

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.

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

VOL. CX
No. 10 (2842)

NEW YORK, SEPTEMBER 2, 1922

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\$12.00 A YEAR

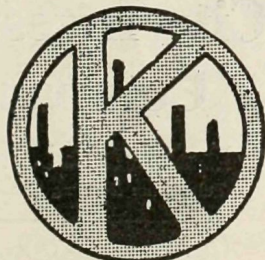
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E D I T O R I A L

Safeguarding New York in Coal Crisis

How much anthracite coal will be available for the winter months still remains uncertain, and the anxiety of consumers increases with each passing day. While the Washington authorities are bending their efforts to bring about a resumption of mining on a large scale, it is foreseen that, no matter how successful these efforts may ultimately prove, a serious shortage in the supply must be expected. Governor Miller has gone into the situation thoroughly and is convinced that a real emergency exists. For this reason the Governor has brought about the enactment of a special law at Albany calculated to afford the people of New York State as square a deal as possible in the distribution of such supplies of coal as may be allotted to this state by the Federal authorities.

Acting on the Governor's recommendation, the Legislature at Albany early this week passed unanimously a drastic measure to safeguard the interests of the Empire State until such time as the mining and hauling and distribution of coal again becomes normal. Under the Governor's plan, the State Coal Administrator appointed by him will have the powers of a dictator and will have the financial backing of the state up to \$10,000,000 in his operations. With a revolving fund of this size, the new Coal Administrator will be able to exert a powerful influence in the purchase and distribution of the coal. Under other powers with which he has been clothed by the Legislature he should be able to protect the public against undue hoarding of coal and against profiteering.

The celerity with which Governor Miller has acted in this emergency, and the promptness and unanimity with which his program has been accepted by the Legislature, is the most encouraging development thus far in the situation. Notice has been served that, insofar as the State Government is able to act in the matter, it means business. The members of the Legislature did well to reject the suggestion that control of the coal supply be placed in the hands of municipal commissions. That plan, had it been adopted, would have defeated its own purpose. It was far wiser to put the whole business on a state-wide basis, and there is no reason to assume but that each section of the state will receive fair and just treatment under the plan adopted.

It was, perhaps, too much to expect that the State Legislature could assemble without a display of that modern malady best described as "landlorditis." Senator Lockwood, as its chief victim, displayed symptoms of a new attack by expressing the fear that the Governor's emergency coal plan might break down that part of his precious housing emergency laws which requires landlords to keep apartment houses heated. Very properly the other members of the Legislature paid little attention to Senator Lockwood's fears on this point. Its absurdity was cleared up later by Gov-

ernor Miller himself, who pointed out that the emergency housing laws make it a penal offense for a landlord to refuse "willfully" to supply heat, hot water and elevator service. Obviously, as the Governor declared, if the landlord cannot get coal he is not "willfully" depriving his tenant of that service. Nor is there any justification for the assumption that in the coal emergency New York landlords will fail to make every effort to keep their buildings as warm and habitable as possible under the circumstances.

Hurdles Ahead of Hylan's Plan

When the Mayor of New York announces his purpose to spend \$600,000,000 on extensions of the city's transit lines the fact becomes of more than passing interest to taxpayers as well as strap-hangers. Regardless of its merits or defects, it is inevitable that there will be wide discussion of Mayor Hylan's program because of the official source from which it emanates. In the natural course of events the Mayor's plan will be submitted to the Board of Estimate and Apportionment, a public hearing will be held, and the Mayor may be able to command enough support in the Board to have his plan approved. It is difficult to see, however, what further progress the Hylan plan can make. There is no blinking the fact that under the law as it stands the authority in this matter is lodged in the Transit Commission of which George McAneny is Chairman.

Some parts of Mayor Hylan's statement announcing his plan are obviously political in their effect. If it were the Mayor's intention to throw the rapid-transit question further into politics than it already is he hardly could have adopted a more effective method.

The extension of the city's transit facilities has been neglected all too long and the average citizen is not apt to forget that no recent progress toward better conditions was made until the Legislature and the Governor last year created the State Transit Commission and gave it power to tackle the problem in earnest. And until the law is changed New York must look to the McAneny Commission for whatever extensions and improvements are made in the city's transit facilities.

Bricklaying Here and in the West

A study of bricklaying efficiency was recently made in San Francisco by a member of the staff of the Industrial Association of that city. This study involved the work of an American Plan crew of four bricklayers, two of whom were mechanics of first-class ability and two of second-rate calibre, under the supervision of an experienced foreman, who was also in sympathy with the American Plan. The job was a seventeen-inch wall of a four-story apartment house, made of San Jose common brick, with concave joints, and an inside finish. The work was observed at regular intervals for an entire week and it was found that an

average of 2,035 bricks were laid per day per man.

Although this was manifestly a test case and in all probability the crew had previously been informed that a study of its efficiency was to be made, the facts developed do not portray an isolated instance of what a decade or so ago would have been considered locally as normal bricklaying efficiency. According to records and reports in the possession of the San Francisco Industrial Association, numerous actual cases are cited which show that the efficiency of the average building trades mechanic is rapidly and consistently increasing under the American Plan.

Testimony of three of the most reliable contractors in San Francisco shows that in 1921 the average production on plain walls was approximately 1,700 bricks per day per man, which was about fifteen per cent. less than the recognized standard of 2,000 bricks per day per man in pre-war times. In San Francisco this gratifying increase in the skill and production not only of bricklayers but of men in all crafts identified with the construction industry, is directly traceable to the abrogation of the rules and regulations designed to limit output by curtailing efficiency which prevailed prior to the adoption of the American Plan.

