of the wages prevailing in war times.

What the country has been demanding for the last two years is a re-arrangement of the basic items entering into production costs, so as to assure a scaling down in the prices of everything of use to mankind generally. Freight rates on farm products were reduced 16 1/2 per cent. on January 1 last. Freight rates on all other merchandise will be cut 10 per cent. July 1 next. Investors in railroad securities are to receive 5 3/4 per cent. return on the valuation of the properties instead of 6 per cent.

The cumulative effect of these and other similar re-adjustments requisite to a resumption of business on a scale

to provide every worker in the country with plenty of work at a rate of pay to insure him the American standard of living has been to start the wheels of commerce going and to increase their momentum with every revolution, although the orders are not yet effective. Refusing to accept the small wage reductions now applicable to two classes of railroad workers, if it ends in the tying up of the transportation systems of the country, will put a brake on industry which will retard the return to more normal conditions so greatly desired and so necessary to everyone in the country.

Mr. Davies Explains Why the Astor Estate Sells Its Holdings

HY has the William Waldorf Astor Estate decided to dispose of another one of its holdings of real estate in this city is a question frequently asked, in view of the announcement that 1669 lots in the Bronx are to be sold at auction on June 14-17, inclusive, by Joseph P. Day and J. Clarence Davies. These lots are on 172d, 174th, 175th, 177th streets, East Tremont and Westchester avenues and several adjacent streets. The sale is to be held in the Hotel Astor. The property has been owned by the Astor family for many years. Mr. Davies believes this inquiry as to the reasons why this holding shall be sold is logical and pertinent. He declares there is a logical answer, although the Astors have heretofore refused many offers for the land made by investors, speculators, and home-seekers.

"The reason for the sale," said Mr. Davies, "is the combination of high taxes in England and the difference in the rate of exchange. The extraordinarily heavy war taxes in England have forced many British land owners to dispose of their estates to meet the national levy.

"Naturally, Englishmen who own land in America and who must pay heavy British taxes want, as business men, to sell their holdings in the United States. By realizing in American currency, which is worth a great deal more in England, they can meet their pressing obligations to the best advantage. Therefore, the difference in the rate of exchange, plus the heavy war taxes, much greater than those in this country, have forced the Astors into the market.

"With nine arteries of transit touching the property, it is looked upon as the very cream of the big vacant Bronx tracts. The conditions under which the tract is to be sold are sure to bring about attractive prices for the buyers.

"The properties are not protected in any way. We are to sell without reserve and get what we can for the lots."

The trustees of the William Astor Estate, the Farmers Loan and Trust Company, have ordered the sale.

Chairman McAneny Promises Removal of 42nd Street Spur

ONCLUDING a drive for a largely increased membership that has been under way for two weeks, the Fortysecond Street Property Owners and Merchants' Association on Tuesday held a luncheon at the Biltmore that was largely attended. Inasmuch as it is interested in all transit improvements that will benefit Forty-second street and its neighborhood the Association invited as its principal speaker at the luncheon George McAneny, Chairman of the Transit Commission. A. E. Thorne presided.

The Association has been opposed to the proposed moving platform across Forty-second street. Mr. McAneny championed it and showed the advantages it would give to the thoroughfare. He also promised speedier action toward the removal of the old elevated railroad spur on East Forty-second street.

Continuing, Mr. McAneny said: "It seems to us that there is an advantage in carrying the people just as they come instead of carrying them by the trainload to be dumped out at one time. The Commission sees avoidance of congestion by the creation of a method to carry more people than are carried today. Transfers to the moving platform should be free in the sense that there should be transfers to every transportation line touching Forty-second street.

"If the moving platform is rebuilt, the shuttle service would be retained, certainly until the platform demonstrated its usefulness. This would offer a choice to persons traveling across Forty-second street. Those in a hurry or those whose athletic ability was up to the mark would undoubtedly prefer the platform.

"There would be three platforms, moving at the respective rates of three, six and nine miles an hour, with seats on the nine-mile an hour platform. If the shuttle is continued there should be no objection on the ground that some persons might find it difficult to use the platform.

"The prime objection to the platform is that it would interfere with vault privileges. It is true the vaults would have to go, but there would be created what would amount to a new street with show windows and a footpath to each window.

"It would be a new underground street with swift carriage on each side, which would permit the removal of the surface cars. If there is objection to that on the ground that some of the cars run north, that can be met by transfers to the surface cars.

"Objection to the difficulty of removing the surface cars and in providing transfers is met by the unified system plan of the Commission, which we think is getting along very well and which would permit the scrapping some parts of existing lines. I need not tell you what the effect would be on Forty-second street if it were as free from surface cars as Fifth avenue.

"We shall certainly move for the removal of that spur. It is ugly, unsightly and long past its usefulness, and there is no reason on earth for permitting it to remain. It stands as a demonstration of a waste."

New Bids on Court House \$1,817,161 Less Than Two Years Ago

B IDS for work on the new Court House were opened last week by the Board of Estimate and they will be considered by the Committee of the Whole of the Board. The lowest bids for all the work of a granite superstructure were those of J. T. Brady & Co., the Harrison Granite Company, Inc.; the Fordham Cornice Works, Inc., and Milton, Schnaier & Co., Inc., totaling \$4,029,629. The lowest bid on the same work two years ago was \$5,846,790, a reduction of \$1,817,161.

The superstructure of granite upon a granite base will cost \$459,243 more than a limestone superstructure on a granite base. George A. Fuller & Co. bid \$4,224,000 for a granite construction, and for a limestone superstructure with a granite foundation, \$3,570,386. For an all-granite construction Thomas Dwyer & Son bid \$4,280,000. The best combination bid was that of J. T. Brady & Co., which was as follows: Structural steel frame, \$898,840;, concrete flooring, fireproofing, &c.

\$484,480; brick work, terra cotta, &c., \$694,840.

The bid of Henry Hanlein & Son combined with the lowest bid of \$298,542 for a granite base made his total \$1,725,918 as against the bid two years ago of \$2,372,000 for the same work, or a reduction of \$646,000. This firm's bid of \$1,427,376 for a limestone superstructure was not the lowest, but that of Edwin Shuttleworth and James Gillies, whose bid was \$1,163,000.

The Fordham Cornice Works, Inc., was the lowest bidder on the construction of the roof. Two years ago the lowest bidder was the Herman & Grace Company at \$218,300. The lowest bid for the rough plumbing work was that of the Milton Schnaier Construction Company of \$82,786. The lowest bid two years ago for the same work was \$142,522.

The Bethlehem Steel Bridge Corporation, which two years ago was the lowest bidder, at \$1,280,000, for the steel construction, submitted a letter to the board in which is offered to reduce its bill to \$850,000.

REAL ESTATE SECTION

Tax Burdens and Relief Discussed at Mayors' Conference

Governor Miller and Senator Davenport Prominent Speakers, the Latter Suggesting the Slogan—"Equalize, Simplify and Reduce Taxes"

[Special to THE RECORD AND GUIDE]

Poughkeepsie, June 7.

REAL ESTATE is practically the sole shock absorber against the blows of tax impact, declared Senator Frederick M. Davenport, Chairman of the Joint Legislative Investigating Committee on Taxation, before the State Con-

ference of Mayors here today.

"Just now," he added, "real estate is in an especially exposed position. The high taxes on real estate bear too beavily on the income of the home owner as well as on the small business man and the rent payer. The real estate tax is a local tax mainly, and has increased greatly within the last decade as the result, partly of necessary improvements and betterments for the mass of people, partly as the result of higher prices of labor and commodities and partly through the mounting costs of local government as the result of wasteful systems and administration.

"It is vital to the welfare of the people of the State that this depressing tax burden upon real estate which is concealed in the rent payment and passed on to the tenant or which rests directly upon the small home owners and business man should be lessened."

Senator Davenport suggested that the slogan for the future in government within the State of New York should be:

"Equalize, simplify and reduce taxes."

Discussing taxation in its various phases, federal, state and local, Senator Davenport said:

"The heavy and unequal burden of taxation is becoming an issue of first importance in the state and in the country, and the only way to meet it is by intelligently confronting the issue in terms of things as they are, in fact and figure. The big burden is the federal burden and the burden of local government. State taxes amount to only about one-tenth of the whole. But the whole is heavy. The per capita weight of taxes, Federal, state and local, now is a little over one hundred dollars for every man, woman and child in the commonwealth of New York. About fifty per cent. of this is Federal tax; about forty per cent. is the local tax of villages, towns, counties and cities; and about ten per cent. is tax for purely state purposes. Counting five persons to the family, a tax burden that amounts in one form or another to five hundred dollars a family, is not a tax to be lightly regarded. If it is not already deadening in its effect upon economic welfare, it might very soon become so.

"The tax system of the State of New York just grew, like Topsy, and it is not half as well proportioned or good looking as Topsy turned out to be. Taken generally, it is a haphazard, hit-and-miss affair. Of recent years a real attempt has been made to broaden the shoulders for the burden and levy a tax according to ability to pay, upon the income of corporations as well as upon the income of individuals. Such classes of property as inheritances and motor vehicles, such transactions as stock transfers on Wall Street, have been brought under the tax yoke of government. But still great inequalities exist, much injustice, much evasion of a fair share of the burden, much costly and wasteful administration.

"The taxes on different forms of business in the state are not highly burdensome, but they are unequal. Under the present chaotic hodge-podge of tax imports, some kinds of corporate business pay proportionately far more than others. We should not allow any reasonable or unreasonable prejudice against any particular class of corporations to prevent us from dealing fairly with different forms of business as well as with different classes of individuals. For example, the unassailable figures of the engineering staff of the legislative committee upon taxation and retrenchment of which I am chairman, reveal disgraceful discrimination and scandalous inequality on the part of the state in dealing with the taxation of public utility corporations. It is true that this is mainly the result of unintelligent hodgepodge treatment rather than design. But it is a condition which ought to be rectified. The sins of public utility corporations, present or past, are no excuse for the state's unintelligent or unwitting injustice. Some kinds of business, both incorporated and unincorporated, ought to pay more, some less. Certain vast unincorporated business entities which prosper under the support and protection of the environment of a free and stable government, and which hitherto escaped taxation, should pay their fair share of the burden which the state finds it necessary to impose upon business.

"The local communities, the cities, the counties, the towns and the villages, should lose nothing of their present revenues as the result of important changes which it is only just to make in the state system of taxation. The distribution by the state of a reasonable proportion of its revenues back to the localities should continue, but careful economies should be worked out in the administration of local government in order that these apportioned state revenues may be used to the greatest advantage for the welfare of the people."

Governor Miller also discussed the question of taxation at tonight's session of the conference. His reference to this matter followed closely upon his remarks about the complexity of the municipal problem and the slow progress made in solving it.

Governor Miller said the problem was further complicated by the growth of human needs—social and economic—entirely out of proportion to the means of satisfying them. This, he said, led to necessary increases in the expenditure of local government and consequently in the tax burden. Real estate most bear the brunt of the burden. The state tax on real estate, however, was negligible.

"The state," the Governor remarked, "is only receiving \$19,-000,000, while last year the state put into the treasuries of localities to meet local governmental needs some \$81,000,000, in addition to relieving the localities from many functions which formerly they had performed a maniderable expense.

"It is my belief that the state should divide still further with localities the taxes that the state alone can receive, and, in addition, it must relieve localities of many more functions. Some years ago the state assumed the care of the insane. In the near future the state must in similar fashion assume the care of the feeble minded."

Governor Miller said that city charters really had not been charters of local government in this state, but a chaotic mass of legislation which had made it necessary for municipalities to go to Albany frequently for repeals or new legislative grants of power. He said he would express no opinion as to whether the constitutional home rule amendment, if adopted by the Leg-

(Continued on Page 712)

Nearly Half a Million Commuters Every Business Day

Suburban Traffic on Trunk Railroads to New York City Exceeds Regular Fare Passenger Business by Two to One

OMMUTERS outnumber regular fare passengers entering and leaving the city on the trunk line railroads entering it from New York or approaching it through New Jersey, according to an investigation made by the Rapid Transit Commission for the purpose of deciding what is necessary in the handling of suburban traffic. The Flatbush Avenue Terminal handles more passengers than any other in this city or in the United States. The importance of the service to be rendered to those regularly doing business in the city who live in the commuting zone and those who travel from all parts of the country to shop, trade and find amusement here, or who have other reasons for visiting the metropolis, is shown in the figures compiled by the experts of the Commission, which show that the trunk line railroads carried a both-way passenger traffic of 220,847,049 in 1921. Of this number, 148,958,292 were commuting, zone, trip ticket or reduced fare passengers, while 71,808,757 were regular fare passengers.

Local passengers on the ferries entering New York, exclusive of interborough ferries, and also exclusive of railroad passengers, delivered to their destination in this manner, were 52,621,-220, giving a grand total of traffic in and out of New York by railroads and ferries of 273,468,269 during 1921. The total increase in railroad traffic for the year was 978,333.

These figures do not include the passengers carried through the Hudson and Manhattan tubes, which in 1921 carried 94,559,352 passengers—59,221,354 to and from Hudson Terminal and 35,337,996 to and from uptown New York—an increase of 8,073,484 over 1920. These figures are not included for the reason that to do so would be to count many millions of passengers twice.

The Staten Island steam railroad traffic also is not included for similar reasons.

The following table shows the traffic for 1920 and 1921.

Baltimore & Ohio 330,000 551,880 Central of N. J. 18,136,928 16,718,099 D., L. & W. 21,553,040 21,594,743 Erie . 31,248,990 30,026,406 Lehigh Valley 460,000 529,706 Long Island 59,133,876 60,386,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082 Totals 219,868,716 220,847,049		1920	1921	
Central of N. J. 18,136,928 16,718,099 D., L. & W. 21,553,040 21,594,743 Erie 31,248,990 30,026,406 Lehigh Valley 460,000 529,706 Long Island 59,133,876 60,386,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082	Baltimore & Ohio	330,000	551,880	
Erie 31,248,990 30,026,406 Lehigh Valley 460,000 529,706 Long Island 59,133,876 60,386,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082		18,136,928	16,718,099	
Lehigh Valley 460,000 529,706 Long Island 59,133,876 60,386,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082	D., L. & W.	21,553,040	21,594,743	
Lehigh Valley 460,000 529,706 Long Island 59,133,876 60,386,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082	Erie	31,248,990	30,026,406	
Long Island 59,133,876 60,388,698 New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082			529,706	
New Haven 16,952,093 16,653,438 New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082		59,133,876	60,386,698	
New York Central 28,717,270 28,434,974 Ontario & Western 634,132 619,658 Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082		16,952,093	16,653,438	
Westchester & Boston 4,442,012 5,395,365 Pennsylvania 38,260,435 39,936,082			28,434,974	
Pennsylvania	Ontario & Western	634,132	619,658	
Pennsylvania	Westchester & Boston	4,442,012	5,395,365	
District of the second		38,260,435	39,936,082	
Totals				
	Totals2	19,868,716	220,847,049	

The Long Island Railroad's total of 60,386,698 was divided between several large stations within the city, but the Flatbush terminal cared for 32,898,995, the Pennsylvania station handling the next largest number. While the Flatbush Avenue Terminal is the largest on any one railroad, the Hudson Terminal, distributing passengers to several railroads on the New Jersey side, is used by more people than the Flatbush Avenue terminal.

Clinton W. Sweet Estate at Auction Today

CCUPIED as private residence and grounds for thirty years by the late Clinton W. Sweet, founder of The Record and Guide, the tract comprising 275 city lots and the residence in the Dunwoodie section of Yonkers will be sold by the executors of the Sweet Estate at auction today on the premises, rain or shine. A large tent will cover those who attend. Situated in a picturesque part of Westchester county, this estate has long been considered a scenic beauty spot. From it there are sweeping views of the Palisades and adjacent country, while golf and country clubs are within walking distance.

As a country estate the property comprised more than 40 acres. The gradual improvements of the last five years along suburban residential lines close to the property has brought it practically into the residential part of Yonkers, with the result that it is more valuable for that purpose than for landed estate uses. Mr. Sweet loved the place and died there. When he established his country home in Dunwoodie there were other estates there beside his own. So swift has been suburban growth roundabout since his death, in 1917, that it strongly illustrates the pulling power of New York's suburban areas.

The tract is laid out in villa plots and there are 23 onequarter and one-half acre plots and one 7-acre plot. Streets have been laid out and there are numerous homes adjacent that cost from \$5,000 to \$15,000 each. A few have been built on a part of the tract. The sale is absolute, so that one can buy at the highest bid. Transit facilities serve the property. Passing it is the trolley road between Yonkers and Mount Vernon. The Jerome-avenue trolley line is only two blocks distant and it connects with the subway at Woodlawn station. The Dunwoodie station of the Putnam Division of the New York Central is two blocks from the tract. Fee values throughout the region are steadily increasing as a result of steady demand.

Yonkers is a well managed city. It has one of the best school systems in the state, it owns its water system and has well paid and efficient police and fire departments. The city has all kinds of trolley, railroad and boat connections. It is a port of entry of New York harbor and a terminus of the new barge canal system. The reports of the State Health Department show it to be the healthiest city in the state. There are six banks, six hospitals, 76 churches and six libraries. All that goes to the making of a fine home community is at hand for use by purchasers of lots at this sale.

The purchase terms are ten per cent. of the purchase money and the auctioneer's fee at the time and place of sale. Sixty per cent. of the purchase price may remain on bond and mortgage for from one to three years at 5 1/2 per cent. per annum. Seventy per cent. of the purchase money may remain on bond and mortgage for a similar period at 6 per cent. per annum. The balance of the purchase money to be paid in 30 days on delivery of the deed. Five per cent. discount for all cash in 30 days.

Tax Burdens and Relief Discussed at Mayor's Conference

(Continued from Page 711)

islature and ratified at the polls, really would secure to municipalities a desirable and assured measure of home rule.

"But, regardless of constitutional provisos," he added, "there is one way of securing home rule for cities. First, whether there be a constitutional amendment or not, the Legislature must give cities a grant of power. Second, having given this, the Legislature must keep its hands off and local authorities must exercise in a reasonable way their new powers. That's the only way I know of that will secure home rule—practicing

it as well as preaching it."

Governor Miller defined the powers the state must continue to exercise, regardless of extended home rule powers for the municipalities.

"One of these powers," said the Governor, "is the regulation of public utilities. This is a state concern. It must be a state concern because it involves the exercise of the police power of the state which the Legislature hasn't the power to surrender if it would. It may delegate power to some agency of the state, whether of the municipality or not."

Work in Progress on World's Tallest Hotel for Bachelors

S. W. Straus & Co. Underwrote \$4,000,000 Bond Issue for Thirty-Story Hotel Shelton on Lexington Avenue, Forty-Eighth to Forty-Ninth Streets

RAPID progress is being made in the construction of the large bachelor apartment hotel which will occupy a large plot on the east side of Lexington avenue, between Forty-eighth and Fortyninth streets. This operation, which will be known as the Hotel Shelton, will be thirty stories in height, with basement and subbasement. The plans and specifications were prepared by Arthur Loomis Harmon, H. G. Balcom is the structural engineer and R. D. Kimball is the electrical engineer. The project represents an outlay of approximately \$5,000,000 including land and building.

The plot occupied by this structure is irregular, with dimensions of 160 x 145 x 40 x 100 feet, and contains approximately 23,000 square feet. The land being improved has a combined frontage of 160 feet 5 inches on Lexington avenue, which comprises the entire block front with the exception of 40 feet. The plot has a depth of 145 feet in Forty-ninth street.

The owner of the Hotel Shelton is the Shelton Holding Corporation, of which James T. Lee is the president and controlling stockholder. Mr. Lee is also the principal owner of the National Association and Berkely buildings. No general contract has been awarded for the construction of this building and the owner is placing separate contracts for the various sub-trades as the work proceeds.

The site of the new hotel for men had already been partly cleared and excavated by the International Sporting Club which, before it disbanded, planned to erect a large modern clubhouse. Further excavations have been made in order to provide for the sub-basement of the Hotel Shelton and foundation work is now about ready to start.

Necessary financing for this large operation was arranged through a first mortgage serial bond issue of \$4,000,000 on the land and building which was recently underwritten by S. W. Straus & Co., investment bankers. It is anticipated that this structure, which will be the highest hotel building in New York City and the largest bachelor apartment hotel in the world, will be entirely completed and ready for occupancy by May 1, 1923.

The Hotel Shelton, which will be devoted exclusively to living apartments for men, will embody numerous features in plan and equipment. Every convenience and comfort for men will be provided and in many ways this project will be more like a perfectly appointed club than a hotel.

Among the special features planned will be included a large squash court on the roof where space has also been provided for a solarium and a large swimming pool with complete Turkish bath equipment. In accordance with the provisions of the Zoning Laws the building will have a setback at the height of the fourteenth floor and the roof at this level will be utilized as a garden restaurant. The building will contain bowling alleys, billiard room, several card rooms,



PERSPECTIVE OF PROJECTED HOTEL SHELTON

library and lounge and in addition several private dining rooms. The hotel will contain approximately 1,200 bedrooms and about 600 baths. Suites can be arranged according to the requirements of guests and all will be decorated and furnished in simple yet dignified style. The management plans to render a combination of hotel and club service which will make this project one of the city's most interesting and comfortable abodes.

IF THE ASTORS

HAD CUT INTO LOTS
AND PUT UP AT AUCTION

THE MEDCEF EDEN FARM

which was on Broadway from 42nd to 46th Street running northwest to the Hudson River,

Where the Hotel Astor stands,

the Putnam Building and many theatres.

AND YOUR GRANDFATHER

HAD BOUGHT SOME OF THE LOTS

You wouldn't have to work, would you?

Do what your grandfather might have done for you. Go to the

Absolute, peremptory AUCTION SALE

By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

WILLIAM WALDORF ASTOR of 1669 lots

Situated on 172nd, 174th, 177th, 178th, 180th Streets and
Westchester and Tremont Aves., adjacent avenues and streets, Bronx

HOTEL ASTOR, Broadway and 45th St.

Commencing WED., JUNE 14, at 1 P.M.

and continuing until every lot is sold to the highest bidder without reserve or protection

Go see the property today

Take 7th Ave. subway to 18oth St. and Morris Park Ave. station or 18oth St. and Bronx Park station, or Lexington Ave. subway to Sound View Ave. or St. Lawrence Ave. station.

80% can remain on installment contract 70% can remain on mortgage

Title insured free to purchasers by The Title Guaranty & Trust Company

Send for booklet to

JOSEPH P. DAY, Inc. 67 Liberty Street

or

J. CLARENCE DAVIES, Inc.

149th St., and 3rd Ave. 51 East 42nd St.

Review of Real Estate Market for the Current Week

Large Properties in Strong Sections Led the Dealing, While All Kinds of Parcels Throughout Town Swelled the Total Volume

HE importance of the dealing in the real estate market and the volume of it this week shows that brokers and principals have not yet decided on their summer play spell. The activity for the time of the year was considerable and the character of it was diversified which shows keen public interest in real property. Leading the market were some sales of marked importance, among them the purchase by the Studebaker Corporation of the Winton Auto Company's building, at Broadway and 70th street, for a sum well over \$1,250,000; the sale of Forrest Chambers apartment house at more than \$2,-000,000; the purchase of two business buildings at the southwest corner of Fifth avenue and 53d street from the Dreicer estate; the sale of a large automobile station at the northwest corner of Park avenue and 57th street, for about \$1,000,000; the sale of the Lexington Avenue Opera House, built by Oscar Hammerstein, at a sum well over \$500,000; a block front of land on Washington Heights to the Chelsea M. E. Church, as a site for a new edifice; several costly Lexington avenue corners for improvement with large and modern buildings; a number of costly private dwellings in choice neighborhoods; a square block in Long Island City, as the site for a huge storage and distributing building for a prominent chain grocer; numerous long and costly leases of well situated buildings in Manhattan at rentals aggregating more than \$1,000,000 each and many running into the hundreds of thousands of dollars each. The University of Pennsylvania Club leased two fine dwellings near Fifth avenue for 21 years, for the purpose of merging them into a club house. A 21-year lease of a parcel on West 34th street, opposite Macy's, was negotiated.

Lexington avenue, this week, quite outdid its previous recent performances in real estate activity. It means that the avenue is in a state of structural transition that will make of it a greater thoroughfare than ever before. Frederick Brown, operator, bought a large corner in the thoroughfare for reimprovement. Harlem flats were in strong demand as were dwellings and all other kinds of property on the East side of the city generally.

On the West side of town the dealing was as heavy as elsewhere. Choice corners on Seventh, Eighth and Ninth avenues were both bought and leased for long terms. Many of the parcels will undergo extensive alterations. West End avenue contributed at least one good corner. Washington Heights dwellings as well as apartment houses were important features in a busy market. A lower Cortlandt street corner parcel was acquired. Upper West side dwellings sold well. The lower East side of the city was busy. In the old wholesale drygoods district, in Leonard street, a loft building was bought. All of the East side avenues throughout their length were especially active. It was the best warm weather week in a long time.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 124, as against 79 last week and 107 a year ago.

The number of sales south of 59th st was 38, as compared with 25 last week and 31 a year

ago.

The number of sales north of 59th st was 86, as compared with 54 last week and 76 a year

ago.
From the Bronx 41 sales at private contract were reported, as against 16 last week and 34 a year ago.
Statistical tables, including the number of recorded instruments, will be found on page 715.

Would Reduce Its Assessment

Justice Faber in the Supreme Court, Brooklyn, signed an order on June 1 at the request of the Bush Terminal Company of Brooklyn, directing the City Tax Commission to snow cause on June 22 why the assessment of \$39,-256,200 on the Terminal company's property in South Brooklyn should not be reduced by \$12,-992.400.

992,400.

The company in the petition states that the true assessment of the property should be \$26,263,800. One of the items of alleged over-valuation cited by the company was that of property between 43d and 51st sts, and from First av to the pier head, which was assessed at \$12,855,000. This was alleged to be excessive by \$2,865,000.

Noyes to Summer in Europe

Charles F. Noyes, his daughter Miss Lorna Noyes, his father and a friend of Miss Noyes' will sail for Europe on June 17, to be gone until August 1. The party will tour the con-

Improvement Near Grand Central

Improvement Near Grand Central
What may be the forerunner of an important development or improvement of a large
plot of unused land northwest of the Grand
Central Terminal was the announcement of the
formation of the 379 Madison Avenue Co. which
is controlled by Webb & Knapp. This address
affects the block on the west side of Madison
av between 45th and 46th sts, and extending eastward to Vanderbilt av.

It was recently reported that overtures had
been made to the New York Central Railroad
to lease this site for a large hotel project. At
one end of the block is the one time railroad
Y. M. C. A. building.

Tenants Win on Appeal

The Appellate Division of the Supreme Court has affirmed an opinion of the Appellate Term favorable to more than one hundred tenants in two apartment houses of the Alabama Holding Corporation on Riverside Drive, between 141st and 142d sts. When rents were increased in the two buildings not long ago 104 of the 176

tenants refused to sign new leases. A Municipal Court test suit was decided in favor of the corporation.

the corporation.

On appeal the Appellate Term decided that the demands of the corporation were excessive, but a 35 per cent increase which the tenants were willing to pay was allowed.

The opinion of the Appellate Division, written by Justice Samuel Greenbaum, computed the buildings as worth \$1,765,000 and the company entitled to a net return of \$141,000. Expenses, including taxes, water rates and "an exaggerated sum for depreciation, amount to more, but the court estimated \$145,000 for such charges. Rentals for the year ending September 30, 1920, was \$197,863.07.

Butler Buys in Long Island City

James Butler, Inc., grocers, purchased as a site for a large warehouse, bakery, etc., the entire block, 200x600, bounded by Anable and Nott avs and Mount and School sts, Long Island City, from the Sawyer Biscuit Co., which owned the plot, 200x300, from School st to Mount st on Nott av, and from the Mount Anable Corporation of Rome, N. Y., which owned the other plot. The block just purchased has a direct railroad siding on the Degnon Terminal Railroad.

Plans are being prepared by William Higgin-

Railroad.
Plans are being prepared by William Higginson for the construction of a 5-sty warehouse containing more than 1,500,000 square feet of space. All the various branches of the Butler, Inc., business, now scattered throughout the various boroughs, will be centralized in this structure. The land and buildings will represent an investment of about \$2,000,000. Roman-Callman Co. was the broker.

Dreicer Estate Sells Corner

Dreicer Estate Sells Corner

William A. White & Son sold for the Dreicer Realty Co. to an investor, 670 and 672 Fifth av, southwest corner of 53d st. The property is located opposite St. Thomas' Church, and consists of two 6-sty business buildings of French Gothic style constructed by the late Michael Dreicer in 1913. They cover a plot 50.5x100, which was previously the site of the Gallatin residence, and was sold by the Gallatins to Mr. Dreicer in 1913. The corner building is now occupied by Revillon Freres and No. 670 by Theodore Hofstatter & Co., interior decorators. The same brokers last week sold 605 Fifth av, across the street from this property, for Frederick Brunswick to the Phipps estate for investment and negotiated a lease for the entire building for a long term to the Mirror Candy firm. Since March of this year William A. White & Sons have made sales and leases aggregating about \$7,000,000 in the Fifth av and 42d st district.

Chelsea M. E. Church Again Buys

As a site for a church and community building, the Chelsea Methodist Episcopal Church, Rev. Christian F. Reisner pastor, bought from the J. Hood Wright estate the plot of more than ten city lots, comprising the block front on Broadway between 173d and 174th sts, a site containing approximately 26,000 square feet and valued at \$250,000. The deal was arranged by

Charles Griffith and Eugene Moses & Co., as brokers. A year ago the church trustees bought a site at the corner of Fort Washington av and 178th st for its new home, but this location was abandoned and the plot will be sold.

The new Chelsea Methodist Episcopal Church will be the only church on Broadway between 114th and 186th sts, except the Chapel of the Intercession at 155th st.

Sale in Penn Zone

The northeast corner of Eighth av and 33d st, a 4-sty brick building with stores, 24.8x100, has been sold by Henry Young, Jr., as trustee, to George D. Zahm. The parcel, for which a recorded consideration of \$125,000 was paid, is opposite the Pennsylvania Railroad station. The sale is recorded.

Takes Profit on Park Ave. Corner

Negotiations which began in November, 1920, have led to the purchase by an investor of the building and leasehold at the northwest corner of Park av and 57th st. The total consideration in the deal is said to have been in the neighborhood of \$1,000,000. The seller was Harry Collins, head of the house of Collins, dressmakers, who bought the 5-sty Indiana limestone building in 1919 from the White Automobile Co., which had put up the structure in 1916.

The builders of the structure had taken over

mobile Co., which had put up the structure in 1916.

The builders of the structure had taken over the land on a 21-year lease with several renewals from the owners, Mary W. and Elaine C. White and Vanderbilt Webb. When Mr. Collins bought the property he also took over the unexpired lease and handed this on in turn to the investor, who has just bought the building. The latter, however, it is said, intends to exercise the option of purchase in the original lease. The land is divided into two separate ownerships. One involves 39 feet on 57th st and 80 feet on Park av, and is held by the White sisters. Mr. Webb's parcel measures 20x79 feet on Park av.

Harris, Vought & Co. were the brokers. They brought Mr. Collins and the investor together in 1920, but the former, who had bought the property as a home for his business, was reluctant to let it go. The investor kept raising his offer from time to time until Mr. Collins could no longer afford to reject the proposition. He is said to have made a profit of almost 100 per cent in the sale, and under the terms of the agreement will remain as a tenant. It is a significant fact in this connection that the option price for the property named in the lease was \$315,000. Today the corner has a market value of close to \$500,000.

Corner Apartments in a Trade

Nassoit & Lanning sold for the Franwal Realty Corporation, Garnet Hall, a 6-sty elevator apartment house with stores, at the northwest corner of Broadway and 141st st, on a plot 99.11x100. It returns a rental of \$60,000 a year and was held at \$375,000. John F. Canavan, the buyer, gave in part payment the 5-sty apartment house, 156 West 106th st, held at \$60,000

Interesting Fifth Avenue Transactions

Interesting Fifth Avenue Transactions
William A. White & Sons sold for Frank A.
Brunswick, president of Frederic's, Inc., jewelers, to the Henry Phipps Estate, Inc., the 6sty office and store building, 605 Fifth av. The
property occupies a plot 25x100, and is on the
block just to the south of the new site for the
department store of Saks & Co., which is to
occupy the block front on the east side of
Fifth av, from 49th to 50th st.

As a sequel to the same deal the brokers
leased the property for the Phipps estate to the
Mirror Candy Co. for 21 years beginning October I, after alterations have been made. The
market value of the property is said to be about
\$500,000 and the aggregate rental is reported

Douglas L. Elliman & Co. Real Estate Brokers

Fifth and Park Avenue Districts Efficient Property Management 15 East 49th St. Plaza, 9200

\$500,000 LOANABLE

SECOND MORTGAGES RENT LOANS AND BUILDING LOANS **BROKERS PROTECTED**

SAMUEL WACHT

PRINCIPAL 135 BROADWAY **RECTOR 7967-7968**

DANIEL H. JACKSON

REAL ESTATE OPERATOR OFFERINGS INVITED 135 BROADWAY

Rector 3569

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate-Mortgage Loans

135 BROADWAY Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phones 2207 Rector

A. WILKES COMPANY **PAINTERS**

INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave.

Fordham 9000

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y. BRONX REAL ESTATE

AUCTIONEER-BROKER
APPRAISER-MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

to be in the seven cipher realm. The sale is recorded.

Mr. Brunswick bought the property in 1919 from J. Frederick Kernochan.

Harris, Vought & Co. sold for Hiram R. Mallinson the 5-sty stone dwelling, 1045 Fifth av. on a lot 22x100. The property was conveyed subject to a mortgage for \$110,000. Mr. Mallinson purchased the property last August from Mrs. Vera L. S. Hopkins, whose husband practically rebuilt the house after its purchase by them in 1911.

\$1,250,000 Broadway Deal

\$1,250,000 Broadway Deal

E. K. Van Winkle sold for the Winton Company, of Cleveland, Ohio, to the Studebaker Corporation of America, the building and lease at the northeast corner of Broadway and 70th st, covering a plot 112x101xirregular, containing 12,500 square feet.

The building was erected by the Winton Company in 1906 for their own use as a garage, service building and salesroom, and is a 4-sty fireproof structure, designed by Charles A. Rich, architect, and erected by the Edward Corning Co., builders on land owned by Eugene Higgins, of Paris, France, under a lease for 21 years with renewals at an aggregate rental of \$1,250,000.

The purchaser will occupy the entire building in addition to the building now occupied by them at Broadway and 54th st.

Brown Buys Opera House

The Lexington Opera House, built by the late Oscar Hammerstein at a cost of about \$1,000,000, has been purchased by Frederick Brown, the operator. The property has a frontage of 50 feet on the east side of Lexington av between 50th and 51st sts, with a frontage of 220 feet on 51st st and an easterly line of about 100 feet. The southerly line measures 320 feet. It is one of the largest theaters in New York, having a seating capacity of 3,000, and is handsomely furnished.

In August, 1918, a syndicate made up of Mr...

In August,1918, a syndicate made up of Mr., Edith Rockefeller McCormick and others interested in the Chicago Grand Opera Co. bought the property for the purpose of producing opera in this city. George Williams was the broker.

Cortlandt Street Corner Bought

Charles F. Noyes Co. sold to Norman S. Reisenfeld and Joseph F. A. O'Donnell, for all cash, 78-80 Cortlandt st, northwest corner of Washington st, a 5-sty brick building, 51.9x55.2. The sellers were Henry P. Griffin, William L. Cartledge and David E. Grance, executive officers of the Marine Cooks and Stewards Association. The property was valued at \$125,000; is assessed at \$100,000.

at \$100,000.

As a part of the deal, Messrs. Riesenfeld and O'Donnell are to obtain possession of the entire building, so it can be offered for resale or occupancy. The Charles F. Noyes Co. was the broker which sold the property in 1920 for Donna del Drago to the sellers for \$100,000, and subsequently the building was extensively improved.

Operator Takes Forrest Chambers

Operator Takes Forrest Chambers
Forrest Chambers, a 12-sty apartment house, and adjoining property, occupying the entire block front on the west side of Broadway between 113th and 114th sts, have been purchased by the Brensam Realty Corporation, Samuel Brener president, from the Morewood Realty Holding Co. The apartment and the adjoining 5-sty building cover a plot 201.10 feet on Broadway. 100 feet on 113th st and 125 feet on 114th st.

Forrest Chambers was built by George F. Johnson & Son and was regarded as the finest type of apartment house construction on the upper West Side. It was sold by the builders to the Morewood Co. The company later accuired the 5-sty building adjoining at the southwest corner of 114th st to protect the light and air of the apartment property. The combined parcels were held at the time at \$2,000,000.

Not long afterward the northwest corner of Broadway and 114th st was bought by the Fourth Avenue Presbyterian Church and the present handsome edifice was erected which further added to the advantages of light and air on the opposite corner. Forrest Chambers contains 76 suites of from 6 to 9 rooms each. There are 12 stores on the Broadway frontage. The site was purchased from the De Peyster and Eno estates.

Estate Sells West End Avenue Corner

The John P. Peel Company sold for the estate of Ellie R. Maloney, 201-203 West End av, the northwest corner of 69th st, a 5-sty brick apartment house with stores, on a plot 50.5x100.

Big Resale of Harlem Flats

Sharp & Co. resold for Louis Kramer to the Rapnow Realty Co. (M. Schachnow and F. & M. Rapaport), the eight 6-sty walk-up apartment houses, 425 to 453 West 124th st, valued at \$750,000. Six of the houses are on plots 42,2x100 and two 50x100, each structure being arranged for 24 families and laid out in suites of 3 to 6 rooms each. They return an annual rental of approximately \$125,000. This is the first sale of the property since the sellers erected the houses 12 years ago. Sharp & Co. have been appointed agents of the houses.

Goodsell Heirs Sell Corner

Goodsell Heirs Sell Corner

The Mary Goodsell heirs sold the southwest corner of Amsterdam av and 76th st, a parcel that had been in the family for a number of years and was valued at about \$225,000. It is known as 334 to 338 Amsterdam av and 200 to 206 West 76th st. It measures 75 feet on the avenue and 100 feet on the street, covered with 2-sty brick garages, formerly stables. The Goodsell estate also owns the adjoining 75 foot garage on the street. This is not involved in the deal. Recently the heirs sold the homestead at 324 West 72d st with its abutting gardens at 319 and 321 West 71st st to Samuel Brener.

Fifth Avenue Corner in a Deal

Fifth Avenue Corner in a Deal

The United States Realty & Improvement Co. has taken over the 5-sty stone dwelling, 989 Fifth av, south corner of 80th st, which is assessed by the city at \$335,000. This is the unidentified dwelling that figured in the \$4,-250,000 deal reported on May 26, in which the United States Realty & Improvement Co. sold the 11-sty mercantile building at the southwest corner of 23d st and Fourth av, and the former Adams-O'Neil Building, now known as the Partola Building, occupying the entire block front on the west side of Sixth av from 20th to 21st st, and took in exchange a number of improved and vacant properties throughout the greater city.

The purchaser of the Partola Building, a client of the law firm of Beardsley, Hemmens & Taylor, gave the Fifth av mansion in exchange. The house covers a plot 25.8x100, and is one of the best appointed homes in the section. The Charles F. Noyes Co., brokers in the \$4,250,000 transaction, are negotiating for a resale of the Fifth av house.

Fifth av house.

Lynn Estate Sells Historic Parcel

Estate of the late Municipal Court Justice Wanhope Lynn sold 17 King st, adjoining the northwest corner of Congress st, Greenwich Village, a 2½-sty and basement brick dwelling, on a lot 21.2x75. It was bought by Judge Lynn 32 years ago.

The premises are reputed to have been occupied by Aaron Burr, and by an odd chain of circumstances in 1825 the property was deeded to Alexander Hamilton, son of the Revolutionary statesman and Burr's antagonist.

Lexington Avenue Still Active

William A. Connell & Co. sold to a client for investment, the two buildings, 1101 and 1103, Lexington av, northeast corner of 77th st. No. 1101 is arranged for stores and apartments, and 1103 is a 3-sty and basement stone dwelling which is to be altered into stores and apartments. The combined plot is 35x70.

The same brokers recently sold the property, 1109 Lexington av, a 3-sty and basement stone dwelling, on a lot 16.8x70, which the new owner intends to alter into stores and apartments. It is the first sale of the property in 43 years.

Operators Buy Eighth Avenue Corner

Isaac Lowenfeld and William Prager purchased from a client of William C. Wolf, 2169 Eighth av, southwest corner of 117th st, a 5-sty brick apartment house, 25.2x100, with 4 stores and housing 12 families. It has a *ont roll of \$9,000 and was held at \$65,000. L. J. Greenberger and U. S. Tanco were the brokers.

Sells West Side Apartment House

The new 9-sty and basement elevator apartment house, 246-250 West 75th st, has been sold by M. H. Rothchild to J. F. Benaim for investment. The structure, which contains suites of 3 to 5 rooms each, occupies a plot 60x102.2. It shows a gross annual rental of \$85,000 and was held at \$550,000. It was erected by Anthony Campagna and the present seller.

Big West Side Purchase

The newly formed Tellander Holding Corporation, composed of Meyer H. Auslander and Leon I. and Abraham Wachtel, purchased from the Tomkins, Condict and Penn estates 121-129 West 21st st, west of Sixth av, four 4½-sty and one 3½-sty business buildings, on a plot 96x98.9. The first and last named directors in the company have quarters in No. 127.

Brisbane Buys Again

Arthur Brisbane who has been turning his investment attention recently to Madison av, has purchased the 5-sty semi-altered building at 516 on the west side of the avenue between 53d and 54th sts. The structure measures 20x95 and will be immediately altered by the buyer for business purposes. The sellers were Henry M. and Frank Brookfield. Pease & Elliman were the brokers. Mr. Brisbane owns the apartment house at 515 Madison av.

Resell Somerset Apartments

The A. Z. Realty Co., Inc., George Zanderer president, and Samuel Wacht, Jr., resold to a syndicate headed by M. L. Lowenstein, 385 Edgecombe av, opposite Colonial Park, a 6-sty and basement elevator apartment house, known as the Somerset, on a plot 99.1x100. It contains 40 suites.

Russell House Not for Scientists

There has been a remarkable evolution of control in the former residence property of the late Judge Horace Russell at 47 Park av, southeast corner of 37th st.

Last December the property was placed on the market for disposal by the widow. Mrs. Josephine Hilton Russell. Fearing that it might fall into the hands of speculative builders and a tall apartment built, the Morgan and other families of Murray Hill interested in the preservation of the district for exclusive homes formed a syndicate and bought the property.

In May the 47 Park Avenue, Inc., as the syndicate styled itself, entered into a contract to sell the corner of the Cuidado Investing Co., Robert B. Bowler, president. The real estate profession will be interested to know that this contract was one of 20 pages, coverling every possible phase to insure the reimprovement of the Russell property in a dignified manner. It was drawn by George N. Whittlesey,

Subsequently, the purchasing syndicate, which bought the property through Cyrille Carreau, entered into an agreement of sale with a committee representing the Twelfth Church of Christ, Scientist, which was empowered to purchase the property for a church site.

According to Mr. Bowler a contract was entered into and a loan obtained for the church but the board of trustees of the church failed to back up the action of the committee and Mr. Bowler a doded that in all probability the church would have a lawsuit on its hands as a result of this failure.

After the fiasco with the church trustees, Mr. Carreau, who acted as broker, turned about and became a principal on Saturday taking over as the head of a new syndicate of buyers, which includes Mr. Bowler and a prominent builder, the contract made originally by the 47 Park Avenue, Inc., with the Cuidado Investing Co.

Nothing definite has as yet been arranged, but there is a good prospect that an apart-

47 Park Avenue, Inc., with the Cuidado Investing Co.

Nothing definite has as yet been arranged, but there is a good prospect that an apartment house, 8 stories in height, will be befilt unless the church trustees reconsider their action and make a new contract of purchase.

The original contract prepared by Mr. Whittlesey does not preclude the erection of an apartment house on the Russell plot so long as it does not exceed 8 stories and a pent house and its exterior is dignified and in keeping with the residential character of Park av. Then again the corner may be resold.

Well-Known Operator to Move

Daniel H. Jackson, who has long been prominent as a real estate operator, will on June 15 remove his offices from 135 Broadway to the Strauss building, Fifth av and 46th st.

Stock Brokers Sell Building

The 6-sty and basement brick building at 42 and 44 New st, occupied for the last 3 years by E. D. Dier & Co., the stock brokers whose affairs are under investigation by District Attorney Banton, has been purchased by Frederick Brown, the operator. The deal was negotiated with Manfred W. Erick, trustee in bankruptcy for the Dier firm, through William A. White & Sons.

A. White & Sons.

The property adjoins the home of the Wall
Street Journal on the north and the building
at 50 Broad st on the south. It is near both
the New York and Consolidated Stock Ex-

changes.
E. D. Dier & Co. bought the building in 1919 and spent \$150,000 in rebuilding and modernizing it. They have occupied the structure for their business since the alterations were completed. It covers a plot 49.9x53.

Freedman Buys Third Ave. Corner

Freedman Buys Third Ave. Corner

Charles F. Noyes Co. sold to Daniel B. Freedman, in an all-cash transaction, for J. Allen
Townsend and Edwin A. Townsend, 1881 Third
av, southeast corner of 104th st, 22x70, a 4-sty
apartment house with stores; also, 1927-29-31
Third av, three 4-sty stores and apartments between 106th and 107th sts, size approximately
75x100. This latest purchase is in close proximity to the large plot at the southeast corner
of Third av and 166th st, 100x100, purchased by
Mr. Freedman from the same brokers a few
weeks ago. Possession of practically all the
property is obtainable and Mr. Freedman offers
the various units for resale with possession.
With this latest purchase Mr. Freedman has
bought through the Charles F. Noyes Co. 11
buildings within two blocks of Third av and
106th st within the last few months. The
property is located close to the elevated station
and at a point on Third av where retail store
value is very great. The property has been
held by the sellers at \$125,000 and has been
owned by them for more than 40 years, the
Townsend estate having erected the buildings.

The Noyes Co-Operative Fund

The Noyes Co-Operative Fund

The Charles F. Noyes Co. has made its 13th
consecutive co-operative disbursement of profits
and, as heretofore, every employee from the
office boy to the manager participated. The
business which is owned and under the active
direction of Charles F. Noyes, the founder, will
be continued along co-operative lines as heretofore. The number of office employees remains
at 52, and over 600 are employed in the agency
department to operate the various buildings under the control of the company.

Many additional properties have been placed

with the company for management. This branch of the business has been largely developed since Frederick B. Lewis was made manager. On May 1, 1922, the gain in the agency department was .1744 per cent over the year before, and the gains in this department covering three-year periods were as follows: Percentage of gain May 1, 1922, over May 1, 1919, .5315 per cent; 1919 over 1916, gain .8846 per cent; gain May 1, 1916 over May 1, 1913, 3546 per cent. Since January 1 the company has developed a strong exchange department which is under the direction of Charles F. Noyes, Joseph D. Cronan and Thomas D. McBride. It was only about ten days ago that this department negotiated the \$4,250,000 transaction involving 15 properties, and the change in ownership of the Mercantile Building at 23d st and Fourth av to William F. Kenny, the Partola Building on Sixth av, and the purchase by the U. S. Realty & Improvement Co. of 989 Fifth av. The following executive committee has been appointed for the year 1922-1923: Charles F. Noyes, Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, E. C. Benedict and Walter J. Cashel. The following Board of Control, which holds regular meetings has been appointed: Frederick B. Lewis, William B. Falconer, Walter J. Cashel, Joseph D. Cronan, Edwin C. Benedict, Francis W. Gridley, William B. Falconer, Walter J. Cashel, Joseph D. Cronan, Edwin C. Benedict, Francis W. Gridley, William B. F. Heller, Albert B. Himmelman, Edward H.

Hesse, and Thomas Christie. All members of the Noyes Company organization are pleased with the business of the past year and the success of the company is attributed very largely to the esprit de corps among the mem-bers. The group insurance policy whereby all employees are insured by the company remains in vogue.

Lawyer Buys Fine Dwelling

Douglas Gibbons & Company sold for Mrs. R. Burnside Potter, 123 East 73d st, a 4-sty brick and stone American basement dwelling, on a lot 25.7½ x102.2. This house has a colonial front and has been purchased by a prominent New York lawyer for his residence. It immediately adjoins the homes of George W. Wickersham and Charles Dana Gibson. In the same street is Alfred Jeretski and the new home of Mrs. Frederick B. Jennings. The house was held at \$140,000.

Old Owner Sells to Investor

Harris Vought & Co. sold the 4-sty and basement stone store and business building, on a lot 20x75, at 734 Lexington av, for John Byrns to an investor, who will lease it for 21 years. Mr. Byrns occupied a portion of the building for his plumbing business for more than 25

HEREAFTER

The Interest Rate on PRUDENCE-BONDS Will Be 51/2% Because 6% Is No Longer Consistent With Safety

THE day of high interest rates, which was an aftermath of the War, has passed. Succeeding issues of railroad, industrial, utility and municipal bonds, all bear lower rates of interest, and even the latest issue of U. S. Treasury Certificates, the best barometer of all, is back to $3\frac{1}{2}\%$.

Obviously, the same condition now obtains in First-Mortgages. We are today faced with the alternative of readjusting our interest rate to changed conditions or maintaining it at the expense of safety.

In fact, it has for months past been increasingly difficult to secure First-Mortgages to yield 6% to Prudence Bondholders, without relaxing our extraordinary standards as to the stability and earning power of the properties concerned. Today it is no longer possible. 6% guaranteed is no longer safe. 51/2% is. So on future issues it will be 5½%.

Special Notice to Prudence Bondholders

The change to 51/2% does not affect Prudence-Bonds issued prior to June 6th, which will continue to pay the full 6% to maturity.

THE PRUDENCE COMPANY, Inc.

(Realty Associates Investment Corporation)

31 Nassau St., New York 162 Remsen St., Brooklyn

Capital and Surplus \$1,100,000

Denominations \$100, \$500, \$1000

Maturities from 3 to 15 years

We pay the Normal Federal Income Tax up to 2%

Good Sale in Fifth Avenue Zone

Francis B. Robert sold for the Neumont Realty Corporation, Henry Mandel president, 49-53 West 45th st, a vacant plot 56,3x100.5. Brett & Goode Cc. were associate brokers. The new owners will improve the parcel with a 14-sty office building.

Ingaretta Court Bought

George Zauderer sold through J. Potash to Jacob Silverstein the northwest corner of Fort Washington av and 171st st, a 5-sty and basement apartment house, known as Ingaretta Court, on a plot 100.4x95. It contains 40 apartments.

Girls Club Buys on Lexington Avenue

Folsom Bros. resold for Adele Miller to the Women's Trade Union League of New York, 247 Lexington av, a 4-sty and basement stone dwelling, on a lot 20x80. It will be occupied by the purchasing organization as a clubhouse.

School Buys Harlem Parcel

New York Guild for the Jewish Blind sold the 3-sty and basement brick building, 250 to 240 East 105th st, on a plot 50x100.11, between Second and Third avs. The buyer is the Neighborhood Music School, which will remodel the building and occupy it in the fall.

Advice of Value to You

HIS Trust Company has far more to offer firms and individuals than interest on checking accounts and a safe depository for funds.

Because the profession of banking has brought us into close contact with so many and varied industries, we can offer you a collective knowledge and experience which cannot help being of value in

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn 160 Broadway, New York 44 Court Street, Brooklyn

160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y. 383 East 149th Street, New York 1354 Broadway, Brooklyn

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Telephone: Melrose 1694-1695

Commission Moderate. 316-318 East 161st Street New York City

MONEY TO LEND

WARREN TRADING CORPORATION

ON SECOND MORTGAGES **BUILDING LOANS**

BROKERS PROTECTED

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

Classified Advertisements

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

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

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

PROPOSALS

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 29, 1922. SEALED PROPOSALS will be opened in this office at 3 p. m., June 20, 1922, for changes and alterations in the United States Post Office and Court House at New Orleans, La. Drawings and specifications may be obtained from the Custodian of the building, or at this office in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 21, 1922, and publicly opened immediately thereafter for the construction of a well type boathouse at Coast Guard Station No. 232, Oswego, N. Y., Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Tenth District, U. S. Coast Guard, Buffalo, N. Y.; Field Assistant Geo. J. Kruell, C, and R., U. S. Coast Guard, 403 Federal Building, Detroit, Michigan, or to U. S. Coast Guard Headquarters, Washington, D. C. Proposals should be inclosed in sealed envelope and marked "Proposals for boathouse at Coast Guard Station No. 232, to be opened

2 p. m., Wednesday, June 21, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C." J. M. Moore, Acting Com-

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
O. W. SINCLAIR.

SITUATION WANTED

BOOKKEEPER; collector's position; real estate experience; references. Box 907, Record and Guide.

SITUATION OPEN

REAL ESTATE SALESMEN
WASHINGTON HEIGHTS AND
WEST BRONX.
COMMISSION BASIS.
Box 909, Record & Guide.

FOR SALE

FOR SALE—Record & Guide Weeklies, years 1900 to 1916, inclusive. No reasonable offer refused. Box 910, Record and Guide.

Judge Simpson Sells Dwelling

Charles A. Du Bois sold for Judge George W. Simpson to Miss Sarah P. Godfrey, 468 West 144th st, a 3½-sty and basement brick dwelling on a lot 17.6x99.11.

Brown in Good Corner Deal

Frederick Brown bought from Jasper R. Lewis, the five 3-sty and basement stone dwellings at 1450-1458 Lexington av, northwest corner of 94th st, on a plot 91.8½x80. Leon S. Altmayer was the broker.

Big Bronx Plot for Improvement

Estate of Walter R. Hume sold to Harry Cahn, operator, the northeast corner of Boscobel and Plimpton avs, a vacant plot 153x144. The buyer will erect on the plot a large elevator apartment house. It is just south of Washington Bridge.

Operators Buy Bronx Plots

Murray Maran and Jacob Sanders purchased from Charles F. Kastenhuber the northwest corner of Trinity av and 156th st, a plot 100x90, which is changing ownership for the first time in 25 years. It is to be improved with a tax-payer containing 12 stores. For a similar operation the purchasers bought the plot, 102x150, on the north side of Hunts Point av, about 100 feet east of Seneca av. The combined projects will involve an outlay of \$250,000. Plans are now being prepared by Lorenz F. J. Weiher, architect.

Architect Buys Pilot Island

Max N. Natanson sold to Henry Atterbury Smith, architect of this city, the property known as "Pilot Island," in the Harbor of Norwalk, Conn. The island has an area of about 3 acres, on which is constructed a modern dwelling, boat house and outhouses of various kinds. The property includes a plot of substantial size on the adjacent mainland, on which plot there are constructed several cottages, garage, etc.

Mr. Natanson purchased this property last

Mr. Natanson purchased this property last November from the estate of E. Hill, Inc. It was held at \$100,000 and is understood to have brought close to that figure. The broker was John Crawford of this city and Westport, Conn.

Scattered Bronx Sales

Scattered Bronx Sales

Scott Bros. sold for the Dieckam estate, 2059
Webster av, a 5-sty and basement brick apartment house, on a plot 50x180, to Samuel
Bloomfield, an investor; also sold for the same
estate, 2042 Webster av, a 2½-sty and basement frame dwelling, on a lot 27x126, to Marie
Ryan; also for Henry Sahn, 4274 Verio av, a
2-sty and basement brick 2-family house, on a
lot .22x76.3, to Patrick Carey; for Nicholas
Koskey, 4276 Verio av, a similar house, to
Michael Gentile, and resold it to Charles Pace;
and for the Clinton Avenue Realty Co., 2057
Valentine av, a 2½-sty and basement frame 2family house with garage, on a lot 25x100, to
John Weygold.

Demand for Brooklyn Homes

Demand for Brooklyn Homes

There have just been completed by the Realty Associates ten semi-detached stucco dwellings containing 5 rooms and tiled bath, built on the south side of Bay Ridge av, between Fifth and Sixth avs. Within one week of the time these houses were offered for sale they were all sold to the following purchasers: 556 Bay Ridge av to Leo Hauser, 558 Bay Ridge av to Wm. C. Beinert, 562 Bay Ridge av to Omrad Mathiason, 564 Bay Ridge av to C. Carlson, 566 Bay Ridge av to Mrs. Helene M. Jones, 568 Bay Ridge av to Frank J. Wagner, 570 Bay Ridge av to J. P. Gannon, 572 Bay Ridge av to H. Hanson, and 574 Bay Ridge av to Mrs. Sigrid Nelson.

MORTGAGE LOANS

Waddell & Martin placed the following loans: \$430,000 on north side Fulton st, from Hudson av to Rockwell pl, Brooklyn; \$157,500 on 942-60 Av St. John: \$45,000 on east side Southern Boulevard, 100 feet north of Aldus st; \$30,000 on 1082 Park av; \$30,000 on northeast corner Boston rd and Prospect av; \$125,000 on 2438 University av; \$180,000 on 321-5 West 55th st; \$42,000 on northeast corner Walton and Tremont avs; \$22,000 on 124 West 77th st; \$27,000 on southwest corner Southern Boulevard and 167th st; \$145,000 on northwest corner Mt. Eden and Walton avs, and \$42,000 on 1466-1468 St. Nicholas av.

Nehring Bros. placed six per cent per annum mortgage loans, as follows: \$165,000, for 5 years, on the Abercrombie apartment house, southwest corner of St. Nicholas av and 165th st; \$40,000, for 5 years, on 1380 Ogden av, Bronx, a 5-sty apartment house: \$40,000, for 5 years, on 504 East 140th st, Bronx, a 5-sty apartment house: \$24,000, for 5 years, on 501 East 140th st, Bronx, a 5-sty apartment house: and \$50,000 for 3 years, on 440-446 East 145th st, 5-sty flats, on a plot 75x100.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881 AMES & COMPANY

REAL ESTATE 26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.

ECONOMICAL AND EFFICIENT MANAGEMENT OF PROPERTY 166 WEST 72ND ST. Phone 5809-6810 Columbus

JAMES S. ANDERSON & CQ. REAL ESTATE

Management-Leasing-Rentals-Insurance Over twenty-five years' experience in the management of property.

Offices: 82-84 NASSAU STREET John 0079

Established 1852 ASHFORTH & CO.

Incorporated

REAL ESTATE Agents-Brokers

501 FIFTH AVE., AT 42nd ST. Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC. REAL ESTATE

51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser 402 WEST 51ST STREET - - Circle 7756 277 BROADWAY - - - Werth 1828

EUGENE J. BUSHER CO. INCORPORATED

Real Estate — Insurance

Appraising Management Mortgages

Northwest Corner East 149th Street and
Courtlandt Avenue, Bronx
Phone: Mott Haven 1210 Established 1895

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES

NEW YORK 84 WILLIAM STREET

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Brokers 75 MAIDEN LANE

Branch: Corner Third Ave. and 68th St.

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

THE CHAUNCEY REAL ESTATE CO., Ltd. BROOKLYN'S OLDEST

REAL ESTATE OFFICE 187 MONTAGUE ST. Appraisers-Auctioneers-Brokers

CUDNER REAL ESTATE CO. BROKERS and MANAGERS 254 WEST 28RD ST.

Tel. Chelsea 1276 ARTHUR CUTLER & CO.

Real Estate

176 WEST 72D ST. AT BROADWAY Columbus 4278-9

HARRY B. CUTNER

REAL ESTATE
1181 BROADWAY, AT 28TH ST.
Telephone: Watkins 4585-6

67 LIBERTY ST. N. Y. CITY

Telephone: Cort. 0744

O. D. & H. V. DIKE

Specialists in the Management of Income-Producing **PROPERTIES**

CANDLER BUILDING 220 WEST 42ND STREET BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY Real Estate

155 WES'T 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.

Real Estate-Insurance Specialist in Downtown Dry Goods District

321-323 BROADWAY Phone: Worth 8420

Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH

REAL ESTATE BROKER

INSURANCE
ESTATES MANAGED
RENT COLLECTED
HOUSES FOR SALE
AND TO LET

1531-7 Broadway N. W. corner 45th St. Astor Theatre Building Phone: Bryant 4773

J. ARTHUR FISCHER

Real Estate and Mortgages

Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc. **Business Building Brokers**

297 MADISON AVENUE Southeast Corner 41st Street Vanderbilt 0540 793 BROADWAY Near 11th Street Stuyvesant 2510

GOODWIN & GOODWIN

REAL ESTATE and INSURANCE Management of Estates a Specialty

148 WEST 57TH STREET
Near Carnegie Hall Telephone: Circle 6095

260 LENOX AVENUE Telephone: Harlem 6500 N. E. Cer. 123rd Street

C. BERTRAM HUBBARD INCORPORATED

REAL ESTATE—INSURANCE MANAGEMENT

489 FIFTH AVENUE

Tel. Murray Hill 458-3339

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

SAMUEL H. MARTIN

Real Estate and Insurance Management Specialist 1974 BROADWAY Phone: Columbus 0896 HENRY G. LEIST

REAL ESTATE—INSURANCE

APPRAISER-ESTATES MANAGED

204 East 86th Street

Established 1887

LEWIS H. MAY CO.

SPECIALIZING
23rd to 34th St., Lexington to Seventh Ave.
18 WEST 27TH ST. Phone: Watkins 2125

F. BRONSON MONELL

Real Estate—Insurance
MANAGEMENT SPECIALIST

71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2

J. K. MOORS 315 WEST 57' STREET

NASSOIT & LANNING

REAL ESTATE INVESTMENTS
APPRAISALS—MANAGEMENT
BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS

INCORPORATED
Real Estate—Insurance
ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON

Corporation
Real Estate and Insurance
One East 49th St. Plaza 6955

O'REILLY & DAHN

Real Estate-Management YORKVILLE SECTION 124 EAST 86th ST. Phone: Lenox 3901

GEO. J. RYAN

Queens Borough Real Estate
BROKER APPI AGENT APPRAISER

Member Real Estate Board of New York

46 Jackson Avenue, Long Island City Telephone: Hunters Point 3451-2

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbi Vanderbilt 7393

SPOTTS & STARR. Inc.

Real Estate-Insurance Management

TIMES BUILDING Phone Bryant 4000

J. IRVING WALSH

SPECIALIST Washington Square and Greenwich Village 73 WEST 11TH STREET

JAMES N. WELLS' SONS

(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
Real Estate—Insurance

Management 403 MADISON AVENUE

FRED'K ZITTEL & SONS

Real Estate and Insurance

BROADWAY at 79TH STREET

THE APTHORP

Schuyler 9700

Established 1868

Joseph Stein placed a first mortgage building and permanent loan of \$85,000 for the Advance Homes Associates, Inc., on the 4-sty apartment house on the south side of 43d st, between Eighth and Ninth avs, Brooklyn.

Lawrence, Blake & Jewell placed for the West 136th Street Co. a mortgage loan of \$306,000 on 21, 31 and 41 Bennett av, three 6-sty elevator apartment houses.

Charles B. Van Valen, Inc., negotiated for the Loyd Realty Co. a loan of \$300,000 on the two 4-sty buildings at the southeast corner of Broadway and 42d st.

Title Guarantee & Trust Co. loaned to the Third Church of Christ Scientist \$400,000 on the brick, stone and steel church edifice to be built on the northeast corner of Park av and 63d st, on a plot 100.5 x100. The rate of interest is 6 per cent a year.

Charles S. Kohler, Inc., placed with the West Side Savings Bank for Guiseppe Bozzo, a first mortgage of \$33,000, on 2145 Amsterdam av, and with the same institution for Sarah Kramer a first mortgage of \$50,000 on 79 Sherman av.

J. Clarence Davies placed a first mortgage of \$30,000 instead of \$20,000 on the property at 1065 Tremont av.

MANHATTAN SALES

South of 59th Street

GRAND ST.—Guarini & Candela sold to Joseph Lentino, 208 Grand st, adjoining the northeast corner of Mott st, a 6-sty brick tenement house with stores, on a lot 23.7x100. It houses 22 families. Frank Santoro was the

LEONARD ST.—Daniel Birdsall & Co. sold for the Central Union Trust Co., trustee, 56 Leonard st, a 5-sty and basement stone loft building, on a lot 24.2½x100.

VAN DAM ST.—Brown, Wheelock Co., Inc., sold for William S. Coffin the 3-sty and basement brick altered dwelling at 13 Van Dam st, on a lot 22x100.

on a lot 22x100.

9TH ST.—Pepe & Bro., in conjunction with Ogden & Clarkson, sold for Julia R. Force to a buyer, for occupancy, 58 West 9th st, a 4-sty English basement dwelling, on a lot 16.8x93.11.

12TH ST.—Estate of William Sierichs sold through John Peters to Charles Koscher, 421 East 12th st, a 4-sty brick factory building, on

a lot 24.4×103.3 . The buyer will use this building as a warehouse, at the expiration of the present leases in connection with his furniture business at First av and 14th st.

14TH ST.—John Peters sold for 209 East 14th Street, Inc., Julius J. Frank president, the 5-sty brick apartment house with stores, on a lot 29x103.3, at the foregoing address. Waddell & Martin were associate brokers.

18TH ST.—Duross Co. sold for Herman F. Epple the 4 and 5-sty brick loft building, 209-211 West 18th st, on a plot 50x92, to the Sheppard Knapp Furniture Co.

22D ST.—Oscar D. & Herbert V. Dike sold for Mrs. Hannah Davenport to a buyer, for occupancy, 422 West 22d st, a 5-sty brick English basement dwelling, on a lot 15.6x70.

25TH ST.—Lillian G. Johnson sold for the Rockville Center Bank to Henry Whalen, 434 West 25th st, a 4-sty brick flat, on a lot 22.2x 98.9.

26TH ST.—Estate of John T. Kennedy sold 264 West 26th st, a 3-sty and basement brick dwelling, on a lot 20x49.4½, adjoining the southeast corner of Eighth av.

dwelling, on a lot 20x49.4½, adjoining the southeast corner of Eighth av.

44TH ST.—Frederick J. Ruhman sold for the Richter estate to Hirsh & Saraski, 526 West 44th st, a 5-sty brick flat, on a lot 25x100.5.

47TH ST.—The 607 West 47th Street Realty Corporation, with P. O'Connell, C. and P. Collura as directors, has been formed to buy the 1-sty frame stable, on a lot 25x100.5, at that address. Arnstein & Levy, attorneys, represent the new company.

50TH ST.—Maurice Wertheim sold for Valesca G. Delorme, 129 East 50th st, a 5-sty stone double flat, on a lot 24x84.9x irregular, adjoining the northeast corner of Lexington av. The corner parcel, on which is erected a 1-sty taxpayer with a 100 foot avenue frontage, was recently purchased by Robert B. Simon.

51ST ST.—The 21 West 51st Street Corporation, with C. E. Smith, E. H. Rushmore and A. Purrman as directors, has been formed to take over the 4-sty and basement stone dwelling, on a lot 25x100.5, at that address.

AMSTERDAM AV.—Pierre & Golden Co. Solder the section of Savah Corp.

AMSTERDAM AV.—Pierre & Golden Co. sold for the estate of Sarah Gray Crane the 5-sty tenement house with stores, 25x100, at 14 Amsterdam expression.

tenement house with stores, 25x100, at 14 Amsterdam av.

EIGHTH AV.—The Model Dairy Co., which occupies 246 Eighth av, purchased that property, together with the adjoining parcel at 248, from James E. Mitchell. The site, measuring 39.4x63x irregular, is improved with two 4-sty buildings with stores.

EIGHTH AV.—P. M. Clear & Co. sold for Prospero Benedetto to the Joeted Realty Co.,

353 Eighth av, a 4-sty brick apartment house with stores, on a lot 24.8½x100.

EIGHTH AV.—The Finkelstein Co. sold the 4-sty brick flat with store, on a lot 20.1x75, at 633 Eighth av, to Joseph Selden, who will improve it at a cost of about \$25,000. It was held at \$60,000.

FIRST AV.—Ward Belknap & Son sold for the Farmers Loan and Trust Co., as trustee, to an investing client, the 4-sty brick tenement house with stores, on a lot 20x80, at 997 First av. The brokers have procured a loan for the new caper.

LEXINGTON AV.—Annie Wintjen sold to Irene B. Cox, 562 Lexington av, a 5-sty stone flat, on a lot 20x80.

flat, on a lot 20x80.

LEXINGTON AV.—Maurice Wertheim resold for Mrs. Cora A. Ferguson, of Mt. Vernon, the 5-sty dwelling, 601 Lexington av, on a lot 16.3x70. The purchaser is an operator. The same broker sold this property to the present seller for the Ingersoll Estate of California a few months ago and the resale is at a figure showing a very substantial profit.

PARK AV.—Cushman & Wakefield, in conjunction with the Brown-Wheelock Co., sold for the estate of Bertha H. Potter to a buyer, for occupancy, 52 Park av, adjoining the northwest corner of East 37th st, a 5-sty brick American basement dwelling, on a lot 16.1x80.

SECOND AV.—Charles M. Weeks, executor of

American basement dwelling, on a lot 16.1x80. SECOND AV.—Charles M. Weeks, executor of the estate of George W. Weeks, sold 454-456 Second av, adjoining the southeast corner of 26th st, two 4-sty brick flats with stores, each on a lot 19.7x74. The property has been owned by the estate for more than 30 years, rents for \$4,500 per year and was held at \$40,000. Spotts & Stars, Inc., were the brokers.

SECOND AV.—Robert E. Kelly sold for Joseph W. Mitchell, 730 Second av, a 5-sty brick tenement house with 2 stores, on a plot 28x75, adjoining the northeast corner of 39th st.

North of 59th Street

HAMILTON PL.—The Ardsmore Estates, Inc., sold to Jacob Cohen, 93-97 Hamilton pl, a 6-sty apartment house on a plot 61.3x105.4x irregular.

66TH ST.—Edward S. Hewitt sold 154 East 66th st, a 3-sty and basement stone dwelling on a lot 18.9x100.5.

69TH ST.—Robert E. Kelly sold for Charles Baumgarten to Eva Peper, 318 East 69th st, a 3-sty and basement brownstone dwelling, on a lot 16.3x77.4.

73D ST.—Mrs. H. B. Gordon sold 64 East 73d st, a 5-sty brick American basement dwelling, on a lot 17x102.2.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
Tel. Gramercy 1092 SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN &

RENTING AND MANAGEMENT OF **BUSINESS BUILDINGS**

50 EAST 42d ST.

Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance Management of Estate a Specialty 159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

At 146th St.

REAL ESTATE
3551 BROADWAY
Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance

80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN
REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 6315

CHARLES G. KELLER

Real Estate and Insurance 113 WEST 23rd STREET Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Preperty 158 East 188th St., at Grand Concourse Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals 896 8TH AVE., NEAR 54TH ST. Established 1870 Circle 0591 to 5

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42d Street
Phone Bryant 7945

JOSEPH MILNER CO., Inc.

Real Estate 505 FIFTH AVE., NEW YORK Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans — Managemen
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST RENTALS — SALES — MANAGEMENT RESIDENTIAL PROPERTIES 542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance

Industrial Locations



840 BROADWAY

Stuyvesant 0627

JACOB J. TABOLT

670 EIGHTH AVE. Above 42d St.

Phone Bryant 7081

JAMES P. WALDEN

REAL ESTATE

Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

74TH ST.—The Brown-Wheelock Co., Inc., sold for the Clarke estate, 22 West 74th st, a 5-sty brick American basement dwelling, on a lot 25x102.2, containing electric elevator. The buyer is a prominent New York physician, who will occupy.

75TH ST.—Peter W. Foy sold to George C. Engel, Arthur T. Hardy and Charles G. Stamm the 4-sty and basement brick dwelling, 22.6x 90x irregular, at 257 West 75th st, adjoining the northeast corner of West End av.

The northeast corner of West End av.

75TH ST.—Anthony Campagna sold to S. Budd Mondell, 240 West 75th st, a 9-sty elevator apartment house, on a plot 60x100.2. The buyer besides paying cash gave in payment the 6-sty building, 952 Eighth av, 40x90, and the 4-sty building, 243 West 56th st, which forms an "L" around the northeast corner of the street and Eighth av. The lot is 20x100.5. I. Silverman was the broker. The properties adjoin the new Fisk building.

77TH ST.—J. Lemle resold for a client, 201 East 77th st, northeast corner of Third av, a 3-sty brick tenement house with store, on a lot 14.7x60.

78TH ST.—Pease & Elliman sold for Mrs. C. W. Tripp to a physician, for occupancy, 163 East 78th st, a 2-sty and basement brick dwelling, on a plot 36x102.2.

79TH ST.—George S. Runk sold for Selma Pohl to a buyer, for occupancy, 230 East 79th st, a 3-sty and basement stone dwelling, on a lot 17.10x102.2. The new owner will make extensive alterations.

85TH ST.—The Stratton, a 6-sty and basement elevator apartment house, 50x102.2, at 344 West 85th st, has been sold by Rose R. Stratton to Anna L. Fink.

80TH ST.—Samuel Brener resold 307-309 West 80th st, two 4-sty and basement brick dwellings, on a plot 33x102.2.

S7TH ST.—John J. & Theodore A. Kavanagh sold for Johanna C. Wendel and others to the Barney Improvement Corporation, 108-110 East S7th st, two 5-sty stone apartment houses, on a plot 56x100.8½, adjoining the southeast corner of Park av.

ner of Park av.

91ST ST.—James P. Walden sold for Lee H. Burton, 272 West 91st st, a 5-sty American basement brick dwelling, on a lot 42.6x25, adjoining the southeast corner of West End av.

93D ST.—Purchase has been made by the newly organized Riverside Properties, Inc., representing clients of Eugene I. Gottlieb, attorney, of the Ben Gar apartments at 308 West 93d st, a 6-sty and basement elevator apartment house, on a plot 37.6x147.3x irregular. The property, which was disposed of by the estate of Marie Obry, is between West End av and Riverside dr.

97TH ST.—E. K. Van Winkle sold for Lillie Sussman, 138 West 97th st, a 3-sty and basement stone dwelling altered into stores and apartments, on a lot 16.8x100.11.

98TH ST.—Frederick Zittel & Sons sold for Annie H. Taylor to a buyer, for occupancy, 302 West 98th st, a 3-sty and basement brownstone dwelling, on a lot 19x100.11. E. Tanenbaum Co. was associate broker.

107TH ST.—Frederick Zittel & Sons sold for Hattie Fleischman, 303 West 107th st, a 5-sty brick American basement dwelling, on a lot 17x100.11. M. Morgenthau, Jr., Co., was assobroker.

122D ST.—David S. Gerstenfeld sold for the Wadleigh Realty Corporation to the Hudson P. Rose Co., 239, 241 and 247 West 122d st, three 3-sty and basement stone dwellings, 239 being on a lot 18.4x100.11, 241 on a lot 17.8x100.11, and 247 on a similar lot.

127TH ST.—Shaw, Rockwell & Sanford sold for Catherine A. McCusker, 17 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 18.9 x 100, to Rocco Ceo, who will occupy it.

cupy it.

131ST ST.—J. P. & L. A. Kissling sold for George Hauser, 517 West 131st st, a 5-sty brick apartment house, on a lot 25x99.11.

132D ST.—James H. Cruikshank resold to Ann E. Ross, 260 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11. Andrew M. Robinson and J. M. Matthews were the brokers.

134TH ST.—Joseph Rosenthal Realty Co. sold to the Sybeslian Realty Corporation, 523-527 West 134th st, three 5-sty brick apartment houses, known as Stanley Court, each on a plot 48x99.11.

145TH ST.—J. Hofmann & Son resold for Dr. Henry Schwamm, operator, to the Clara Realty Corporation, the three 5-sty brick apartment houses with stores at 518-522 West 145th st, on a plot 100.4x99.11. The property was held at \$150,000 and sold for all cash over the mortages. The seller bought the property two weeks ago from Ennis & Sinnot, operators. The brokers have been appointed agents.

AMSTERDAM AV.—Ernest T. Bower sold for Mrs. Marguerite D. Thomas, 998 Amsterdam av, a 6-sty brick apartment house with stores, known as the Cathedral, on a plot 40.1x100.

AMSTERDAM AV.—Louis F. Sommer sold for a client, 821 Amsterdam av, northeast corner of 100th st, a 5-sty brick flat with 3 stores, on a lot 25x75.

on a lot 25x75.

FIRST AV.—Lenian & Heller sold for Joseph L. Buttenwieser to Ludwig Hans, 1716 First av, southeast corner of 89th st, a 5-sty brick tenement house with stores, on a lot 25.6½x81.

LEXINGTON AV.—Victor Freund & Son, Inc., sold for the estate of Acton T. Civill the 4-sty and basement stone dwelling, on a lot 20x85, at 491 Lexington av. The property was held at \$55,000.

LEXINGTON AV.—Culver & Co. sold from plans for Joint-Ownership Construction Co., Inc., an apartment in 955 Lexington av, to C. Percy Latting, Jr.

LENOX AV.—Irving Bachrach and Ira Rosenstock bought 458 Lenox av, southeast corner of 133d st, a 5-sty brick flat with stores, on a lot 24.11x84.

SEVENTH AV.—George Steinman, Inc., sold to Richmond & Horowitz, 1838 Seventh av, a 5-sty and basement brick apartment house with stores, on a plot 33.6x100, adjoining the northwest corner of 111th st. The property rents for \$11,000, and was held at \$65,000.

SHERMAN AV.—Frank Volz sold for the Potter estate the northeast corner of Sherman av and Dyckman st, 100x100, to the Shirenson Realty Corporation, who will improve immediately with apartment houses with stores.

diately with apartment houses with stores.

ST. NICHOLAS AV.—Clarence E. Hutchinson sold 434 and 436 St. Nicholas av, two 5-sty brick apartment houses, on a plot 38x105, for Henry Staats and the Fisher estate respectively. They overlook St. Nicholas Park.

THIRD AV.—Emanuel Simon sold for Mary E. Bagen, of Ridgewood, N. J., represented by the S. H. Raphael Co., to Dietrich Klingenberg, 1521 and 1523 Third av, 51x100, with an "L," 10x25.6, at 204 East 86th st. They rent for \$17,000 per annum and were held at \$150,000.

We examine and Insure Titles to Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON Brokers and Appraisers

LONG ISLAND REAL ESTATE Phone: Longacre 2280 243 West 34th St., New York City

ERNEST N. ADLER Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1908

Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers 212 ST. NICHOLAS AVE .- Near Eighth Ave. and 121st Street Phone: Morningside 1376

GEORGE H. CORTH & CO. ECONOMICAL and EFFICIENT MANAGEMENT OF PROPERTIES 342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance Renting-Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate-Mortgages Specialists in the Bowery Section 42 BOWERY Phone: Franklin 1810 HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION SELLING-LEASING-MANAGEMENT Columbus 7094 5 COLUMBUS CIRCLE

LEONARD MORGAN CO.

Real Estate-Insurance-Estates Managed Gotham Bank Building, Columbus Circle Phone: Columbus 1646 Suite 504-5

ARTHUR G. MUHLKER

Real Estate-Insurance 1112 PARK AVE., NEAR 90TH ST. Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate-Mortgage Loans 540 Bergen Av., at 149th St. Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE 1472 BROADWAY, LONGACRE BLDG. Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance Leasing M
Tel. Vanderbilt 4218 320 EAST 34th STREET, NEW YORK JOHN CONSTABLE MOORE REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

ARTHUR L. SHAW

Washington Heights Specialist 4032 BROADWAY, ABOVE 169TH STREET Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc. Real Estate

CANADIAN PACIFIC BUILDING 342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

11 JOHN STREET, CORNER BWAY Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate Insurance

72 GREENWICH AVE.

Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd ST.

Columbus 6409

The property had been in the Bagen family since 1885. Mr. Klingenberg is also the purchaser of the northeast corner of Park av and 95th st, sold recently by Edgar A. Levy.

THIRD AV.—James Kyle & Sons sold for New York Savings Bank the 5-sty brick tenement house with stores, at 1695 Third av, northeast corner of 95th st, on a lot 25.8½x100. The property was held at \$45,000.

THIRD AV.—The newly formed Adele Properties, Inc., in which Jacob Marks is interested, purchased from the estate of Francis Hein the southwest corner of Third av and 118th st, a 3-sty brick tenement house with stores, on a lot 25x100. The new company is represented by Eugene I. Gottlieb, attorney.

THIRD AV.—Ennis & Sinnott have purchased from Katherine Rainsford the 5-sty stone tenement house with stores, 25x83.9, at 1761 Third av. Paul D. Saxe was the broker.

WADSWORTH AV.—Arnold Realty Co., Inc., purchased from the Brensam Realty Corporation, the plot on the west side of Wadsworth av, 100x150, 175 feet south of 187th st.

REAL ESTATE

1922

May 30 to

\$2,193,350

\$1,991,000

Jan. 1 to

1922

May 30 to

\$8,723,525

\$1,259,000

\$7,153,975

\$143,000

\$124,200

\$935,000

\$367,350

Jan. 1 to

June 6

.....

June 6

Consideration Assessed Value.....

Total No.....

Amount To Banks & Ins. Co.

No. at 51/2%..... Amount
No. at 5%
Amount
No. at 4½%

Amount
No. at 4%
Amount
Unusual Rates

Amount\$149,312,926 Te Banks & Ins. Co. 629 Amount

Amount \$43,625,708

Total No....

Total No.....

Amount

MANHATTAN

MANHATTAN

CONVEYANCES

1922

May 30 to

\$164,075

5,316

BRONX

Jan. 1 to

\$4,409,813

1922

May 30 to June 6

\$2,537,737

\$2,294,792

\$395,500

\$5.000

\$24,200

.....

\$60,000

\$153,745

Jan. 1 to June 6

\$7,275,380

1921

June 1 to

June 7

\$2,311,000

\$1,854,000

Jan. 1 to June 7

\$83,609,059

\$70,803,207

MORTGAGES

June 6

1921

June 1 to June 7

\$19,984,500

\$1,709,150 \$1,666,500

Jan. 1 to June 7

\$274,048,299

\$27,674,721 \$23,711,500

1921

June 1 to

June 7

\$5,028,815

\$1,222,000

\$4,196,448

\$109.417

\$1,350

\$10,850

\$710.750

Jan. 1 to June 7

\$43,117,512

1922

May 30 to

June 6

\$1,870,750

\$1,022,900

Jan. 1 to

1,276

June 6

\$85,978,823

\$65,263,256

60

31

\$109,220,865 \$47,257,348

MORTGAGE EXTENSIONS MANHATTAN

BRONX

BRONX SALES

138TH ST.—Butler & Baldwin, Inc., sold for the estate of Cecilie Ettinger 690 East 138th st, a 5-sty and basement brick apartment house with stores, on a plot 40x100.

BECK ST.—Morris Gensler sold to John Lengyel 677 Beck st, a 4-sty and basement brick apartment house, on a plot 33x125.

FREEMAN ST.—Isaac Lowenfeld and William Prager resold to a client of Leo Shafran 991-993 Freeman st, northeast corner of Bryant av, a 5-sty apartment house with 7 stores and housing 6 families on a floor. It has a rent roll of \$14,000 and was held at \$85,000.

KELLY ST.—Grudin & Sawitch sold for Raymond Rubin and Morris Cohen, the northeast corner of Kelly and 167th st, a 1-sty taxpayer containing 5 stores, on a lot 23x100, held at \$25,000.

134TH ST.—James Montgomery & Son sold for a client 255 East 134th st, a 2-sty and base-ment frame dwelling, on a lot 20x75, adjoining the northeast corner of Third av.

BROOKLYN

1921

May 31 to

\$880.668

Jan. 1 to

June 4

\$10,470,040

1921

May 31 to

June 4

\$4,567,799

100 \$807,050 945

\$4,321,349

\$227,150

\$12,500

.....3

\$6,800

Jan. 1 to

June 4

12,466 \$67,546,426

1,808 \$17,941,171

1921

June 7

\$296,500

\$220,500

Jan. 1 to June 7

\$7,824,621

\$4,700,125

1,126

1922

May 28 to

\$371.450

17,196

BROOKLYN

Jan. 1 to

1922

May 28 to

\$5,076,115

\$1,789,600

\$4,940,340

\$121,175

\$121,000

\$2,500

BRONX

June 5

June 5

June 5

866

STATISTICS

1921

June 1 to June 7

\$136,495

Jan. 1 to

June 7

1921

June 1 to

June 7

\$1,549,630

\$1,328,355

\$284,500

\$26,500

\$10,600

.....2

\$2,600

2,265 \$17,197,054 \$101,940,911

\$2,713,045 \$28,986,033

1999

May 30 to

June 6

\$841,500

\$307.500

Jan. 1 to

\$12,655,500

\$181,575

Jan. 1 to

June 7

3,712

\$2,812,842 \$10,466,179

281

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO, BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance 370 EAST 149th ST. Mott Haven 5405 George J. Frey

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4918-4911

OTTO LACKMAN

Management of Properties my Specialty 2514 Grand Concourse, near Fordham Road Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate-Estates Managed 340 WILLIS AVENUE Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate-Insurance 261 EAST FORDHAM ROAD
Fordham 9845 Near Valentine Avenue

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated

Can Sell Your Brooklyn Real Estate 158 REMSEN STREET

Phone Main 5906

Members { Brooklyn Real Estate Board Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS AND FLATBUSH & LINDEN AVENUES Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board REAL ESTATE

174 MONTAGUE ST.

Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

\$8,087,600 BUILDING PERMITS

	MANHA	ATTAN	BRO	NX	BROO	KLYN	QUE	ENS	RICHMOND			
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921		
	May 30 to June 6	June 1 to June 7	May 30 to June 6	June 1 to June 7	May 30 to June 6	June 1 to June 7	May 30 to June 6	June 1 to June 7	May 30 to June 6	June 1 to June 7		
New Buildings Cost	\$6,405,600 \$411,525	\$962,250 \$519,690	\$1,082,050 \$24,250	\$1,099,400 \$118,150	\$1,509,235 \$135,550	\$2,424,925 \$139,565	\$2,974,350 \$61,250	\$1,438,260	\$98,347	\$131,585		
	Jan. 1 to June 6	Jan. 1 to June 7	Jan. 1 to June 6	Jan. 1 to June 7	Jan. 1 to June 6	Jan. 1 to June 7	Jan. 1 to June 6	Jan. 1 to June 7	Jan. 1 to June 6	\$17,730 Jan. 1 to June 7		
New Buildings Cost Aiterations	396 \$64,039,376 \$13,761,903	\$43,119,855 \$11,648,177	2,117 \$57,386,063 \$1,683,165	\$21,221,520 \$919,169	5,845 \$57,852,325 \$2,960,160	3,450 \$38,189,980 \$3,595,265	9,716 \$60,967,204 \$1,686,697	4,415 \$24,485,363 \$1,405,597	\$3,267,310 \$152,485	\$2,672,843 \$150,807		

BUILDING SECTION

May Commitments Indicative of National Building Revival

Figures Tabulated by F. W. Dodge Company Show Gain of 50 Per Cent. in Active Construction as Compared with Total for Same Month Last Year

NCREASED construction activity throughout the United States resulted in another record-breaking total for building commitments in May. According to figures tabulated by the F. W. Dodge Company all previous records were broken in April, and the May total was approximately 3 per cent. greater than that for the previous month. The May construction total for the twenty-seven northeastern states was \$362,590,000, which was 50 per cent. greater than the figure for the corresponding month of last year.

The two record months of April and May have brought the volume of new construction, started from January 1 to June 1, up to \$1,352,965,000, the highest recorded total for the first five months of any year since these statistics were first started. The year to date is 61 per cent. ahead of last year, and, according to the present momentum of the industry, the final percentage of increase is likely to be much greater.

The construction revival has now become general throughout the country. Very large increases in active building have been recorded in the central western states, which heretofore have lagged behind the East.

Contracts for residential building broke all previous records in May, amounting to \$140,932,000, or 39 per cent. of the total for the month. During the first five months of this year the amount of residential construction started has been double that of the corresponding period of last year.

Other important items in the May total were: \$63,817,000, or 10 per cent., for public works and public utilities; \$57,515,000, or 16 per cent., for business projects of one type or another; \$32,925,000, or 9 per cent., for educational buildings, and \$23,893,000, or 7 per cent., for industrial plants. Contemplated new building and engineering operations reported during the month of May amounted to \$519,414,000 in the twenty-seven northeastern states.

Contracts awarded during May in New York State and New Jersey, north of Trenton, amounted to \$88,295,000. This is 13 per cent. under the April figure, which established a new high record for this particular district. The decline in commitments for the month was entirely in New York City, the remainder of the district showing a May total equal to that of the previous month. The May total, however, was 53 per cent. higher than that for May, 1921.

Construction work started from January 1 to June 1 in this territory has amounted to \$405,803,000, which is greater than the amount for the corresponding period of any previous year of record, and more than double the total for the first five months of last year. Last month's total included \$39,804,000, or 45 per cent., for residential buildings; \$15,504,000, or 18 per cent., for business projects; \$9,375,000, or 11 per cent., for social and recreational operations, and \$7,420,000, or 8 per cent., for educational projects. The contemplated new construction reported in this territory during May amounted to \$107,605,000.

Total construction contracts awarded in the five boroughs of New York City during May amounted to \$51,639,300. This was an increase of 37 per cent. over the figure for May, 1921, although it represented a decline of 35 per cent. from the high figure established in April, 1922. For several months contract letting in New York City has been going ahead at such a rapid pace that a reaction has been expected. In the building revival New York has been practically a year in advance of the rest of the country.

During the first five months of this year the total of building commitments have amounted to \$263,046,500 for the metropolis, nearly two and one-half times the amount for the corresponding

five months of last year. Of this total \$151,663,200, or 57 per cent., has been for residential buildings of one type or another.

May building commitments in New England amounted to \$33,-130,000, which is 76 per cent. above the total for May, 1921, although this territory shows a drop of about 25 per cent. from the April figure, which was a record for this district.

Construction placed under contract during the first five months of this year has amounted to \$137,063,000 for the New England district, which is more than double the total for the corresponding period one year ago. Last month's total included \$14,638,000, or 15 per cent., for business projects; \$14,258,000, or 13 per cent., for public works and public utilities, and \$14,125,000, or 12 per cent., for educational projects. Contemplated new work reported during May amounted to \$44,925,000 in the New England territory.

May building contracts in the Middle Atlantic States (eastern Pennsylvania, southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$54,652,000, an increase of 12 per cent. over the previous month and 25 per cent. over the total for May, 1921.

The total construction started in the first five months of this year has amounted to \$199,471,000; a considerable increase this year over the corresponding period of last year. The May figures included the following items: \$22,434,000, or 41 per cent., for residential buildings; \$11,378,000, or 20 per cent., for public works and utilities; \$8,247,000, or 15 per cent., for business projects, and \$4,650,000, or 8 per cent., for industrial operations. Contemplated new construction in this territory for the past month amounted to \$59,481,300.

Contracts placed during May in western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$72,067,000, a 55 per cent. increase over May of last year. From January 1 to June 1 construction started in this district has amounted to \$207,-120,000, an increase of about 24 per cent. over the first five months of last year.

Last month's total included: \$22,397,000, or 31 per cent., for residential buildings; \$11,665,000, or 16 per cent., for public works and utilities, and \$6,898,000, or 9 per cent., for educational projects of various types. Contemplated new construction reported in this district during May amounted to a total of \$141,986,000.

Building contracts awarded during May in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of eastern Kansas and Nebraska) amounted to \$103,533,000, the largest monthly total since July, 1919. The increase over April was 15 per cent., and over May of last year, 42 per cent.

During the first five months of this year construction was started to the amount of \$366,601,000, or 38 per cent. more than in the first five months of last year. Included in the May total were the following: \$37,795,000, or 26 per cent., for residential construction; \$25,462,000, or 25 per cent., for public works and utilities, and between 9 and 10 millions each for business, educational and industrial buildings. Contemplated construction reported in this district during the past month amounted to a total of \$149,644,000.

May building commitments in Minnesota, the Dakotas and northern Michigan amounted to \$10,913,000, the largest monthly total since April, 1920. The increase over April, 1922, was 37 per cent. and over May, 1921, about 45 per cent. During the first five months of this year construction has been started to the amount of \$36,907,000, or 22 per cent. more than last year. Last month's figures include: \$3,864,000, or 35 per cent., for residential operations; and \$3,704,000, or 34 per cent., for public utilities.

Building Laborers Sign Wage Agreement With Employers

Contractors' Representatives and Independent Union Officials Fix Scale at \$7 Per Day During Remainder of Current Year

NTEREST in the local building labor situation during the past week was centered in the agreement reached between the Building Trades Employers' Association and the Independent Bricklayers' Helpers and Building Laborers' Union of America, Inc. This agreement was the outcome of negotiations started some time ago but which were brought to a head by the action of the Building Trades' Council in suspending this union, which controls the labor of approximately 15,000 men, in an effort to force the union to violate its old agreement with the Building Trades Employers' Association.

Terms of the agreement provide for a continuation of the present wage scale of \$7 per day for approximately 7,000 brick-layers' helpers and all other union conditions are also maintained. The agreement is to run until January 1, 1923 by which time it is hoped that all trades affiliated with the local construction industry will have adopted new agreements for the next year.

This agreement was signed in the offices of the Building Trades Employers' Association last Monday afternoon by members of the Board of Arbitration of the Mason Builders' Association and the business agents of the union but it does not become operative until it has been formally approved by the Board of Governors of the Employers' Association. This will not be possible until the next regular monthly meeting of the Board scheduled for June 20.

Signatories to the agreement were Messrs. Youngs, Connover, Woodruff, Whiting, Taylor and Lewis, representing the employers, and G. B. Dioguardi, general president of the union headed the list of labor representatives which included J. Postiglione, chairman of the Laborers' Council and the following business agents: Messrs. D'Ippolitto, P. Dioguardi, Bonagure, Angelo, Billello, Abruzzio, Gardello, Otto, Nokelty, Panza, Stabile, Florio, Ciffone and Morselli.

The agreement between the mason builders and the laborers' union provided that only the working card of the independent union be recognized on the jobs. This union is not affiliated with the America Federation of Labor but in the past has been recognized by and had its delegates in the Building Trades' Council. It is the largest common laborers' union in the building trades, ranking in numerical strength with the International Hod Carriers' Union, which has a limited membership in New York City.

One of the most important facts in connection with the consummation of this agreement is that it denies the claim of the Building Trades' Council for a collective agreement for all crafts affiliated with the construction industry. It has been this claim that has for many months been the cause of the deadlock between the Council and the Employers' Association in their negotiations for a general revision of wage scales.

Immediately following the signing of the agreement last Mon-

day, President Dioguardi of the independent union, announced that he would begin at once to enforce the wage scale on the jobs of the contractors who are not affiliated with the Employers' Association, as the union is pledged to equalize wages for laborers on all jobs in this city. Since the agreement was signed there has been practically no trouble on any important construction work and it is thought that the situation will gradually become settled without further difficuly.

In making this agreement with the Independent union the employers have followed out their avowed policy of negotiating separate agreements with the various trades rather than negotiate a collective agreement with the Building Trades' Council. The employers are unwilling to make terms with the council because this body has been repudiated by the American Federation of Labor and its charter revoked. For some time past representatives of the various trade groups comprising the Building Trades Employers' Association have been negotiating with their respective unions for a revision of wage scales and working agreements for the remainder of this year. Although no definite report is obtainable as yet of the results of these conferences there is a feeling current in the industry that the time is rapidly approaching when the union officials will recognize the wisdom of consummating these separate agreements at the earliest possible moment rather than wait for the employers to sanction a collective contract with the Council which is now without standing in the recognized national organiza-

During the past week there have been persistent rumors to the effect that negotiations are now under way for similar agreements between the employers and the unions of concrete laborers and plasterers' helpers. These laborers are also affiliated with the independent union and it is anticipated that they will also secure the retention of the prevailing wage scales and working conditions, at least for the remainder of the current year. All of these agreements will recognize the independent union exclusively and may react against the international union which still remains affiliated with the Council.

C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, in discussing this situation, said that the employers were not inclined to believe that the Building Trades' Council would attempt to call strikes against the builders employing the independent laborers.

"We are not alarmed," said Mr. Norman, "the skilled workers will not strike because of matters affecting the unskilled laborers. That has been our experience in the past. I don't believe that any attempt will be made to call out other men working on the jobs with members of the independent union.

"The building employers will continue to hire independent laborers. The men of this union have kept their agreement with our association year after year."

Manhattan Building Report Shows Decline in Plans Filed During May

THE report of Manhattan building operations during the month of May as compiled by Superintendent Charles Brady shows that the plans were filed for seventy new buildings, costing a total of \$8,529,550, as against eighty-five, costing a total of \$15,058,635, the same month last year, this showing a drop of fifteen in number of buildings and \$6,529,085 in moneys involved.

The report further shows that plans were filed for one dwelling, costing \$120,000, as against seven costing \$783,000 for the same month last year; six tenements costing \$1,495,000, as against thirteen costing \$2,725,000 for the same month last year; one hotel costing \$750,000, as against none last year; four other residence buildings, such as clubs and lodging houses, etc., costing \$4,110,000, as against none for the same month last year; ten store and loft buildings costing \$267,100, as against two

costing \$115,000, for the same month last year; three office buildings costing \$240,000, as against six costing \$9,280,000 for the same month last year; six manufacturing and workshops costing \$394,000, as against six costing \$1,105,000, as against three costing \$325,000, for the same month last year; four municipal buildings costing \$100,000, as against four costing \$455,000 for the same month last year; twenty-six garages and stables costing \$181,725, as against forty costing \$342,935 for the same month last year; five other structures costing \$2,725, as against four costing \$17,700 for the same month last year. There were no plans filed for schoolhouses or hospitals last month or the corresponding month last year.

The report shows that alteration operations have fallen off slightly, there having been applications filed for changes to 396 buildings at a total cost of \$2,527,712.

Local Building Industry Now At Height of Season's Rush

Totals of Contemplated Work and Actual Construction Commitments, as Tabulated by F. W. Dodge Company, Indicative of Busy Summer Ahead

ESPITE a considerable decline in residential construction during the past month the totals for building and engineering operations in Greater New York for May represent a tremendously active local situation, and indicate a continued demand for commercial and industrial space, which will require some time to satisfy. According to figures tabulated by the F. W. Dodge Company architects and engineers in this city reported work on plans for 1,051 construction projects during the past month, which will require an outlay of approximately \$51,820,100. During the same period the actual commitments for projects scheduled for locations within the boundaries of New York City numbered 540 and represent a total estimated cost of \$51,639,300.

Although residential construction continues to lead the focal industry in both volume and value of activity, the total for this type of operation represents a slightly lower percentage than it did in previous months. The demand for residential space, while still excellent, is not nearly as keen as it was several months ago, and speculative builders are going somewhat slower than they were about starting new projects in the face of a declining demand and a slight, though perceptible, softening of rental values.

Commercial and industrial building activity in New York City

shows considerable activity, and the figures for these two groups for May are considerably higher in percentage than they have been during the two or three months previous.

In the group of new projects for which plans were started during the past month were 181 business buildings, such as stores, offices, lofts, commercial garages, etc., \$11,036,500; 28 educational buildings, \$2,837,000; 2 hospitals and institutions, \$40,000; 28 factory and industrial projects, \$2,105,400; 1 military structure, \$175,000; 8 public buildings, \$385,500; 53 public works and public utilities, \$3,739,900; 18 religious and memorial operations, \$829,500; 718 residential projects, including apartments, flats and tenements and one- and two-family dwellings, \$30,055,300, and 14 social and recreational buildings, \$616,000.

Among the 540 projects for which contracts were awarded during the past month were 104 mercantile operations of various types, \$10,493,000; 14 educational buildings, \$3,467,000; 8 hospitals and institutions, \$1,900,000; 10 factory and industrial buildings, \$1, 181,200; 1 military structure, \$12,000; 2 public buildings, \$97,000; 23 public works and public utilities, \$2,847,000; 14 religious and memorial operations, \$532,000; 351 residential projects, including multi-family dwellings and one- and two-family houses, \$23,367,300, and 13 social and recreational buildings, \$7,742,000.

PERSONAL AND TRADE NOTES.

Pattison Brothers, consulting electrical engineers, have moved their offices from 1182 Broadway to 304 Madison avenue.

National Terra Cotta Society has moved its headquarters to the Berkely Building, 19 West 44th street.

Harold L. Young, architect, formerly located at 253 West Forty-second street, is now practicing his profession at 131 West Thirty-ninth street.

Union Hardware Co., Torrington, Conn., announces the removal of its New York office from 99 Chambers street to the ground floor of 151 Chambers street.

Concourse Blue Print Co. has moved from 26 West 47th street to the fifth floor of the Canadian Pacific Building, 342 Madison avenue.

P. J. Carlin Construction Company, general contractors, has moved from 1123 Broadway to the Grand Central Terminal Building, Suite 1951.

Tilden & Herzig, Inc., consulting engineers, have moved their offices from 188 Montague street, Brooklyn, to 350 Madison avenue, Manhattan.

Associated Metal Lath Manufacturers, Wharton Clay, secretary, has moved from 72 West Adams street to 132 West Madison street, Chicago.

Corklite Co., sanitary flooring, has moved its office from 94 Second avenue to the Temple Bar Building, 44 Court street, Brooklyn.

Central Foundry Company, Central Radiator Company, and the Molby Boiler Company have consolidated, with general offices and show rooms at 41 East 42d street.

Kohler Company, Kohler, Wis., manufacturers of Kohler enameled ware and Kohler automatic power and light, have moved their New York warehouse from 612 West 39th street to larger and better equipped quarters at 652 West 34th street.

Allen W. Dickson will assume his duties as secretary of the National Association of Building Trades Employers on June 15, with headquarters in Cleveland. For the past two years he has been secretary of the Building Trades Employers' Association of Youngstown, O.

Fibre Conduit Company, Orangeburg, N. Y., has acquired the plant of the American Fibre Conduit Corporation at Fulton, N. Y., and the conduit manufacturing business of the H. W. Johns-Manville Company at Lockport, N. Y., and has appointed Johns-Manville, Inc., as sales agent for its products.

N. Serracino, architect, who was reported in the June 3 issue of the Record and Guide to have moved his office from 507 Fifth avenue to 534 West 134th street, states that this report was incorrect and he still maintains his office at the Fifth avenue address. The report was published in good faith and upon what was considered to be reliable information and this publication gladly makes the correction

Brooklyn Architects Elect Officers

At the annual meeting of the Brooklyn Chapter, American Institute of Architects, recently held in the Crescent Club, the following officers were elected: John B. Slee, president; William H. Gompert, vice-president; Thomas E. Snook, secretary; William J. Dilthey, treasurer; Edwin S. Coy, surveyor, and Frank H. Quinby, E. G. W. Dietrich and Frederick W. Monckmeyer, directors. The Brooklyn Chapter was represented at the annual convention of the American Institute of Architects at Washington by John B. Slee, Frank H. Quinby, William P. Bannister, Alexander Mackintosh, T. E. Snook, Charles S. Peabody and Arthur R. Koch.

Superintendents in Membership Drive

The New York Building Superintendents' Association on May 16 commenced an intensive campaign for increasing its membership. The drive will continue throughout the year. Three teams, each consisting of a captain and nine members, will lead in the campaign. The team captains appointed by the membership committee are J. T. Fox, W. W. Downey and O. Johnson.

Cement Specification Made Standard

According to recent action of the American Engineering Standards Committee, the A.S.T.M. specification for Portland cement has been advanced from the rank of tentative to the rank of "American Standard." The form in which it was thus approved is the form as revised in 1921 by compromise between the American Society for Testing Materials and the government interdepartmental committee. Other recent action of the American Engineering Standards Committee includes approval as tentative of the A.S.T.H. specifications for drain tile.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Lime Association will hold its annual convention at Washington, D. C., June 14 to 16, inclusive.

Refractories Manufacturers' Association will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

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

American Institute of Electrical Engineers will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

American Society of Civil Engineers will hold its spring meeting at the Hotel Wentworth, Portsmouth, N. H., June 21 and 22, inclusive.

Associated Manufacturers of Electrical Supplies will hold its annual convention at the Sussex and Essex Hotel, Spring Lake Beach, N. J., June 19 to 24, inclusive.

National Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

New York Building Superintendents' Association will held its annual picnic and field day at Karatsonyi'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.

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.

June 10, 1922

CURRENT BUILDING OPERATIONS

L OCAL building conditions are greatly improved when compared with situations which existed only a few weeks ago tions which existed only a few weeks ago and as a consequence architects, contractors and material manufacturers and dealers are more inclined to look toward the future with optimism. Considerable new construction has been released during the past week or ten days and some very interesting and important projects are included in the operations now under construction. Despite the upward trend of material prices a large amount of proof material prices a large amount of proposed building has been in the hands of contractors for estimates and the majority contractors for estimates and the majority of material dealers and sub-contractors say they are well pleased with prevailing conditions and the outlook for the remainder of the 1922 building season.

Material markets are extremely active and although demand from speculative

and although demand from speculative building sources has slowed down to a considerable extent there has been a decided improvement in the orders emanating from commercial, industrial and community operations which are now becoming a real factor in the local situation. Prices are all holding firmly and in several instances a well defined trend toward higher levels is manifest.

Common Brick—Common brick from the Hudson River yards is coming into this city in good volume and dealers are now city in good volume and dealers are now able to keep all of their jobs going without delays on account of a lack of this important material. Although the demand for brick is still exceedingly keen and arriving cargoes are disposed of immediately upon their arrival the general tone of the market is more settled than it was a few weeks ago when a shortage almost amounting to a famine shortage almost amounting to a famine existed. Brick manufacturers now feel that their plants will be in a position to supply all reasonable requirements for supply all reasonable requirements for the remainder of the season and possibly permit the storage of reserve stocks against the coming winter season. Prices are very firm and there is now no indication of a softening of values. Manufacturing costs this season are considerably higher than they were a year ago and this factor will not permit important reductions at this time.

Lumber—The lumber business continues to be stimulated by the steady expansion

to be stimulated by the steady expansion of the building revival and generally better industrial conditions. Manufacturing consumers have again become an important factor in the lumber demand and requirements from construction sources are steadily gaining in volume. Lumber orders are unusually heavy and the

majority of mills are accepting orders for considerably more lumber than they are producing at the present time. According producing at the present time. According to the American Lumberman in the first twenty weeks of this year the orders exceeded production by about 13 per cent., while for the past week or so the orders have been about 26 per cent, above the output. Stocks in the hands of manufacturers have been materially reduced and a number of producers are out of the market for the time being. These producers are concentrating their efforts upon making shipments so that they may

re-enter the market as soon as possible. Retail demand is excellent and shows signs of steady improvement. Suburban construction is now at the season's height and although prices are somewhat higher than they were there is no perceptible decline in the volume of business offered.

Builders' Hardware—Business in this

line is extremely satisfactory and all current signs indicate a steady demand throughout the remainder of the season. Retailers' stocks are not in the best of condition owing to the intensity of the demand but shipments from manufac-

COMMODITY PRICES BUILDING

C URRENT 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

Hudson River best grades .. \$20.00 to -Raritan to—
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to—

Face Brick-Delivered on job in New York:

Rough	Red	 	 	 	 	\$45.00	to.	-
Smooth	Red.	 	 	 		45.00	to.	_
Rough								
Smooth								
Rough	Gray	 	 	 		53.00	to	_
Smooth								
Colonial	s	 	 	 		45.00	to	_

ent—Delivered at job site in Man-hattan, 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:

1 ½ -1n., Mannattan deliveries	,	pe	Г	cu.	
yd		ī			\$2.75
Bronx deliveries	•				2.75
34-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 lo-cated at a great distance from the water front, in which case prices will be slightly higher higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhat	tan	deliver	ies							\$2.	
Bronx	deli	veries								2	

Exterior—Not used in Manhattan; quotations only on specific projects.
Interior—Delivered at job site in Manhattan, south of 125th street.
2x12x12 split furring......\$0.12 per sq.ft.

 3x12x12
 0.12 per sq. ft.

 4x12x12
 0.17 per sq. ft.

 6x12x12
 0.19 per sq. ft.

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

Lath-

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bal.

bags\$19.50 per ton

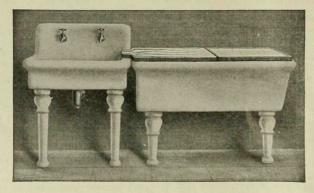
Plaster—
Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth
bags \$21.00 per ton
Brown Mortar, in cloth bags. 18.00 per ton
Lath Mortar, in cloth bags. 18.00 per ton
Lath Mortar, in cloth bags. 15c. per ton
Rebate for returned bags. 15c. per bag
Finishing Plaster (250-lb.
barrel) \$4.00 per bbl.
Finishing Plaster (320-lb
barrel) 5.35 per bbl.
Plaster Blocks—
2-in. (solid) per sq. ft. \$0.10½ to \$0.12
3-in. (hollow) per sq. ft. 0.10½ to 0.12

Sash Weights—Sash Chain Castings and Forgings

> Grate Bars SPECIAL IRON WORK

Pencoyd Steel and Iron Co. 206 Broadway, New York

COMBINATION DRAINBOARD WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel C O M B I N A T I O N D R A I N B O A R D and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO. MARIETTA, PENNA.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872 269 Canal St., New York Telephone: Canal 4072

MATERIALS SUPPLIES

turers are fairly prompt, although the producers have been considerably pushed to keep abreast of the demand and their plants are operating on full time. The recent price advance seems to have stimulated buying to some degree.

Linseed Oil—Although no change has taken place in this market there is a likelihood of improvement in the demand in the near future. The large volume of building now nearing the final stages must create a demand for this commodity and there is a possibility that manufacturing consumers will shortly re-enter

the market. Prices are easier than they

Nails—A fairly active demand prevails and the outlook is encouraging. The market is spotty, however, and dealers in certain districts are extremely busy while others in different locations are complaining of a lack of the keen demand which existed only a relatively short time ago. Prices are subject to considerable fluctuation according to the demand. New York quotations are as follows: \$3.35 base, or long for wine pairs and \$2.00 have keg for wire nails and \$3.90 base, per keg for cut nails.

Wide cargoes 31.50 to -

 Cypress shingles, 6x13, No.
 1 3.00 to

 1 Prime
 13.00 to

 Quartered Oak
 to \$166.00

 Plain Oak
 to 126.00

Official discounts from manufacturers lists:

56.50 to -62.50 to - Roofing and Building Papers—Demand for these materials is steadily increasing due to the growing amount of suburban construction. The outlook for a strong demand throughout the remainder of the season is bright. Prices are firm and stocks are adequate for all requirements. Quotations generally are 79c per roll, in 35-lb. roll to \$1.70 for 58-lb. rolls.

Electrical Supplies—Business in the electrical trade is quite brisk and both manufacturers and jobbers report a satisfactory outlook for the future. Orders are growing more frequent than formerly and are for larger quantities indicating purchases for stock rather than for immediate requirements. The improvement

mediate requirements. The improvement in the general building situation has re-acted favorably on the electrical supply industry and numerous orders have been placed for future deliveries of wiring materials. Prices are uniformly firm and several slight advances have been reported recently.

Cast Iron Pipe-Manufacturers practically all report splendid business with orders flowing in and plants operating at nearly full capacity. Several of the at nearly full capacity. Several of the larger manufacturers report bookings up to three months ahead and there is no let-up to the demand in sight. Municipal business is not particularly active but private buyers are in the market with unusually heavy reqquirements. Prices continue very firm but as yet no advances have heen announced have been announced.

Structural Steel—During the past week or ten days bookings have dropped off to some extent but as a number of new projects have been released for estimates within this period there is every likeliwithin this period there is every likeli-hood that some important commitments will be announced in the near future. Local contractors are generally of the opinion that there will be considerable work in their line throughout the re-mainder of the year. They are, however, considerably concerned about prices and state freely that the keen competition now prevailing on all proposed operations is keeping prices far below what they should be in order to show a reasonable profit margin. Prices are very firm and

profit margin. Prices are very firm and are showing a tendency toward-advances.

Building Stone—The large amount of high class commercial construction, coupled with the fact that several very important operations, such as the New York Court House, will shortly be started, has materially brightened the outlook for excellent business in building stone during the coming months. Prices are now extremely favorable and further reductions are anticipated as soon as freight ductions are anticipated as soon as freight rates are revised.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens. 27x48x½ in\$0.34 each
32x36x1/4 in 0.20 each
32x36x% in
Sand— Delivered at ich in
Delivered at job in Manhattan\$2.00 to —— per cu. yd.
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.
%-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
York, per cu. ft 3.00
Structural Steel-
Plain material at tidewater; cents per
pound: Beams and channels up to 14
in
Beams and channels over 14
in1.60c. to —
Angles, 3x2 to 6x3

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

City brands, oiled, 5 bbls. lot. \$0.97 to — Less than 5 bbls...... 0.99 to —

Yellow pine No. 1 common flat

N. C. pine flooring Norfolks

Window Glass-

Flooring:

Turpentines\$0.87 to \$0.90

Lumber-

Face Enameled RIC

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this-SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you-write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money

oan

on all classes of highgrade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American

Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City Telephone 9600 Bryant

POMEROY

Solid Iron and Hollow **Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to

S. H. POMEROY CO., Inc.

NEW YORK 282-96 East 134th Street Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks Terra Cotta Blocks Plaster Boards **Dumbwaiter Blocks** Flue Pipe **Firebrick**

Park Ave. & 139th St. Phone-Mott Haven 3134 BROOKLYN

KENT AVENUE & MORTON STREET

CONTEMPLATED CONSTRUCTION.

Manhattan

DWELLINGS.

DWELLINGS.

37TH ST.—Geo. & Edw. Blum, 505 5th av, have completed plans for alterations to the 4-sty brick dwelling, 23x91 ft, at 33 West 37th st for alteratiosn to the 4-sty brick dwelling, 23x 91 ft, at 33 West 37th st for Mrs. Clara P. Trunk, 64 Edgecomb rd, Larchmont, owner. Cost, \$10,000. Architects will take bids on general contract about June 12. Lessee, Miss Ray Rosenbaum, 57 West 37th st.

HOMES AND ASYLJIMS.

HOMES AND ASYLUMS

GRAND CONCOURSE.—Jos. H. Friedlander, 681 5th av, has plans nearing completion for a 3-sty stone home on the west side of Grand Concourse, between 166th and McClellan sts, for Andrew Friedman Home, Dr. Bernard Sacks, chairman building committee, 160 West 59th st, owner. Architect will take bids on general contract about June 15.

MANHATTAN AV Chair MANHATTAN AV.—Chas. B. Meyers, 31 Union sq, has been retained to prepare plans for a hospital on the north side of Manhattan av, between 123d and 124th sts, for Sydenham Hos-pital, Robert Birkhan, president, room 1002, 202 Broadway, owner.

HOTELS.

S1ST ST.—Sugarman & Hess, 16 East 43d st, have plans in progress for a 15-sty brick and limestone apartment hotel, 115x100 ft, at 41-9 West S1st st for Joseph G. Siegal, Inc., 2120 Broadway, owner and builder. Cost, \$800,000. STABLES AND GARAGES.

129TH ST.—Samuel Cohen, 32 Union sq, has completed plans for a 1-sty brick garage, 46x160 ft, at 217-223 East 129th st for Chris Dages, 173 East 122d st, owner and builder. Cost, \$15,000. STORES, OFFICES AN DLOFTS.

STORES, OFFICES AN DLOFTS.

PARK AV.—Warren & Wetmore, 116 East 47th st, have plans in progress for a 20-sty brick, terra cotta and granite office building, 80x200 ft, on the east side of Park av, 46th to 47th sts, for Merchants Manufacturing Exchange of New York, 460 Lexington av, owner. Cost, \$2,500,000.

9TH AV.—Charles Dieterlen, 15 West 38th st, has plans in progress for a 2-sty and basement brick loft building, 18x100 ft, at 368 9th av, corner 31st st, for Patrick Barry, care of Duross Co., 261 Broadway, owner.

30TH ST.—Cross & Cross, 681 5th av, have plans in progress for a 12-sty brick and limestone office and cold storage building, 83x100 ft, at the southeast corner of 30th st and 8th av for Revillon Feres Co., 670 5th av, owner. Cost, \$1,000,000. Architect will take bids on general contract about Junt 10. Structural engineer, H. G. Balcom, 10 East 47th st. Steam and electrical engineer, Clark, MacMullen & Riley, 101 Park av.

THEATRES.

BROADWAY.—Rapp & Rapp, 190 North State st, Chicago, have been retained to prepare plans for a theatre and moving picture theatre on the west side of Broadway, 43d to 44th sts, for Famous Players-Lasky Corp., Adolph Zukor, president, 1493 Broadway, owner.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
GRAND AV.—I. L. Crausman, 2035 Southern blvd, has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 100x 95 ft, at the northeast corner of Grand av and Evelyn pl for Daar Hartman Construction Co., Meyer Hartman, president, 726 Beck st, owner and builder. Cost, \$185,000.

SHERMAN AV.—Margon & Glaser, 2806 3d av, have plans nearing completion for a 6-sty brick and limestone apartment house at the northwest corner of Sherman av and 165th st for Rolla Holding Corp., David J. Rubinstein, president, 1215 Grand Concourse, owner. Cost, \$200,000.

"WE CHALLENGE THE WORLD" UNITED STATES GAS RANGE CORP.

Manufacturers

"PRIZE BEAUTY" Gas Ranges CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE 107 E. 31st St., at Fourth Ave. Phone-Madison Sq. 6627

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

SPRINKLER

SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM **EQUIPMENT**

INSTALLED AS A LOCAL SYSTEM OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co. 416 Broadway New York City CANAL 5188

DWELLINGS.

GRAND AV.—J. J. Gloster, 110 West 40th st, has completed plans for a 2-sty brick dwelling, 21x65 ft, on Grand av, near 175th st, for William Halperin, 124 Glenwood av, Jersey City, owner. Cost, \$15,000.

EAST TREMONT AV.—Chas. S. Clark, 441 East Tremont av, has completed plans for alterations to the 2-sty dwelling, 25x53 ft, at 744 East Tremont av for I. Olenick, 1932 Crotona parkway, owner. Cost, \$10,000. Owner will take bids on general contract about June 12.

GLEBE AV.—Plans have been prepared privately for six 2-sty frame dwellings, 17x36 ft, with 1-sty garages, 10x16 ft, at the southeast corner of Glebe av and Rowland st for J. L. Fries, Inc., 120 Westchester sq, owner and builder. Cost, \$29,000.

THEATRES.

WALTON AV.—Eugene De Rosa, 110 West 40th st, and John A. Dunnigan, 394 East 150th st, have plans in progress for a 1-sty brick moving picture theatre, 100x208 ft, with stores, at the northeast corner of Walton and Burnside avs for Jupiter Realty Co., Morris Winck, president, 71 West 23d st, owner. Cost, \$150,-000. Lessee of store, Cushman Sons, Inc., 461 West 125th st.

Brooklyn

DWELLINGS.

28TH ST.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 2-sty frame dwellings, 16x52 ft, in the west side of East 28th st, 200 ft north of Farragut rd, for Geo. Scheffer, 568 East 28th st, owner. Total cost, \$10,000.

cost, \$10,000.

PRESIDENT ST.—Jos. Martine, 31 Union sq. has completed plans for a 3-sty brick dwelling, 24x60 ft, in the north side of President st, 100 ft east of Schenectady av, for Jacob Wishinsky, 45 Powell st, owner. Cost, \$20,000.

PRESIDENT ST.—McCarthy & Kelly, 159 Remsen st, have completed plans for twelve 2-sty brick dwellings at President st and Franklin av for Wm. Small, 215 Montague st, owner.

AMBOY ST.—E. M. Adelsohn, 1778 Pitkin av.

AMBOY ST.—E. M. Adelsohn, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x60 ft, with garage, in the east side of Amboy st, 200 ft north of Newport av, for Gagilow Bros., 251 Watkins st, owner. Cost, 820 000 \$30,000.

FACTORIES AND WAREH

60TH ST.—Alfred A. Berube, 220 West 42d st, Manhattan, has plans in progress for a 1-sty brick factory, 40x60 ft, with offices, in 60th st, between 15th and 16th avs, for City Iron Works, 444 West 38th st, owner. Owner will soon advertise for bonds on separate contracts.

THEATRES.

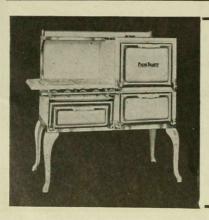
DEAN ST.—David A. Lucas, 98 3d st, has completed plans for a 2-sty brick theatre, 70x 100 ft, with stores and offices, at the southeast corner of Dean st and 4th av for Times Plaza Theatre, Dr. M. Spero, president, 79 4th av, owner. Cost, \$250,000. Owner will take bids on general contract in the fall.

Oueens BANKS.

BALDWIN, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 1-sty brick and limestone bank, 30x 60 ft, at Merrick rd and Grand av, Baldwin, for Baldwin National Bank, Baldwin, owner.

CHURCHES.

MASPETH, L. I.—Geo. W. Landsman, 105 West 40th st, Manhattan, has plans in progress for a 3-sty frame convent, 25x60 ft, at Claremont and Hull avs, Maspeth, for Holy Cross R. C. Church, Rev. Father Adelbert Nawroohl, rector, owner, on premises. Cost, \$10,000.



Architect will soon take bids on general contract.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—Frederick Putnam Platt & Bros., 680 5th av, Manhattan, have completed plans for a 3-sty reinforced concrete factory, 50x246 ft, at the southeast corner of Laurel Hill blvd and Baxter pl, Elmhurst, for Proper Silk Hosiery Mills, Inc., 276 5th av, Manhattan, owner. Cost, \$130,000. Architect will take bids on general contract about June 25.

LONG ISLAND CITY.—F. B. & A. Ware, 1170 Broadway, Manhattan, have completed plans for a 2-sty brick factory, 60x95 ft, in the west side of Buckley st, 140 ft north of Queens blvd, L. I. City, for Henry G. Loeber Co., 151 East 126th st, Manhattan, owner. Cost, \$20,000.

Nassau

DWELLINGS.

MINEOLA, L. I.—C. E. Schermerhorn, 430 Walnut st, Philadelphia, has completed plans for a 1½-sty frame dwelling, 35x40 ft, at Mineola for Geo. H. Terry, Mineola, owner.

HOTELS.

LONG BEACH, L. I.—Severance & Van Alan, 372 Lexington av, Manhattan, have been retained to prepare plans for a hotel, with cottages and bath house, on the Board walk Lafayette blvd and Broadway, Long Beach, for Alexander Hotel & Club, Thos. E. Donovan, president, 20 Broad st, Manhattan, owner. Cost, \$1,000,000. Consulting engineer, D. M. Oltarsh, 372 Lexington av, Manhattan.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.
PORT RICHMOND, S. I.—Harry W. Pelcher,
286 Richmond av, Port Richmond, has completed plans for a 4-sty brick apartment house,
70x75 ft, at the corner of Herberton av and Ann
st, Port Richmond, for owner, care of architect.
Cost, \$50,000.

Suffolk.

SCHOOLS AND COLLEGES.

PATCHOGUE, L. I.—Tooker & Marsh, 101 Park av, have been retained to prepare plans for a high school at Patchogue for Board of Education of Patchogue, A. L. Wicks, clerk, Patchogue, owner.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Edward Schuler, Central av, Yonkers, has completed plans for a 2-sty hollow tile and stucco apartment, 28x49 ft, at 3-4-5 Arlington av, Yonkers, for Mrs. Frank Cambanaro, 13 Woodruff av, Yonkers, owner and builder. Cost, \$30,000.

DWELLINGS.

MAMARONECK, N. Y.—Julius Gregory, 56
West 45th st, Manhattan, has completed plans
for a 2½-sty terra cotta block dwelling, 47x26
ft, at Shore Acres, Mamaroneck, for J. A. Gillendeau, 270 Riverside dr, Manhattan, owner.
Cost, \$20,000. Owner will take bids on general
contract about July 1.
YONKERS, N. V. Fairkrack, 6 Chambalain

YONKERS, N. Y.—Fairbrook & Chamberlain Assoc., 18 So. Broadway, Yonkers, have plans in progress for a 3-sty frame and brick dwelling, 35x50 ft, on Valentine lane, Yonkers, for Dr. Harrison Betts, 146 Elliott av, Yonkers, owner. Architect will take bids on general contract

PELHAM WOODS, N. Y.—F. Albert Hunt & Klein, 1 West 34th st, have been retained to prepare plans for a 2½-sty frame dwelling, 38x 24 ft, with garage, at Pelham Woods for J. S. Mason, owner, care of architect. Cost, \$12,000.

Mason, owner, care of architect. Cost, \$12,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 44x24 ft, at Gedney Farms, Sherman av, White Plains, for Jos. Fallon, Jr., 186 East Boston Post rd, Mamaroneck, owner and builder. Cost, \$15,000.

WHITE PLAINS, N. Y.—Edw. Hammel, 45 West 34th st, Manhattan, has completed plans for four 2½-sty frame and stucco dwellings, 21x31 ft, at the northwest corner of Primrose and Battle avs. White Plains, for Vivian Green Construction Co., 45 West 34th st, Manhattan, owner and builder. Cost, \$7,000 each.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES,
MAMARONECK, N. Y.—A. G. C. Flechter, 157
East 44th st, Manhattan, has plans in progress
for a 2-sty brick high and grade school, 60x176
ft, in Carroll st, Mamaroneck, for Union Free
School District No. 1, Towne of Rye, Daniel
Warren, president, Mamaroneck, owner. Cost,
\$215,000. Bids will be advertised for soon.

STABLES AND GARAGES.

YONKERS, N. Y.—J. E. Birmingham, 136 Ashburton av, Yonkers, has completed plans for a 1-sty brick garage, 100x107 ft, at 3359 Buena Vista av, Yonkers, for Wm. T. Morris, 290 Hawthorne av, Yonkers, owner and builder. Cost, \$28,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—John De Hart, 1039 Fox st, Manhattan, has completed plans for eight 1-sty brick stores, 102x100 ft, at the southeast corner of Broadway and Undercliff st, Yonkers, for Benj. F. Steinmetz, 449 East 149th st, Manhattan, owner. Cost, \$30,000.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—F. H. Brown, 6 Grand av, White Plains, has plans in progress for a 2-sty brick, steel and reinforced concrete printing plant for the White Plains Publishing Co., Inc., 148 Martine av, White Plains, owner. Cost, \$35,000.

Cost, \$35,000.

PORTCHESTER, N. Y.—Plans are being prepared privately for a 3-sty brick and terra cotta Salvation Army building, 62x27 ft, at Portchester, for Salvation Army, H. V. Chase, in charge, 120 West 14th st, Manhattan, owner. Cost, \$25,000. Owner will take bids on general contract about June 22.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Peter L. Schultz, Dispatch Bldg., Union Hill, has completed plans for three 4-sty brick apartment houses, 41x76 ft, in 16th st, 25 ft west of Buchannan pl, West New York, for R. E. Burke, Grantwood, owner and builder. Cost, \$150,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Kelly Construction Co.,
Jas. F. Kelly, president, Evergreen pl, East
Orange, has the general contract for a 4-sty
brick apartment, 76x84 ft, at Court st and Coes
pl, Newark, for Ardsley Realty Co., Wm. Okoin,
president, 20 Clinton st, Newark, owner, from
plans by Frank Grad, 245 Market st, Newark,
architect. Cost, \$100,000.

MANHATTAN.—Hegeman & Harris, 185 Madison av, have the general contract for two 11-sty and basement brick and steel apartments, 73x179 ft, at the northeast corner of Lexington av and 69th st for Joint Ownership Construction Co., Fredk. Culver, president, 342 Madison av, owner, from plans by Rouse & Goldstone, 512 5th av, architect. Cost, \$1,500,000. Steel engineer, H. A. Balcom, 10 East 47th st.

BANKS.

BANKS.

MANHATTAN.—Wolins & Bull, Leroy and Washington sts, have the general contract for alterations on the 3 and 4-sty brick bank, 39x 48x80 ft, at 57 Av B for the Standard Bank, Richard Lederer, president, northeast corner Av B and East 4th st, owner, from plans by Holmes & Winslow, 13 4East 44th st, architects. Cost, \$20,000.

DWELLINGS.

MOUNT VERNON, N. Y.—Schwab Construction Co., Bank Bldg., Mt. Vernon, has the general contract for three 2½-sty frame and stucco dwellings, 24x34 ft, on Merserau av, Mt. Vernon, or F. J. Thill, 27 Prospect av, Mt. Vernon, owner, from plans by Geo. L. Miller, 3 So. 3d av, Mt. Vernon, architect. Cost, \$15,000 each

each.

MOUNT VERNON, N. Y.—Schwab Construction Co., Bank Bldg., Mt. Vernon, has the general contract for a 2½-sty frame and stucco dwelling, 30x32 ft, on Seneca av, Mt. Vernon, for F. J. Thill, 27 Prospect av, Mt. Vernon, owner, from plans by Geo. L. Miller, 3 So. 3d st, Mt. Vernon, architect. Cost, \$12,000.

BRONXVILLE, N. Y.—John C. Borur, Gramatan Bldg., Bronxville, has the general contract for a 2½-sty frame and stucco dwelling, 26x33 ft, on School lane, Bronxville, for Edmund F. Adrian, owner, care of architect, from

Pioneer Uptown Office Building Abandons Private Plant

When furnished statistics proving that a saving of \$7,000 yearly could be effected and that the space released by the removal of its private plant equipment could be offered to a tenant, the owners of the Johnson Building, 1166-1172 Broadway, one of the pioneer uptown office structures, contracted for Edison Service. The part of the building formerly housing the private plant is now occupied by a bank under a very advantageous rental schedule

The estimate of operating costs that led to the close-down of the Johnson private plant, and the conversion of the hydraulic elevators to electric operation was prepared by our Engineers. If you have not already consulted with them, telephone and we shall be glad to study your problem. Perhaps you too can effect a similar saving. You will not be obligated in any way

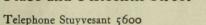
Big Buildings Use Edison Service

The New York Edison Company

At Your Service



Irving Place and Fifteenth Street





plans by O. J. Gette, 103 Park av, Manhattan, architect.

architect.

MANHATTAN.—J. & W. C. Wallace, 78 West 82d st, have the general contract for alterations to the 4-sty brownstone dwelling, 16x58 ft, at 79 East 79th st for Jessie S. Gibson, 30 East 60th st, owner, from plans by H. T. Blanchard, 137 East 46th st, architect. Cost, \$15,000.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for alterations to the 4-sty brick dwelling, 42x55 ft, at 723 Park av for Gerrish Milliken, 723 Park av, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Cost, \$20,000.

CORONA, L. I.—A. Krauss, Martense st, Corona, has plans in progress for a 2½-sty hollow tile and stucco dwelling, on plot 100x100 ft, on Corona av, Corona, for Dr. D. Weehsler, 92 So. 51st st, Corona, owner, from plans by A. Brems, Corona av, Corona, architect. Cost, \$20,000.

PLAINFIELD, N. J.—J. N. Wyman & Son, 404 E. Front st, Plainfield, have the general contract for a 2½-sty hollow tile and stucco dwelling, 30x73 ft, with garage, at Belvidere and Watchung avs, Plainfield, for Colin H. Dascombe, 25 Madison av, Manhattan, owner, from plans by Wilder & White, 16 East 41st st, Manhattan, architects. Cost, \$40,000.

Iron Castings Repair Work

Acme Foundry

Truck Delivery

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HECLA IRON WORKS

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones { 1370 Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

HEATING STEAM OR HOT WATER RADIATION WITH GAS IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA FIRED HEATING BOILERS

FOR HOMES-OFFICES-FACTORIES-STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE. NEW YORK, N. Y.

LOUIS BROOK, INC. LUMBER and TIMBER at RETAIL

SASHES SHINGLES

ROOFING MOULDING

TRIM

SHELVING FLOORING VENEER PANELS, ETC. YARDS: OAKLAND & INDIA STS.

OFFICE: 148-152 INDIA STREET

PARTITION BOARDS TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or Pipeless Furnaces, Heating Boilers, Laundry **Apparati**

THE GREAT "ASTOR" LINE 70 BEEKMAN STREET

Telephone: Beekman 2490

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—John Auer, 648 Lexington av, has the general contract for alterations and an addition to the 3-sty brick factory building at 204-8 Classon av, 122 ft south of Myrtle av, for M. H. Renken Dairy Co., 131-7 Emerson pl, owner, from plans by Koch & Wagner, 32 Court st, architects. Cost, \$22,000.

HALLS AND CLUBS.

HALLS AND CLUBS.

ASTORIA, L. I.—J. T. Woodruff & Son, 1
Bridge Plaza, L. I. City, have the general
contract for a 2-sty and basement limestone or
terra cotta and brick club house and lodge building, 37x106 ft, on the north side of Jamaica av,
50 ft east of 8th av, Astoria, for Enterprise
Lodge No. 228, Knights of Pythias, H. Hoffman in charge, 84 17th av, L. I. City, owner,
from plans by R. F. Schrimer, 116 Avondale st,
Woodhaven, architect. Cost, \$100,000.

HOMES AND ASYLUMS.

MORRISTOWN, N. J. — Sturgis Bros., 20 Washington st, Morristown, have the general contract for a 3-sty brick nurses' home in Morris st, Morristown, for Morristown Memorial Hospital, Wm. B. Boulton, president Board of Directors, 56 Morris st, Morristown, owner, from plans by Palmer & Plonsky, 63 William st, Manhattan, architects.

SCHOOLS AND COLLEGES.

VERONA, N. J.—Geo. C. Marstead, 532 Bloomfield av, Verona, has the general contract for a 2-sty and basement brick high school, 116x112 ft, on Bloomfield av, Verona, for Borough of Verona, Board of Education, Oscar V. Helm, president, Verona, owner, from plans by Guilbert & Betelle, Aldene Bldg., Newark, architects. Cost, \$140,000.

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

Main st, owner. Cost, \$200,000,

BUTLER, N. J.—H. B. Brady, 333 No. Broad st, Elizabeth, has plans in progress for an addition to the 2-sty brick and terra cotta high school, 65x170 ft, at Butler for Borough of Butler, Board of Education, C. J. Howell, president, Butler, owner. Cost, \$90,000.

BROOKLYN, N. Y.—P. J. Carlin Construction Co., Grand Central Terminal Bldg., Manhattan, has the general contract for a 3-sty brick parochial school, 66x237 ft, at Prospect Park West and Windsor pl, for Holy Name of Jesus, Rev. Chas. Vitta, pastor, 245 Prospect Park West, owner, from plans by F. J. Berlenbach, 260 Graham av, architect.

VERONA, N. J.—Geo. C. Marstead, 532

VERONA, N. J.—Geo. C. Marstead, 532
Bolomfield av, Verona, has the general contract
for a 2-sty and basement brick high school, 116
x112 ft, on Bloomfield av, Verona, for Borough
of Verona, Board of Education, Oscar V. Heim,
president, Verona, owner, from plans by Guilbert & Betelle, Aldene Bldg., Newark, architects. Cost, \$140,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Thompson-Starrett Co., 49-51 Wall st, has the general contract for alterations to the office building at 35 Nassau st for National Bank of Commerce, Jas. S. Alexander, president, 31 Nassau st, owner, from plans by Herbert Lucas, 117 East 60th st, architect.

THEATRES.

RED BANK, N. J.—The Farrall Co., 53 West 39th st, Manhattan, has the general contract for a 2-sty brick and hollow tile theatre, 85x156 ft, with stores and hall, in Monmouth near Broad st, Red Band, for Burn & Schaffer, Strand Theatre, Broad st, Red Bank, owner, from plans by Francis Geo. Hasselman, 53 West 39th st, Manhattan, architect. Cost, \$75,000.

MISCELLANEOUS.

MISCELLANEOUS.

WEST NEW BRIGHTON, S. I.—E. E. Paul, 101 Park av, Manhattan, has the general contract for an addition to the 3-sty brick and steel telephone building known as Port Richmond Exchange, 40x60 ft, at 145 Clove rd, West New Brighton, for N. Y. Telephone Co., H. F. Thurber, president, 104 Broad st, Manhattan, owner, from plans by E. A. Munger, care of owner, architect. Cost, \$40,000.

MANHATTAN.—Bernard Knopp, 431 West

architect. Cost, \$40,000.

MANHATTAN.—Bernard Knopp, 431 West
111th st, has the general contract for alterations to the Grand Central Palace to form
vocational training quarters at the Grand Central Palace, 45th and 46th sts, Park and Lexington avs, for Merchants & Manufacturers
Assoc., M. Crolins, superintendent of building,
owner, on site, from plans prepared privately.
Cost. \$71,000. Lessee, 8th and 10th floors, U. S.
Government, U. S. Veterans Bureau, Col. Forbes,
in charge, Arlington Bidg., Washington, D. C.
GABELEL D. N. L. Galler, Construction, Col.

GARFIELD, N. J.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for a 5-sty brick chemical plant at Garfield for Heyden Chemical Co. of America, 135 William st, Manhattan, and on premises, owner, from plans by Scott Symington, care of owner, architect. Cost, \$88,000.

architect. Cost, \$88,000.

BROOKLYN, N. Y.—United Fireproofing Co., 8 West 40th st, Manhattan, has the general contract for a 3-sty brick, terra cotta and concrete service building, 191x220 ft, in the south side of Dean st, 35 ft east of Classon av, Brooklyn, for Studebaker Corp. of America, I. C. Jones in charge, 1170 Broadway, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$275,000.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING 565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities Telephone- Vanderbilt 8500

40 Years Without Loss to Any Investor

Copyright, 1922, by S. W. Straus & Co.

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St. Tel. Vanderbilt 5610

PAINTING, DECORATING and PLASTERING

> Consult LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department 350 Madison Avenue Telephone: Yanderbilt 9980

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHS OF NEW YORK CITY

Manhattan

CHURCHES.

LEWIS ST, e s, 150 N Rivington st, 2-sty bk synagogue, 24x90, slag rf; \$20,000; (o) Ulanover Chevra Und Ungegend, 80 Lewis st; (a) Jacob Fisher, 25 Ave A (322).

COLLEGES AND SCHOOLS.

97TH ST, 116-18-20 E, 4-sty bk parochial school, 75x100, conc rf; \$150,000; (o) St. Francis de Sales Church, 135 E 96th; (a) Francis J. Murphy, 405 Lexington av; assoc., Louis A. Hornum, 405 Lexington av (326).

FACTORIES AND WAREHOUSES.

61ST ST, 217 E, 1-sty metal storage, 15x15, metal roof; \$500; (o) John Hubbard, 217 E 61st st; (con) The Ohio Body & Blower Co., 103 Park av (325).

HOTELS.

BWAY, 2448-56, 91st st, 212-24 W, 14-sty bl hotel and stores, 162x100, tile rf; \$1,200,000, o) Van Reusselaer, Est. N., 233 Bway; (a Schwartz & Gross, 347 5th av (323). STABLES AND GARAGES.

STABLES AND GARAGES.

139TH ST, 245 W, 1-sty metal garage, 10x18, metal rf; \$250; (o) Sarah Wills, 221 W 141st; (a) Albert E. Davis, 258 E 138th (328).

16TH ST, 352 W, 1-sty bk garage, 25x75, tar & gravel rf; \$3,000; (o) Harry Port, 404 W 17th; (a) Sampson Levy, 1128 Fox (329).

SHERMAN AV, 68-82, 1-sty bk stores and garage, 200x100; plastic slate rf; \$30,000; (o) Ruthie Realty Co., 217 Havermeyer st, Bklyn; (a) Chas. B. Meyers, 31 Union sq W (324).

24TH ST, 433-35 E, 1-sty bk garage, 94x44, felt and gravel rf; \$24,000; (o) City of N. Y., Dept. of Public Works, 2d floor Municipal Bldg; (a) P. P. (321).

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

2D AV, 1278-92, 68TH ST, 300-26 E, 67TH ST, 301-27 E, 2 5 & 6-sty bk Julia Richman H. S. & gymnasium & office bldg, 223x194, 65x 200, slag & tile rf; \$1,800,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord, Bklyn (3277).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
DAVIDSON AV, s e c, Buchanan pl, 6-sty bk
tnt, 100x105, slag rf; \$225,000; (o) Kroog Bldg.
Co., John F. Kroog, 3336 Decatur av, president;
(a) Chas. Kreymborg, 2534 Marion av (1650).
SHAKESPEARE AV, e s, 200 n Jessup pl, 5sty bk tnt, 75x85.6, rubberoid rf; \$140,000; (o)
Falniac Realty Corp., Thos. F. McCaul, 203 W.
82d st, pres.; (a) John P. Boyland, 120 E.
Fordham rd (1659).
DWELLINGS

DWELLINGS.

PAINE ST, n s 150 w Edison av, 2-sty bldg, 24x50, plastic slate rf; \$10,000; (o) Filippe Costanzo, 322 E. 109 st; (a) M. A. Cardo, 61 Bible House pl (1660).

RICHELLE ST, n s, 174.4 w City Island av, 1-sty fr dwg, 24x30, asphalt shingle rf; \$3,000; (o & a) W. M. Halley, 2172 Grand Concourse (1642).

UNIONPORT RD, e s, 77.10 s Sagamore st, 2½-sty fr dwg, 18x35, shingle rf; \$5,000; (o) Chas. B. Graf, 1972 Unionport rd; (a) B. Eluling, 1372 Zerega av (1649).

WILLIAMSBRIDGE RD, w s, 167.02 s Colden av, 2-sty fr dwg, 24x24.7, shingle rf; \$5,500; (o) Tavaslav Vanek, 433 E. 68th st; (a) Sears Roebuck, 115 5th av (1643).

215TH ST, n s, 105.23 e Barnes av, 2-sty bldg, 22x60, copper rf; \$10,000; (o) Modestnia Maddalena, 671 E. 188th st; (a) E. A. Russo, 701 E 215th st (1653).

237TH ST, s s, 225 e Oneida av, 2-sty fr dwg, 21x55, rubberoid rf; \$9,500; (o) De Witt Calaman, 2398 Grand Concourse; (a) R. J. & F. J. Johnson, 375 E Fordham rd (1634).

DYRE AV, e s, 194 s City Line, 2-sty fr dwg, 21x24, shingle rf; \$4,500; (o) Uren Bldg. Co., Thos. T. Uren, pres., 704 So 5 av, Mt. Vernon; (a) L. A. Bassett, 704 S 5 av, Mt. Vernon (1636).

(1636).

FRISBY AV, n s, 170 W. St. Peters av, 1-sty fr dwg, 17x36, garage, 100x16, asphalt shingle rf; \$4.800; (o & a) J. L. Fries, Inc., L. P. Fries, 120 Westchester Square, pres. (1645).

GRACE AV, w s, 250 n Edenwald av, 2-sty fr dwg, 19x40, tar and felt rf; \$6,000; (o) Jas. Junior, 256 W. 68th st; (a) Franz Wolfgang, 535 E. Tremont av (1657).

GRAND AV, e s, 199.2 s 176th st, 2-sty and attic bldg, 22x66.10, asphalt shingle rf; \$15,000; (o & a) Fred K. H. Millert, 1692 Monroe av (1658).

GLEASON AV, s s, 55 e Havemeyer av, 2-sty fr dwg, 22.2x28, tar & gravel rf; \$5,000; (o) Jos. Cerroto, 368 E 123; (a) Anthony Posolipe, 414 E 119 (1632).

GLEBE AV, n s, 216.97 e Zerega av, 2-sty fr dwg, 20x40, slag rf; \$8,000; (o) John Shaw, 1530 Mayflower av; (a) Chas. R. Baxter, 3105 Middletown rd (1637).

GLEBE AV, se c Rowland st, six 2-sty fr dwgs, 17x36, and six 1-sty fr garages, 10x16, asphalt shingle rf; \$28,800; (o & a) J. L. Fries, 1nc., L. P. Fries, 120 Westchester Square, pres. (1644).

HOLLYWOOD AV, e s, 252.4 n Coddington av, 2-sty fr dwg, 20x36, asphalt shingle rf; \$4,000; (o) Robt. Fless, 571 S. Boulevard; (a) Anton Pirner, 2060 Westchester av (1647).

LOGAN AV, w s, 275 n Dewey av, 2½-sty bk dwg, 22x32, asphalt rf; \$8,000; (o) Augustine Russo, 3 Madison; (a) Chas. S. Clark, 441 Tremont av (1640).

ROMBOUT AV, e s, 207 s City Line, 1½-sty fr dwg, 24x37, shingle rf; \$4,500; (A) Uren Bldg. Co., Thos. T. Uren, pres., 704 So 5 av, Mt. Vernon; (a) L. A. Bassett, 704 So 5 av, Mt. Vernon (1635).

TREMONT AV, e s, 75.78 n Randall av, 2-sty bk dwg, 16x40, tar & felt rf; \$5,000; (o) Margaret E Granson, 3721 E Tremont av; (a) E. A. Lynde, 2685 Briggs av (1639).

WICKHAM AV, w s, 155 s Bartow av, 1-sty fr dwg, 21x32, asbestos shingle rf; \$4,000; (o) Wm. & Elwood & Fred Bachter, 165 E. 3d st, Mt. Vernon; (a) L. J. Van Schouten, Wickham av, (1648).

WILCOX AV, w s, 350 n Randall av, 1-sty fr dwg, 24x28, shingle rf; \$3,500; (o) Wilcox Vin-cent Realty Corp., 2848 Bainbridge av; (a) Boswall & Casey, Inc., 47 W. 42d st (1655). FACTORIES AND WAREHOUSES.

JEROME AV. w s. 72.03 n 181st, 9-sty concrete storage, 51x103.6, tar & gravel rf; \$70,000; (o) Wm. Hobson, 2436 Morris av; (a) Howard Chapman, 315 5 av (1638).

STABLES AND GARAGES.

STABLES AND GARAGES.

220TH ST, s s, 105 w White Plains av, 1-sty h. t. garage, 18x20, asbestos shingle rf; \$800; (o) Felix Grego, 3813 White Plains av; (a) Emile Liske, 748 E 225th (1555).

220TH ST, s s, 130 w White Plains av, 1-sty h. t. garage, 18x20, asbestos shingle rf; \$800; (o) John Federici, 3811 White Plains av; (a) Emil Liske, 748 E 225th (1552).

JEROME AV, e s, 150 n 200th, 1-sty bk garage, 100x100, plastic slate rf; \$40,000; (o) Anne Gully, 114 E 198th; (a) John J. Dunnigan, 394 E 150th (1551).

STORES, OFFICES AND LOFTS.

CROTONA AV, e s, 91.38 s 176th, 1-sty bk strs & market, 50x100, plastic slate roof; \$15,-000; (o) The Debb Corp, Leo Levinson, 3210 3 av, Pres.; (a) Chas. Schaefer, Jr., 394 E 150th (1872)

(1673).

RYER AV, s w c 181st, 1-sty bk strs, 43.5x 100, rubberoid rf; \$18,000; (o) J. J. Smith, 375 E Fordham rd; (a) R. J. & F. J. Johnson, 375 E Fordham rd (1633).

SOUTHERN BLVD, w s, 160 n Longwood av, 1-sty bk strs, 150.4x81.3, compo roof; \$26,000; (o) Sampiro Realty Co., Samuel Shapiro, 1978 University av, Pres.; (a) Meisner & Uffner, 501 Tremont av (1671).

WHITE PLAINS RD, n e c 227th, 1-sty bk

WHITE PLAINS RD, n e c 227th, 1-sty bk strs, 114.3½x42, slag roof; \$15,000; (o) Edko Realty Co., Inc., Jos. Edelson, 152 W 42d, Pres.; (a) Levine & White, 103 E 125th (1662).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

AMBOY ST, 388-94, 20.6 n Riverdale av, 3-2-sty bk tnts, 20.6x75; \$60,000; (o) Louis Lapedus, 858 Hopkinson av; (a) E. M. Adelshon, 1778 Pitkin av (3969).

ESSEX ST, 423-31, 125 s Pitkin av, 4-2-sty bk tnts, 20.6x70; \$72.000; (o) White Star Bldg. Corp. 358 Atkins av; (a) E. M. Adelsohn, 1778 Pitkin av (3796).

GRAFTON ST, 257-9, e s, 320.2 s Dumont av, 2-sty bk tnt, 26x80; \$27,000; (o) Flax Const. Co., 251 Grafton; (a) S. Millman & Son, 1780 Pitkin av (3797).

JORALEMON ST, 97-101, n s, 124 w Henry, 6-sty bk tnt, 75x95.1; \$200,000; (o) A. A. Joralemon St. Corp., 106 W 13th, Manhattan; (a) Gronenberg & Leuchtag, 450 4 av, Manhattan (3934).

LINCOLN ST, 1555-77, n s, 100 e Buffalo av, 8-3-sty bk tnts, 25x80; \$17,600; (o) Louis Halperin, 361 Stone av; (a) Cohn Bros., 316 Stone av (3410).

Stone av (3410).

4TH AV. 8410, w s, 50 s 84th, 4-sty bk tnt, 50x85; \$75,000; (o & a) same as above (4106).

4TH AV. 5723, n e c 58th, 4-sty bk tnt, 25.2x 100; \$60.000; (o) Henry Knippenberg, 4421 4 av; (a) Voss & Lauritzen, 65 DeKalb av (4135).

22D AV, 8402-12, s w c 84th, 4-sty bk tnt, 90x89; \$100,000; (o) Saml. Himmelstein, 138

Grafton; (a) Seelig & Finkelstein, 44 Court (3910).

22D AV, 8208-12, s w c 82d, 4-sty bk tnt, 112x80; \$129,000; (o) Stucco House Bldg. Co., 8515 Bay pkway; (a) Andrew J. Thomas, 137 E 45th, Manhattan (4174).

COLLEGES AND SCHOOLS.

73D ST, 1502-28, s e c 15 av, 2-sty bk parochial school, 164.4x100; \$130,000; (o) Roman Catholic Parish of Our Lady of Guadaloupe, 7201 15 av; (a) McCarroll, Murphy & Lehmann, 852 Monroe (4073).

DWELLINGS.

E 12TH ST, 2157, e s, 200 n Av W, 2-sty fr 1 fam dwg, 22x40; \$5,000; (o) Jos Aives, 1314 Av S; (a) same (8539).

W 17TH ST, 2644-46, w s, 336.9 s Av Z, 1-sty fr 1 fam dwg, 17x25; \$3,000; (o) Dominick Prione, prem; (a) Jos. J. Galizia, 1 Webers walk (8528).

E 18TH ST, 1374-82, w s, 280 n Av N, 3-2-sty fr 2 fam dwgs, 20x64; \$30,000; (o) Wm. Tendler & Harry Schiller, 430 Barbey; (a) Irving Kirshenblitt, 355 Miller av (8510).

E 22D ST, 1782-90, w s, 340 s Av I, 3-2-sty fr fam dwgs, 16x38; \$19,500; (o) Lawrence B. Caper, 80 Lafayette av; (a) Jas. A. Boyle, 367 Fulton (8579).

E 28TH ST, 2551, e s, 250 n Av Z, 2-sty fr 2 fam dwg, 20x40; \$7,000; (o) Jos. P. Finan, 2116 E 24th; (a) Gilbert I. Prowler, 367 Ful-(8588)

E 28TH ST, 2555, e s, 220 n Av Z, 1½-sty fr 1 fam dwg, 20x40; \$5,000; (o) Patk. Lynch, 1778 E 14th; (a) same (8589).

E 28TH ST, 2563, e s, 160 n Av Z, 1½-sty fr fam dwg, 20x40; \$5,000; (o & a) same as bove (8590).

60TH ST, 1955-71, n s, 100 w 20 av, 6-2-sty fr 2 fam dwgs, 20x60; \$72,000; (o) same (8527). 82D ST, 955, n s, 100 w 10 av, 2-sty fr 2 fam dwg, 25.4x50.10; \$10,000; (o) Nels F. Lindberg, 1015 74th; (a) Geo. F. Lindberg, 1 Bridge Plaza (8540).

90TH ST, 417, n s, 134.10 e 4 av, 2-sty bk garage & 1 fam dwg, 18x48; \$7,000; (o) Berth Terentino. 428 S9th; (o) Olaf B. Almgren, 8801 3 av (8505).

E 94TH ST, 1244, n w c Av J, 2-sty fr 1 fam dwg, 16x44; \$5,000; (o) Chas. F. Maas, 1205 E 94th; (a) Chas. Infanger, 2634 Atlantic av

19TH AV, 5913-21, e s, 20 n 60th, 3-2-sty fr 2 fam dwgs, 20x60; \$36,000(o) same (8526).

19TH AV, 5932, n e c 60th, 2-sty fr 2 fam dwg, 20x60; \$12,000; (0) John J. Doherty, 225 73d; (a) Thos. Bennett, 7826 5 av (8525).

24TH AV, 8702-10, w s, 140 s Benson av, 3-2-sty bk 2 fam dwgs, 20x60; \$30,000; (0) Louis Gaiozzo, 236 23d, Manhattan; (a) Laspia & Samenfeld, 525 Grand (8533).

FACTORIES AND WAREHOUSES.

DUPONT ST, 207-13, n s, 175 w Provost, 1-sty bk storage, 100x100; \$16,000; (o) Oliver Rouse, 162 Park pl; (a) S. Millman & Son, 1780 Pitkin av (3520).

SACKETT ST, 663-79, n s, 80 e 4 av, 1-sty k storage, 28x100; \$12,000; (o) Jacob Morenthaler, 663 Sackett; (a) Albert Ullrich, 371 ulton (4343).

61ST ST, 728-38, s s, 220 e 7 av, 1-sty bk factory, 50x100; \$10,000; (0) Wear Ever Products Co., 1719 St. Marks av; (a) Jack Fein, 211 Snediker av (3936).

STABLES AND GARAGES.

ST. JOHNS PL, 1696-1702, s s, 300 w Howrd av, 1-sty bk garage, 75x85; \$15,000; (o) unie Goldstein, 1593 St. Marks pl; (a) Max largolis, 818 Hewitt pl, Bronx (4202).

W 37TH ST, 2859-65, e s, 190 n Mermaid av, -sty bk garage, 80x118.9; \$18,000; (o) Isador Rifkin, 2930 W 36th; (a) M. A. Cantor, 373 1-sty bk J. Rifkin (4333)

39TH ST, 1336-8, s s, 280 e 13 av, 1-sty bk garage, 40x95; \$8,000; (o) Harris Harrison, 1251 37th; (a) S. Gardstein, 26 Court (4352).

82D ST, 2016-72, s s, 100 w 21 av, 13-1-sty bk garages, 18x18; \$10,400; (o) Harry Kantrowitz, 1666 Parker, Bronx; (a) Philip Caplan, 16 Court (3440).

HIGHLAND BLVD, 306, s s, 270.3 w Barbey, 2-sty bk garage & 1 fam dwg, 36x34.10; \$10,-000; (o) Dr. C. H. Miller, 743 Bushwick av; (a) Wm. Von Felde, 2188 Metropolitan av (3418).

RIDGE BLVD, 6701-11, s e c 67th, 1-sty bk garage, 20x20; \$9,500; (o) Francesco Marino, prem; (a) Chas. P. Cannella, 1163 Herkimer (3642).

(3642).

STILLWELL AV, 1797, n e c Highland av, 2-sty bk garage, strs & 2 fam dwg, 20x90; \$20,000; (o) Cohn Const. Co., 1061 57th; (a) Isaac Kallich, 8609 Bay pkway (3509).

STORES AND DWELLINGS.

CLEVELAND ST, 341, e s, 125 n Liberty av, 3-sty bk str & 2 fam dwg, 25x48; \$24,000; (o) Ammelo Massa, 268 Elton; (a) Wm. A. Lacerenza, 16 Court (4077).

W 3D ST, 2842-4, w s, 314.6 s Neptune av, 2-sty bk str & 2 fam dwg, 40x90; \$10,000; (o) Hyman Goldstein, 2901 W 5th; (a) Wm. A. Lacerenza, 16 Court (3548).

W 17TH ST, 2861-3, e s, 22 n Mermaid av.

17TH ST, 2861-3, e s, 22 n Mermaid av, ty bk strs & 2 fam dwgs, 20x62; \$20,0

000; (o) Pasquale Zema, 1524 Neptune av; (a) Morris Perlstein, 49 Fulton av, Middle Village (4160).

W 17TH ST, 2860-62, w s, 225 n Mermaid av, 2-2-sty bk strs & 2 fam dwgs, 20x62; \$20,-(o) Valentino Fannelli, 3504 Surf av; (a) Geo. Alexander, Jr., 3402 Av K (3844).

83D ST, 309-11, n s, 60 e 3 av, 3-sty bk strs & 2 fam dwg, 40x20.4; \$17,000; (0) F. & C. Bldg. Co., Inc., 672 74th; (a) Fred R. Thieme, 619 81st (3921).

MISCELLANEOUS.

LIBERTY AV, 676, s e c Cleveland, 3-sty bk shop & 2 fam dwg, 55x27.6; \$8,000; (o) Tony Mossa, 675 Liberty av; (a) Chas. H. Pfaff, 524 Grand av (4194).

Grand av (4194).

PENNSYLVANIA AV, 810-14, w s, 195 s
Lorraine av, 2-sty bk shop, 40x60; \$20,000;
(o) Rose Karron, 812 Pennsylvania av; (a) E.

M. Adelshon, 1778 Pitkin av (3975).

3D AV, 7701-13, s e c 77th, 3-sty bk telephone exchange, 109.4x149.8; \$425,000; (o) N.

Y. Telephone Co., 15 Dey, Manhattan; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan; (3660). Kenzie, Voorhe hattan (3660).

THEATRES.

EASTERN PKWAY, 524-32, s s, 39.4 w Nosrand av, 2-sty bk motion pictures, 68.8x155.7; \$165,000; (a) St. Marks Holding Corp., 1043 Pacific; (a) H. Wiseman, 25 W 43d, Manhatan (3424).

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA.—88th av, s w c Parsons blvd, 4-sty bk tnt, 125x134, slaf rf, 57 families, elec, steam heat; \$350,000; (o) Frank Hoodoff, Rock-away Park; (a) A. H. Knoll, Rockaway Beach (4643).

(4643).

JAMAICA.—Hillside av, n s, 105 w Victoria, 2-4-sty bk tnts, 60x84, tar & gravel rf, 24 families, elec, steam heat; \$140,000; (o) Aix Investing Co., Inc., 253 Amherst av, Jamaica; (a) Cohn Bros., 361 Stone av, Woodhaven (4471).

RICHMOND HILL.—Hillside av, s w c 120th, 5-3-sty bk tnts, 20x55, slag rf, 3 families; gas; \$75,000; (o) Leierman Bros., Inc., 766 Fresh Pond rd, Ridgewood; (a) L. Lananncher, 328 Fulton, Jamaica (4616).

DWELLINGS.

CORONA—Ferguson st n.s. 295 w Peartree

CORONA.—Ferguson st, n s, 225 w Peartree av, 2-sty bk dwg, 21x46, slag roof, 2 fam, gas; \$8,000; (o) John Suk, 1342 1st av, L. I. City; (a) F. Chmelik, 796 2d av, L. I. City (2044).

CORONA.—Gunther st, n w c Tieman av, 2-stly fr dwg, 20x49, shingle roof, 2 fam, gas; \$8,-000; (o & a) R. A. Planteroth, 26B 41st st, Corona (1955).

CORONA.—Worthington av, w s, 262 s Roosevelt av, 2-2-sty fr dwgs, 16x40, shingle roof, 1 fam, gas, steam heat; \$12,000; (0) Frank Adamorsky, 286 Pleasure, Astoria; (a) Wm. O. Staber, 83 Junction av, Corona (2053-54).

ELMHURST.—Coe pl, s s, 200 w Vorhees pl, 2½-sty fr dwg, 21x55, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Mrs. Anna Ruxinea, Elmhurst; (a) Wm. O. Staber, 83 Junction av, Corona (2451)

ELMHURST.—Chicago av, s s c Horton av, 2½-sty fr dwg, 21x55, shingle rf, 2 families, gas, steam heat; \$9,000; (o) Geo. E. Ryan, Chicago av, Elmhurst; (a) A. Stines, Jr., 300 Grand av, Maspeth (2354).

JAMAICA.—Bandman av, s w c Wyckoff av, 2-2-sty bk dwgs, 30x20, tar & gravel rf, 2 families, elec; \$16,000; (o) Walter Halliday, 28 Union Hall, Jamaica; (a) John J. Bliss, 34 Union Hall st, Jamaica (2761-2).

JAMAICA.—Wyckoff av, e s, 75 n Sylvester, 2-sty fr dwg, 20x43, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) Alex Kondraser, Strenski pl, Jamaica (2708).

JAMAICA.—Maxwell av. e s, 120 s Ayling av, 2½-sty fr dwg, 24x32, shingle rf, 1 family, gas, hot water heat; \$9,000; (o) Florence M. Baker, Port Washington; (a) R. N. Baker, Port Washington (2709).

JAMAICA.—Beaufort st, s s, 48 w Napier av, 4 2-sty bk dwgs, 20x55, slag rf, 2-fam, gas, steam heat; \$32,000; (o) Mike Cspota & Haw-ley, Sutphin rd, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (1857-58).

L. I. CITY.—Sth av, w s, 100 s Grand av, 22 2-sty bk dwgs, 20x68, slag rf, 2-fam, gas, steam heat; \$264,000; (o) Adelphi Homes Co., 14 Adelphi pl, Bklyn; (a) Paul Lubroth, 26 Cortlandt st, N. Y. C. (1790 to 1801 incl.).

L. I. CITY.—Boulevard, s s, 185 s Broadway, 2-sty bk dwg, 20x52, slag rf, 2-fam, gas, two bldgs; \$16,000; (o) Joseph Tordy, 495 9th av, L. I. City; (a) Cal Schiller, 335 11th av, L. I. City (2002).

L. I. CITY.—Hamilton st, e s, 85 s Freeman av, 2 2-sty bk dwgs, 20x29, tar and gravel rf, 2-fam, gas; \$10,000; (o & a) Triconi Const. Co., 977 Blvd, L. I. City (1608).

MALBA.—North Drive, Centre Blvd, 2-sty fr dwg, 53x38, tile rf, 1-fam, elec, steam heat; \$50,000; (o) George Choose, 110 W 47th st, N Y C; (a) Harold E. Paddon, 280 Madison av, N C; (a) Ha: Y C (1621)

RICHMOND HILL.—Roanoke av, ns, 44 e 114th st, four 2-sty fr dwgs, 16x44, shingle roof, 1 fam, gas, steam heat; \$18,000; (o) Max Kivo-

witz, 395 Christopher av, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (2230-31-32-33).

RICHMOND HILL.—108th st, e s, 335 s Metropolis av, 8-2-sty fr dwgs, 16x33, shingle roof, 1 fam, gas; \$36,000; (o) Gascoyne Realty Co., 8918 Jamaica av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (2293 to 2300).

FACTORIES AND WAREHOUSES.

ELMHURST.—Albion st, n s, 100 n Queens blvd, 1-sty bk factory, 157x105, tar & felt rf, elec, steam heat; \$45,000; (o) Doloros Pelli, 509 E 120th, Manhattan; (a) L. Fluhrer, 280 Madison av, Manhattan (4077).

FAR ROCKAWAY.—Dabney st, s s, 100 w Walcott av, 1-sty bk storage, 40x98, slag rf; \$10,000; (o) J. G. Billiard, Far Rockaway; (a) J. H. Cornell, Far Rockaway (4224).

RIDGEWOOD.—Metropolitan av, n w c Flushing av, 1-sty bk storage, 55x102, slag rf, steam heat; \$75,000; (o) H. C. Bohack Co., Inc., prem; (a) Koch & Wagner, 32 Court, Bklyn (4569).

STABLES AND GARAGES.

DUNTON.—Bryant av. e s. s w c Johnson av, bk garage; \$1,500; (o) M. Burdetto, premises (7707).

ELMHURST.—Elbertson st, n s, 200 w Lamont av, conc blk garage; \$500; (o) T. F. McDermott, 179 Elbertson st, Elmhurst (7428).

ELMHURST.—Goldsmith pl, w s, 180 s Queens blvd. 1-sty bk garage & storage, 40x26, slag roof; \$1,000; (o) Gus L. Kempf, 11 Simonson pl, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy st, Elmhurst (7615).

EVERGREEN.—Cooper av, n s, 91 e L. I. R. R., 2-sty bk garage & dwg, 58x129, slag roof, 1 family, elec, steam heat; \$45,000; (o) Knorr Bros., 1112 Wyckoff av, Evergreen; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (7531). GLENDALE.—Old Fresh Pond rd, nw c Glaser st, bk garage; \$2,300; (o) Lillie Sauter, 45 Lotus av, Glendale (7529).

GLENDALE.—Old Fresh Pond rd, Glasser st, bk garage; \$2,500; (o Hoehn, 45 Lotus av, Glendale (7530). d, s s, 52 w (o) Barbara

Hoehn, 45 Lotus av, Glendale (7530).

JAMAICA.—Chichester av, n s, 375 e Van Wycke av, bk gaarge, 118x30; \$2,000; (o) Mr. Whittemore, premises (7154).

LONG ISLAND CITY.—Harold av, s s, 25 s Queens blvd, 1-sty bk garage, 47x100, slag roof, steam heat; \$28,000; (o) Frank Kopl, 138 E 26th st, N. Y. (7639).

LONG ISLAND CITY.—Lawrence st. 193, w s, 150 s Potter av, Metal garage; \$350; (o) C. Becker, premises (7441).

LONG ISLAND CITY.—2d av, w s, 75 n Ditmars av, metal garage; \$320; (o) M. Matzka, premises (7539).

RICHMOND HIII.—116th st, 8758, conc blk garage; \$500; (o) A. E. Baker, premises (7438). RICHMOND HILL.—109th st. w s, 240 s Liberty av, fr garage; \$350; (o) Ida Lippie, premises (7164).

STORES AND DWELLINGS.

EDGEMERE.—Boulevard, n e c 41st, 2-sty fr str & dwg, 40x65, slag rf, 2 families, gas; \$12,-000; (o) Miss L. Ruelberg, Edgemere; (a) J. H. Cornell, Far Rockaway (4220).

MASPETH.—Grand st, n s, 41 e Woodill pl, 3-sty bk str & dwg, 21x51, slag rf, 2 families, gas; \$15,000; (o) John Brudzynski, Grand st, Maspeth; (a) Albert H. Stines, Jr., 300 Grand, Maspeth (4369).

L. I. CITY.—22d av, s w c Cushing pl, 2-sty bk dwg & str, 25x68, slag rf, 2 families, gas, steam heat; \$10,000; (o) Louis Pandolfi, 166 Hoyt av, Astoria; (a) Raymond Irrera, 327 Steinway av, Astoria (4042). steam

Richmond.

DWELLINGS.

DWELLINGS.

STAPLETON.—St. Paul's av, s w c Cebra av, 2-sty bk dwg, 46x59; \$18,000; (o) German Ev. Lutheran Church, Beach st & St. Paul's av; (a) Henry G. Otto, 92, Beach st (1319).

WEST BRIGHTON—Ludwig st, 229 e Clove rd, 2-sty dwg, 20x26; \$5,000; (o) John Clarke, 196 Richmond tpke; (a) Harry W. Pelcher, Port Richmond (1296).

WEST BRIGHTON.—Ludwig st, n s, 267 e love rd, 2-sty fr dwg, 20x26; \$5,000; (o) Joe rown. 629 Jewel av, West Brighton; (a) H. 7. Pelcher, Port Richmond (1297).

WEST NEW BRIGHTON.—Delafield av. n e c Greenleaf av. 2-2-sty fr dwgs; 28x31; \$14,000; (o & a) Brookes Estate Corp., 49 Wall (1291).

(o & a) Brookes Estate Corp., 49 Wall (1291).

WEST NEW BRIGHTON.—Mt. View av, es, 80 n Garvon pl, 2-sty fr dwg, 22x26; \$3,000; (o) Miss Thora Peterson, 73 Mt. View av; (a) H. A. Mutart, 97 Mt. View av (1229).

WEST NEW BRIBHTON.—Castleton av, s c Dongan, 2-sty fr dwg, 50x45; \$18,000; (o) Geo. A. McWilliams, Forest av, New Brighton; (a) Wm. H. Hoffman, West New Brighton (1335).

WESTERLEIGH.—Wardville av, e s, n Washington av, 2-sty fr & stucco dwg, 20x24; \$5,000; (o) F. M. Bird, 159 Lathrop, West New Brighton; (a) J. B. Johnson, Jewett av (1290).

STORES, OFFICES AND LOFTS. TOMPKINSVILLE.—Bay st, e s, 100 n Puretta, 1-sty str & lunchroom, 38x45; \$3,500; (o) R. Olsen, Tompkinsville; (a) Charles B. Hewker (1327).

PLANS FILED FOR ALTERATIONS

Manhattan

COOPER SQ, 34-36, new fire-escapes on 7-sty bk offices & factory; \$1,000; (o) Harry Barth, 32 Cooper sq; (a) P. P. (1196).

DELANCEY ST, 88, remove part of 1 sty, front, stairs, new elevator & shaft, girders, columns, show window, stairs in 5-sty bk lunch room, str & apt; \$5,000; (o) Sussman Volk Co., 550 W 20th; (a) Hans C. Volz, 371 Fulton, Bklyn (1211).

GREENE ST, 93-95, new partitions in 6-sty bk loft; \$2,800; (o) David L. Enstein, 299 Bway; (a) Jos. E. Kelley, 122 Bleecker (1105).

HENRY ST, 158, new toilets, stairs in 3-sty bk apts & meeting rooms; \$4,000; (0) Society Sons of the Land of Israel, 158 Henry; (a) Levy & Berger, 395 S 2d, Bklyn (1185).

HENRY ST, 291, new balcony, window in 4-sty bk tnt; \$150; (o) Wm. Narins, 291 Henry; (a) Wm. C. Kovalsky, 7 E 42 (1222).

HESTER ST, 172, new extension on two 4 & 5-sty bk stores & tnts; \$2,000; (o) Mario Mar-chese & Gusieppe Bertone, 119 Mott st; (a) Jacob Fisher, 25 Av A (1082).

HUDSON ST, 569, new store front, column in 4-sty bk strs & apts; \$500; (o) Antonia Sallustro, 5718 12 av, Bklyn; (a) Harold F. Smith, 14 E 23 (1242).

NEW ST, 52-54, new ext, stairs, partitions, stairs in 4-sty bk strs & offices; \$600; (o) Almy Rity. Corp., 141 Bway; (a) Patk. J. Murray, Tuckahoe, N. Y. (1236).

PEARL ST, 516-18, new fire-escapes on 2-3-sty bk strs & boarding houses; \$1,200; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1204).

PEARL ST, 542, change of occupancy in 5-sty bk str & factory; no cost; (o) Oberly & Newell Rity. Co., 538 Pearl; (a) Jno. B, Snook & Sons, 261 Bway (1132).

PECK SLIP, 5, new fire-escapes on 4-sty bk r & boarding house; \$600; (a) Roosevelt losp. Corp., 30 Pine; (a) Wm. C. Winters, 106 an Siclen av, Bklyn (1202). Hosp

PECK SLIP, 7, new fire-escapes on 3-sty bk str & boarding house; \$600; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1203).

WILLIAM ST, 146-50, fire retard stairs, new fire-escape on 5-sty bk strs & factory; \$2,000; (o) The Old Glory Rity. Co., 99 Fulton; (a) Robt. Teichman, 66 Beaver (1210).

25TH ST, 349-351 W, extend elevator shaft, new partitions in 6-sty bk factory; \$5,000; (o) Henry Heneken, 539-545 W 28th; (a) Dietrich Wortmann, 116 Lexington av (1175).

31ST ST, 138 W, new fire-escape on 3-sty bk garage & factory; \$300; (o) Adolph Schwartz, 138 W 31st; (a) Andrew R. Fritz, 220 W 121st (1143).

34TH ST, 508-14 W, new door, steps on 2 & 2 & 5-sty bk str. apts & factory; \$100; (o) Nathan Lyons, 510 W 34; (a) Scott & Prescott, 34 E 23 (1230).

37TH ST, 130 E, remove partitions, new elevator & shaft, ext, partition, studio on 4-sty bk dwg; \$10,000; (o) 130 E. 37th St. Corp., 308 W 21; (a) Albert Hunt & Kline, 1 W 34 (1215).

37TH ST, 30 W, new fire-escape on 5-sty bk str & factory; \$500; (o) Jacob O. Tepper, 243 Ocean av, Bklyn; (a) Seelig & Finkelstein 44 Court, Bklyn (1169).

47TH ST, 412-14 W, remove steps, new footings, entrance, areas, st htg system, fixtures, plumbing lines, vent shaft, skylight, plaster board ceiling, partitions, stairs in 3-sty bk dwg; \$4,000; (o) Harold W. Ross, 231 W 58th; (a) Stephen L. Bower, 371 E 165th (1182).

49TH ST, 359 E, remove stoop, partitions, new partitions, window in 4-sty bk tnt; \$1,000; (a) 232 E 4th St. Corp., 59 W 115th; (a) Henry M. Entlich, 413 S 5th, Bklyn (1164).

52D ST, 228-32 W, new str frt, kitchen, toilets & fixtures, stairs, sidewalk lift in 5-sty bk str & furnished room; \$2,500; (o) Romax Realty Co., 228 W 52; (a) Louis B. Santangelo, 2364 8 av (1218).

55TH ST, 19-21 E, raise basement & 1st floor, new elevator, pent house, ext, rearrange plbg fixtures in 2-5-sty bk dwg & offices; \$30,000; (o) Est. Fanny R. G. Ely, 5th av & 44th st, (t) The 5th Av. Bank of N Y; (a) Jos. C. Schaeffer, 11 E 56 (1241).

57TH ST, 17 W, new fire-escape on 5-sty bk str, work & sales rooms; \$900; (o) Mrs. Frank P Frazier, Sea Gull Cottage, Palm Beach, Fla.; (o) Geo. A. Schoenwald, G. C. Term (1121). 65TH ST, 116 E, new window, beams, change bath room in 5-sty bk dwg; \$600; (o) Mrs. Chas. J. Welch, 116 E 65th; (a) Wm. Shary, 41 Union sq (1144).

66TH ST, 126-128 W, remove windows, new stores in 5-sty bk restaurant, store & tnt; \$500; (o) Empire Sq. Rlty. Co., 1947 Bway; (a) Vert-ner W. Tandy, 1919 Bway (1233).

68TH ST, 240 E, remove stoop, new add sty, plumbing, ash hoist, dumbwaiter, bulkhead, re-

build stairs, alter partitions, reface front on 4-sty bk dwg; \$35,000; (o) Leonie A. Daufouts, 7 W 47th; (a) E. D. Litchfield & Rogers, 477 5

68TH ST, 125 W, new framing, elevator & pit in 1-sty bk office & stock room; \$1,000; (o) Rhinelander R. E. Co., 31 Nassau; (a) H. L. Kenvin, 101 Park av (1091).

S6TH ST, 346 E, remove steps, new room, new partitions in 3-sty bk dwg; \$800; (o) Geo. Krauker, 346 E 86th; (a) Fredk. Gerber, 101 E

S6TH ST, 215 E, new partitions, toilet, plumbing in 5-sty bk store & tnt; \$1,000; (o) Emanuel Ornstein, 1592 Av A; (a) De Rose & Cavalieri, 370 E 149th st (1079).

91ST ST, 151 E, remove steps, entrance, new bathrooms, partitions, skylight, vent duct, alter stairs in 3-sty bk tnt; \$4,500; (o) Mrs. Mariama K. Weleke, 159 E 71st; (a) Karl W. J. Seifert, 153 E 40th (1131).

97TH ST, 183 W, new balcony, lower rear of str in 5-sty bk str & tnt; \$5,000; (o) Jos. Schirackson, 200 W 89th; (a) Louis E. Santangelo, 2364 8 av (1134).

100TH ST, 235 E, new office, stairs, beams, toilet, plumbing in 2-sty bk dairy & office; \$1,-800; (o) Brooklyn Creamery Products Co, 215 E 100th st; (a) De Rose & Cavalieri, 370 E 149th

104TH ST, 68 E, remove wall, new girder, steps, ceiling in 3-sty bk dwg & office; \$800; (o) Louis Hutter, 68 E 104; (a) Bruno W. Berger & Son, 121 Bible House (1221).

107TH ST, 303, remove stairs, fixtures, new partitions in 4-sty bk dwg; \$3,000; (o) Carlos L. Hendriquez, 229 W 97th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1100).

116TH ST, 56 E, remove partitions, vent shaft, new str front, stairs in 5-sty bk str & dwg; \$5,000; (o) Solomon S. Rauch, 80 E 116th; (a) L. A. Abramson, 48 W 46th (1199).

116TH ST, 424 W, new partitions, plumbing, store room, ext on 2-sty bk studio & apts; \$1,-200; (o) Manhattan Heights Imp. Co., 261 Bway; (a) Frank J. Schefcik, 4168 Park av (1124).

135TH ST, 19-21 W, new add on 4-sty bk transient hotel; \$7,000; (o) Jos. H. Press, 19 W 135th; (a) Richard Kyle, 583 Riverside dr (1141).

(1141).

145TH ST, 414 W, new ext on 3-sty bk dwg; \$4,000; (o) Dr. David A. Schwick, 414 W 145th; (a) A. J. Simberg, 1133 Bway (1159).

155TH ST, 609 W, remove partitions, new wall, partitions, toilets, book lift in 3-sty bk museum & library; \$3,000; (o) The Hispanic Soc. of America, 155th st, w of Bway; (a) Henry B. Price, 1187 Lexington av (1179).

155TH ST, 505-7 W, new auditorium, gallery, trusses, walls, roof, floor in 1-sty bk church; \$45,000; (0) The Welsh Calvanistic Methodist Church, 505-7 W 155th; (a) Wm. M. Farrar, 201 W 33d st (1074).

AV A, 85, remove columns, new columns, beams, store fronts on 4-sty bk store & tnt; \$1,-000; (o) Dora Bierman, 75 Av A; (a) Jacob Fisher, 25 Av A (1073).

BROADWAY, 1412, remove str frt, new mezzanine gallery, str frt in 8-sty bk strs & office bldg; \$1,000; (o) Lee Schubert, 225 W 44; (a) Geo. Alexander, Jr., 3402 Av K, Bklyn (1071).

BROADWAY, 274 E, new add sty on ext on 3-sty bk club house; \$1,000; (o) The New Era Club, 274 E Bway; (a) John H. Scheir, 236 W 55 (1238).

BROADWAY, 4191-4199, new balcony in 6-sty bk str & apts; \$600; (o) John Schreiner, 315 W 104; (a) Jobst Hoffman, 188 St Nicholas av (1240).

BROADWAY, 2139-57, new partitions, mezzanine in 8 & 12-sty bk strs & apts; \$1,200; (o) Wm. W. Astor, London, Eng.; (a) Jas. J. F. Gavigan, G. C. Terminal (1108).

BROADWAY, 2503-9, new str front, ext, skylight, lower floor in 1-sty bk strs; \$20,000; (o) Eugene Higgins Co., 50 Union sq; (a) Morgan M. O'Brien, 49 E 90th (1110).

BWAY, 1411-29, fire retard partitions in 2-5 and 7-sty bk opera house, stores, aparts; \$1,-500; (o) Metropolitan Opera & R. E. Co.; (a) Guy W. Culgin, 141 Washington pl (734).

BWAY, 1687, remove columns, new columns, stores, show windows in 3-sty bk stores and offices; \$1,500; (o) Mary T. Yourell, 30 E 42d st, care Edgar Leayeraft Co.; (a) Jos. Kleinberger, 20 W 43d st (788).

BWAY, 260 W, new toilets, windows, chutes, stairs, floor, elev shafts, alter partitions in 11-sty bk office and storage; \$50,000; (o) Wool Exchange Rity, Co., 260 W Bway; (a) F. P. Platt & Bro., 680 5th av (820).

LEXINGTON AV. 1079-81, remove stairs, new stairs, doors, toilets show windows, cornice on 2-4-sty bk strs, offices & apts; \$6,000; (o) Mucklon Holdg. Co., 1072 Lexington av; (a) Goldner & Goldner, 47 W 42d (1158).

LEXINGTON AV. 792, new ext on 4-sty bk dwg; \$500; (o) Abraham L. Wolbarst, 792 Lexington av; (a) Arthur Lobo, 8 W 33d (1170).

LEXINGTON AV, 653, new extensions, plumbing in 4-sty bk store, offices & apart; \$12,000; (o) Est Henry Morse, 277 Bway; (a) Samuel Cohen, 32 Union sq (1086).

LEXINGTON AV, 1184, new girders, columns in 5-sty bk str & tnt; \$4,000; (o) Louis Roth, 137 E 73; (a) Geo. M. McCabe, 96 5 av (1223).

PARK AV, 1706, rearrange partitions, new bath room in 5-sty bk str & tnt; \$350; (o) Jacob Levinstine, 1706 Park av; (a) Henry Z. Harrison, 1787 Madison av (1194).

PARK AV, 42, remove stoop, partitions, new steam heating, bath rooms, partitions in 5-sty bk dwg; \$15,000; (o) Herbert L. Satterlee, 37 E 36th; (a) Hutton & Buys, 103 Park av

6TH AV. 482, remove wall, change entrance, new partitions, entrance in 5-sty bk str & factory; \$10,000: (a) Jos. W. Donegan, 12 E 49th; (a) Saml. Caruer, 118 E 28th (675).

6TH AV, 940, enlarge windows, new lintels, remove partitions in 4-sty bk str, loft & apt; \$3,000: (a) Wm J. Bowe, 59 W 53d; (a) Rouse & Goldstone, 512 5 av (1200).

TTH AV, 478, remove wall, new stairs, piers, show windows in 4-sty bk str & dwg; \$1,000; (o) Geo. Kelisky, 1540 Bway; (a) Geo. H. Van Auken, 430 W 44th (1156).

TTH av, 146, remove str front, piers, new column in 3-sty bk strs & offices; \$5,000; (o) Edw. C. Betzig, 146 7 av; (a) Henry Harrje, Jr., 3194 Perry av, Bronx (1219).

3194 Perry av, Bronx (1219).

STH AV, 486, new columns, girders, piers, str frt, stairs in 4-sty bk str & office; \$3,500; (o) Solomon & Gustave Gross, 486 8 av; (a) Sidney F. Oppenheim, 110 E 31 (1056).

STH AV, 2330 enlarge bank space in 4-sty bk bank, store & offices; \$25,000; (o) David M. Bishop, 2330 8 av; (a) C. B. French, 19 W

8TH AV, 825, new stairs, doors, partitions in sty bk office bldg; \$1,500; (o) 8th Av. R. R. o., 825 8 av; (a) Jos. D. Kent, 825 8 av (1038).

STH AV. 815 to 823, remove front, windows, new partitions, beams, metal or plaster ceiling, doors in 4-sty bk str & restaurant; \$20,000; (o) 8th Av. R. R. Co., 825 8 av; (a) Jos. D. Kent, 825 8 av (1162).

STH AV, 355, remove partitions, new partitions in 4-sty bk str & apts; \$500; (o) Morris Svitow, 355 8 av; (a) Saml. Pelton, 58 E 13 (1214).

STH AV, 685, remove str front, new str front, stairs, partitions, toilets in 4-sty bk str & apts; \$600; (a) Jas. & Frank Goodman, 303 W 44th; (a) Henry Z. Harrison, 1787 Madison av (1195).

STH AV, 2640-42 remove wall, new partitions, strs, beams in 7-sty bk strs & hotel; \$3,500; (o) Hotel Braddock Co., Inc., 282 W 126th; (a) John Brandt, 271 W 125th (1188).

Bronx

161ST ST, n e c 3d av, new stairs, new store fronts and new partitions to 5-sty bk store and tnt; \$1.200; (o) Paul G. Deeker, 193d st and Grand Concourse; (a) Chas. Schaefer, Jr., 394 E 150th st (302).

188TH ST, 607 E, 1-sty bk extension, 22x5, new store fronts and new partitions to 2-sty fr store and dwg; \$2,500; (o) Alfonso Massucci, 612 8th av; (a) M. W. Dul Gandio, 158 W 45th st (299).

236TH ST, e s, 87.9 E Martha av, 1-sty fr extension, 9x20, new windows, new partitions to 2-sty fr dwg; \$4.000; (o) Henry J. Smith, 165 Bway; (a) Frank H. Bissell, 157 E 44th st

COURTLANDT AV, 583, new plumbing, new partitions to 3-sty fr tnt; \$1,500; (a) Adolph G. Stahl, 579 Courtlandt av; (a) P. G. Stadler, 1225 Taylor av (303).

CRESCENT AV, 657-61, build 1-sty rf fr upon 1-sty fr extension of 2-sty fr dwg; \$1,000; (o) Domenick Bartoli, on prem; (a) M. W. Dul Gandio, 158 W 45th st (298).

DAVIDSON AV, 2506, 1-sty bk extension, 29.9x56.3, to 3-sty bk dwg and clubhouse; \$10,-000; (o) Bronx Women's Club, 190th st and Jerome av; (a) Hutton & Buys, 103 Park av

WALES AV, 561, 1-sty fr extension, 2x15, new plumbing, to 1½-sty fr dwg; \$2,500; (o) Mary Ernst, 587 Concord av; (a) L. M. Meres, 7 E 42d st (305).

Brooklyn

FULTON ST, 502-6, s s 40 e Bond st, int & pl 7-sty bk factory & store; \$50,000; (o) Mrs. J. S. Bailey, Springfield, Mass.; (a) Magnuson & Kleinert, 52 Vanderbilt av, N. Y. (6626).

FULTON ST, 1840, s s, 205 e Rochester av, repair fire damage in 2-sty fr str & 2 fam dwg; \$2,500; (o) Morris Silverman, prem; (a) Hans Petersen, 1631 Atlantic av (6286).

FULTON ST, 1108, s s, 5184 e Classon av, ext 3-sty bk str & 2-fam dwg; \$3,000; (o) John Mantell, prem.; (a) Montrose Morris Sons, 533 Nostrand av (7004).

Nostrand av (1004).

HANCOCK ST, 172, s s. 260 e Nostrand av, int alts & plumbing in 3½-sty bk 3 fam dwg; \$2,500; (o) Evelyn Maceda, 270 Carroll; (a) John Brandt, 271 W 125th, Manhattan (7231).

JORALEMON ST. 209-45, n e c Court, int 5-sty bk borough hall; \$10,000; (c) City of New York; (a) Wm. P. Hennessy, 2707 Newkirk av (7044).

PACIFIC ST, 220, s s, 179.9 e Court. ext & plbg 3-sty fr shop & 2-fam dwg; \$1,500; (o) Frank McKee, premises: (a) Magnuson & Kleinert, 52 Vanderbilt av, N Y (6978).

PRESIDENT ST, 566, s s, 200 w 4 av, ext & walls & int 3-sty fr storage & 2 family dwg; \$6,000; (o) Anna Libretti, President st & 4 av; (a) Salvati & Le Quornik, 369 Fulton st (7456).

SMITH ST, 55, n e c Schermerhorn, ext on 3-sty bk strs & 2 fam dwg; \$8,000; (o) Peronah Realty Corp., 26 Beaver, Manhattan; (a) Chas. L. Calhoun, 16 E 33d, Manhattan

WINTHROP ST, 87, n s, 718 e Flatbush av, int and pl 3-sty fr 2-fam dwg; \$3,000; (o) Charlotte A. Locke, prem; (a) Chas. A. Locke prem (4666).

BAY 13TH ST, 138 w s, 250 n Bath av, ext and porch, 2-sty fr 2-fam dwg; \$4,000; (o) Marie G. Longobardi, on prem; (a) Vincent M. Capano, 239 Bleecker st (6019).

BAY 14TH ST, 56-66, w s, 150 n Benson av, ext porch, 2-sty fr 2-fam dwg; \$2,000; (o) Anthony Antonucci, 1669 S3d st; (a) John C. Wandell Co., 425 86th st (4499).

15TH ST, 125-31, n s, 165 w 4 av, ext & int plbg 2-3-sty fr strs & 2-fam dwg; \$7,000; (o) Barney Cohen Realty Co., Inc., 91 Sherman; (a) Allen A. Blaustein, 432 15th (6993).

18TH ST, 185 n s, 100 e 4th av, ext 2-sty fr 2-fam dwg; \$2,000; (o) Jos. Saferrella, on prem; (a) Ferd Savignano, 6005 14th av (5844).

W 20TH ST, 2007, w s, 85 n Surf av, int & roof 1-sty fr dance hall; \$2,000; (o) Sixti Bussoni et al, lesses, 307 Bway, N Y; (a) Hy. Auerbach, 1443 E 9th st (7453).

Aderbaca, 1445 B 3th St (1455).

55TH ST, 101-23, n e c, 1st av, ext, int and plmbg, 3-sty bk shop, office and 2-fam dwg; \$2,000; (o) The Permutet Co., 440 4th av, N Y; (a) Norman E. Brice, 2822 Av K (5990).

55TH ST, 1560, s s, 180 w 16 av, ext to 2½-sty fr 2 fam dwg; \$4,000; (o) Wm. Picker, 1550 55th; (a) M. A. Cantor, 373 Fulton (6050).

(6050)

(66157). The strong of the str (6311)

BEDFORD AV, 967-9, n e c DeKalb av, str fronts, exterior & int alts in 3-sty bk bank & factory; \$15,000; (o) Mechanics Bank, Court & Montague; (a) Shampan & Shampan, 50 Court

BROADWAY, 1506-8, w s, 119.4 s Jefferson av, str fronts, exterior & int alts to 3-sty fr str, office & 1 fam; \$2,000; (o) Richd. Goodman, prem; (a) Laspia & Samenfeld, 525 Grand (5985)

(5265).

BROADWAY, 594, s w c Walton, str fronts, int alts & plumbing in 2-sty fr strs & shop; \$3,000; (o) Jacob Sapperstein, 477 Monroe; (a) Glucroft & Glucroft, 729 Flushing av (8036).

BUSHWICK AV, 325-47, e s, bet McKibben & Leight sts, plbg in 4-sty bk school; \$2,200; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (6904).

BUSHWICK AV, 781, n s, 125 w DeKalb av, windows, int alts & plumbing in 2½-sty bk dwg; \$3,500; (o) Catherine T. Bent, prem; (a) Louis W. Feldman, 28 Van Buren (5255).

BUSHWICK AV, 58-62, w s, 75 s Ainslie st, ext, int & plbg 2-sty bk 1-fam dwg; \$3,700; (o) Adeline L. Pfeiffer, 33 Orient av; (a) Louis Berger & Co., 1696 Myrtle av (6930).

CATON AV. 1412, s s, 50 e E 14th st, int and pl. 2½-sty fr 2-fam dwg; \$3,500; (o) Herman Sfrahman, 16-22 Hudson st; (a) Benj. Duesle, 153 Remsen st (4511).

CENTRAL AV, 472, s w c Putnam av, walls int and pl 3-sty bk laboratory and 4-fam dwg; \$3,000: (o) Frances Sparacino, 1063 Willoughby av; (a) Chas. P. Connelly, 1163 Herkimer st (3650).

DE KALB AV, 928, s s, 375 w Lewis av, ext on 2-sty bk synagogue; \$5,000; (o) Cong. Joseph, prem; (a) Gilbert I. Prowler, 367 Fulton (7170).

EVERGREEN AV, 698, n w c Covert, exterior & int alts & plumbing in 3-sty fr strs & 4 fam dwg; \$5,000; (o) Herman Engre, 126 Covert; (a) Glucroft & Glucroft, 729 Flushing av (8271).

FLATBUSH AV, 1280-82, w s, 18.3½ n Bedford av, int & pl 2-sty bk stores; \$3,000; (o) H. C. Bohack, Kew Gardens, Queens; (a) John N. Linn, 371 Fulton st (6669).

Queens

ARVERNE.—Boulevard, s e c Beach 74th, int alts to provide for strs; \$1,500; (o) Philip Hartenstein, prem (1670).

COLLEGE POINT.—13th st, s w c 7 av, raise bldg, add 1 str, new flat rf, alts to dwg; \$2,500; (o) Frank Niraglia, 1 S 13th, College Point (1707).

(1707).

COLLEGE POINT.—5th av, s e c 13th, 1-sty fr ext, 24x12, rear, tar & slag rf, int alts to dwg & str; \$1,200; (o) David Seppel, 560 4 av, College Point; (a) Peter Schreimer, 34 Causeway, College Point (1665).

EAST ELMHURST.—37th st, w s, 100 s Schurz av, 1-sty fr ext, 22x24, rear, tar & gravel rf; \$1,000; (o) Jos. Manion, prem (1708).

FAR ROCKAWAY.—Central av, w s, opp Lockwood av, move bldg, new foundation, repairs to dwg; \$2,500; (o) Y. Z. Realty Co., Inc., Far Rockaway (1716).

JAMAICA.—Rockaway rd, 167, elevator; \$2,-000; (o) Gottlieb & Seiff, 167 Rockaway rd, Jamaica (1686).

L. I. CITY.—Crescent st, 154, elevator; \$2,-700; (o) Hope Hampton Production, Inc., prem (1659).

L. I. CITY.—12th av, e s, 410 s Wilson av, 2-sty fr ext, 20x13, front, tin rf, to dwg; \$2,-500; (o) Philip Kneer, 84 14 av, L. I. City (1684)

L. I. CITY.—Wilbur av, n w c Sunswick, 3-sty cone blk ext, 10x35, to factory; \$2,000; (o) Queensboro Bridge Loft Corp., 4840 Van Alst av, L. I. City; (a) H. S. Korp, 4840 Van Alst av, L. I. City (1671).

MASPETH.—Grand st, n s, 126 w Lexington av, raise rf of fr ext 1 sty, int alts to str & dwg; \$9,000; (o) D. Vfancullo, prem (1701).

RICHMOND HILL.—IOlst st, s w c Park Lane S, support for water tank; \$2,250; (o) Wm. Demuth Co., prem (1656).

RIDGEWOOD.—Woodbine st, n s, 105 w Prospect av, 2-sty fr ext to provide for addi-tional family, alts & repair; \$1,000; (6) Frank Loeffler, 2341 Woodbine, Ridgewood (1710).

ROCKAWAY BEACH.—Boulevard, n s, 160 w 84th, 1-sty fr ext, 36x56, int alts & repairs to dwg; \$3,000 (0) Cohen & Rashbaum, 135 Clinton av, Manhattan (1669).

WINFIELD.—Fisk av, w s, 25 s Henry, 2-sty fr ext, 12x5, side, set back on new foundation, int alts to dwg; \$2,000: (o) Clinton Harris, 108 Hyatt av, Winfield (1664).

WOODHAVEN.—Chichester av, s s, 80 w Woodhaven av, plumbing in dwg; \$40; (o) M. Burgess, prem (1529).

WOODHAVEN.—Emerald st. 1124, plumbing in dwg; \$50; (o) W. Goldstein, prem (1495).

WOODHAVEN.—110 76th st. e s, 400 s Jamaica av, plumbing in dwg; \$30; (o) Geo. Rodenbrocker, prem (1552).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

JUNE 1.

GRAND ST, 356; Chas E Dowdall, Inc	
-Liberty Piano Co. Inc. & Tax Ex-	
empt Constn Co, Inc (2)	820.00
42D ST, 233-9 W; H F Electric Co-	
233-239 West 42d St Corpn & Wood-	E9E 94
ward Constn Co, Inc (3)	535.34
Co_Heilner & Wolf Inc Fred W	
Marks & Woodward Constn Co. Inc	
(4)	120.00
MADISON AV, 1493; Harry Resnicow —Lillian B Vogel et al & Kathryn G	
-Lillian B Vogel et al & Kathryn G	
Siegelstein (1)	325.00
JUNE 2.	
102D ST, 310 W; Bernhard Saultz— Jas B Nimmons & Sophie A Strie-	
Jas B Nimmons & Sophie A Strie-	
beck Von Reyn (5)	108.00
LEXINGTON AV, sec 90th, 100.8x120;	
Southern Hardwood Flooring Corpn	
-Rhinelander Real Estate Co & Jos G Siegel, Inc (6)	2 050 00
JUNE 3.	5,050.00
LIBERTY ST, 136; Chas Jacobson— Liberty Washington Cedar St Corp;	
Cohon & Shangky (7)	136.00
MADISON AV 145: Saml Cohn—Est	150.00
Cohen & Shansky (7)	
Madison Lunch, Inc (8)	125.00
Madison Lunch, Inc (8) GREENWICH ST, 160; Israel Crystal —Henry Bartel & Thoelen's, Inc (9).	
-Henry Bartel & Thoelen's, Inc (9).	3,000.00
55TH ST, 26 E; Benj Rose et al—L W Newlin & Levin Constn Co (10)	100.00
	462.00
JUNE 5.	
17TH ST, 213 W; James M Simpson Co—H B Chakmakjian (11) 65TH ST, 20-32 W; Garfield Electri- cal Supply Co—West Side Holding	
Co—H B Chakmakjian (11)	1,239.67
65TH ST, 20-32 W; Garneld Electri-	
Co: Middlestate Fleetric Co (12)	283.64
AMSTERDAM AV. 1720: Frederick	200.01
Co; Middlestate Electric Co (12) AMSTERDAM AV, 1720; Frederick Aldhous—Frederick H Walker; Emil	
& Harry Engle (13)	253.50
JUNE 6.	
15TH ST, 340 E; Edw C Lampe-M	
Goodman (14)	30.25
Goodman (14)	00.20
K Tully Mason & Builders, Inc-	
Mary Meehan (renewal) (15) 26TH ST, 123 W; M I Constn Co— Walter H Calhoun, exr, 185 Green-	2,576.60
26TH ST, 123 W; M I Constn Co-	
Walter H Calhoun, exr, 185 Green-	
wich Corpn, Isidor Glantz & Morris	2,670.00
45TH ST 133 W. David Israel-I H	
Kramer & Santa Lucia Co (17)	2,240.50
TUNE	

71.27 355.00

1,960.00

180.89

174.27 460.00

JUNE 7.

JUNE 1.

FAILE ST, S12: Smith & Stone Contr Co—Temple Beth Elohim, Inc...... 5,355.84 BRIGGS AV, 2685: Gaspar Molnar— Jane L Lynde & Ernest A Lynde... 425.72 JUNE 2. LIVINGSTON AV, 55; N Y Marble & Tile Works & E G Leehr.....

JUNE 3.

MORRIS AV, ws, 100 s 181st, 100x111; Domenick Salvate—Cecelia King & King Winter Corpn.... 5.500.00 JUNE 5.

SOUTHERN BLVD, 1216; Abraham Fagin et al-Johanna Fischer..... 850.00 JUNE 6.

HOBART AV, 1913; Harvey Deane— Alfred W Zucker

SATISFIED MECHANICS' LIENS

Manhattan. JUNE 1.

83D ST, 46-56 W; Kertscher & Co-Hennessy Realty Co et al; Feb14'12. 2,500.00 JUNE 2.

54TH ST, 22 W; Wm G Quick—Margaret Marshall et al; Mar21'22 (cancelled)
34TH ST, 115 E; Corrigan & Shear, Inc—John H Henshaw et al; Feb23 2,193,73 159.00

Inc—John H Henshaw et al; Feb23

21

35TH ST, 26 E; Acme Iron Works—26
East 35th St Corpn et al; Dec27'21.

WADSWORTH AV, 140; Morris Milkowsky—J & L Holding Co, Inc, et
al; Feb23'22

AUDUBON AV, 105; Morris Milkowsky
—S Steinberg et al; Feb23'22.

SAME PROP; Morris Milkowsky—Jos
Lesser et al; Jan24'22.

WADSWORTH AV, 140; Morris Milkowsky—Jos Lesser et al; Jan24'22.

2130TH ST, 606 W; Muran Concrete
Constn Co—Sinclair & Valentine Co
et al; May2'22 370.00

et al; May2'22 ...

4,547.65 200.00

PRESCOTT AV, 67; Simon P Saxe—
Charles Fairburn et al; Dec27'21...
ELIZABETH ST, 163; Dominick Mangialetti et al—Salvatore C Fenelli et al; Mar15'22

18TH ST, 144-50 W; American Elevator & Machine Corp—S & N Realty, Inc, et al; Oct27'21

VESEY ST, 41-43; Wm L Rouse et al—Frank Pindyck et al; June4'21... 3,736.00 667.00

JUNE 6.

²45TH ST, 108 W; Jos Paganessi—Mary A Mahon et al; May25'22 7TH AV, 141-5: Chas J Adams & Sons, Inc—Geo C Flint et al; Apr19'22... JUNE 7. No Satisfied Mechanics Liens filed this day.

Bronx.

JUNE 1.

1,050.0010,079.14

JUNE 5.

BRONXDALE AV, 1863; Abr Monk
—Jane Kitchen et al; Aug21'21.... JUNE 6.

146TH ST E, swc St Anns av, 25x90; Dean Dunning—Pasuale Greco et al;

205.50

111.00