Undoubtedly local contractors will be somewhat disheartened when they compare the results of the recent San Francisco study of bricklaying efficiency with the rate of production they are now getting on Metropolitan projects. Although building trade mechanics in this district now command the highest wages ever paid in this country, the general efficiency of building craftsmen as a whole is far below normal and only slightly improved since the war period when efficiency reached its lowest ebb.

On the authority of several reliable and experienced contractors bricklayers in New York City are at the present time not averaging 1,000 bricks per day per man on straight walls. According to many builders the average is nearer 800 than 1,000. This is not the

production limit by any means, as there are authentic cases where in Brooklyn and the Bronx, on speculative apartment-house operations, mechanics have laid as high as 1,500 bricks per day and sometimes more, and have maintained this rate of production for protracted periods. The secret of the relatively-high rate of efficiency on these jobs, however, was found in the bonus wages offered by speculative builders in order to rush their operations to completion for the autumn renting season.

A decidedly different condition prevails on commercial and public work. On local building projects, except those of a purely speculative character, only the recognized union scale is offered by contractors. On these jobs the contractors admit, sorrowfully perhaps, that they average less than 1,000 bricks per day per man, but several have been told that this production could be materially increased upon the payment of a bonus above the scale.

During the past year or so building material costs have been substantially reduced from their war-time peaks. Construction costs have not relatively decreased, however, because of the inefficiency of labor and its exceedingly high cost. A very important part of the total cost of a building project is now charged to labor and until this cost is lowered, first by wage scales in closer relation to material prices, and second, by increased efficiency of mechanics, construction costs will continue at unreasonably high levels.

There are some things about the American Plan as it is practiced in San Francisco that are not fully understood and some which will not harmonize with the ideas of local organized building labor groups and the contractors' organization, but if under this plan the efficiency of mechanics is improved to the extent shown by the recent study in San Francisco there must be something in it that might well be considered by local contracting interests which earnestly desire a stabilized industry.

Gives Principal Reason Why Budget Making Is Inefficient

STEWART BROWNE, President of the United Real Estate Owners' Association, discussing the 1923 budget, the departmental estimates for which are being received by the Secretary of the Board of Estimate, said:

"The 1923 budget will be at least \$360,000,000 as against \$350,000,000 for 1922. In this connection it should not be forgotten that the budget is not in any way tied up with and limited to the 2 per cent. constitutional tax rate which latter only refers to the tax levy. Budget making is defective because the aggregate amount is passed at a time when the Board of Estimate has no knowledge what the aggregate assessed valuations of realty made in the same year will be, nor what the aggregate credits to the General Fund will be, so that the expenditures are fixed before knowing what the income will be. Therefore there is always subsequent manipulation and 'kiting'

to make the two balance. This condition of affairs is due to charter defects and it is to be hoped that before another year comes round the charter will be amended so as to provide for proper budget making. The greatest defect in budget making is that those who vote the budget vote for larger appropriations than are necessary solely from vote-getting necessities. The budget would be very much smaller if the appropriations were left to the municipal civil service heads who have the supervision of the budget making but who are usually over-ruled by their 'elected superiors.'

"The only saving grace in budget making is that the members of the Board of Estimate object to an increase in the tax rate especially in election years, but unfortunately this is generally saved by increasing the assessed valuations of realty and by budget manipulation."

Course in Commercial Geology at New York University

A COURSE in commercial geology, the first of its kind ever introduced into a university, has been announced by the School of Commerce of New York University. The course will be given by Dr. Ernest R. Lilley, Sc.D., and is designed especially to teach present and prospective builders, contractors and purchasing agents how to know the materials with which they have to deal. The basic mineral materials used in industry, including iron and

steel, copper, tin and the minor metals, gold, silver and platinum, and the different kinds of building stone, lime, cement and brick, will be discussed. There will also be lectures on coal, oil and the fertilizer industry. These lectures will discuss methods of exploitation and conservation, including mining and preparation for market, and relation between market prices and production costs. It is expected a large number of students will take this course.

REAL ESTATE SECTION

Legislature Passes Bill For State Coal Administrator

Official to Be Appointed by Gov. Miller Will Regulate Distribution, Use, Price and Rationing of Fuel During the Existing Emergency

[Special to THE RECORD AND GUIDE]

Albany, August 30.

BY an unanimous vote in both branches the Legislature, called in special session by Gov. Miller, has enacted into law his recommendations to safeguard the interests of the people of the state in the emergency caused by the strikes in the anthracite and bituminous coal fields and of shopmen on the railroads. The Legislature met Monday night and adjourned Tuesday afternoon, after passing the bill, to which Gov. Miller affixed his signature Tuesday evening.

In his message explaining the necessity for the enactment of emergency legislation the Governor outlined the situation as follows.

"Happily the resumption of mining in the bituminous fields has averted the threatened national calamity from the suspension of industry. The shortage of bituminous coal promises to be speedily relieved if the railroads are able to transport it. The menace at the moment arises from the shortage of anthracite coal. There are no stocks of anthracite anywhere and surveys so far made indicate that there is less than the usual amount in the hands of consumers. Five months of production have already been lost and cannot be made up, as, unlike the bituminous situation, the capacity of the anthracite mines is but little above the consumption of the country mostly during the winter months. The summer is the time for the accumulation of supplies for the winter. The summer production has been lost and the resumption of mining is not yet in sight.

"If production were resumed tomorrow the situation would probably be aggravated by the impairment of railroad equipment which will soon be taxed to move the crops. Whatever happens, there is bound to be a shortage of domestic fuel and every day's delay in the resumption of mining now adds in increasing ratio to the menace. There is bound to be such a shortage as to require rationing to insure everyone a fair share of what there may be. Hoarding and gouging always attendant upon a shortage must be prevented. In any case unless the State intervenes those who can pay most will be served first, whereas the least able must be our first concern for they are totally unprepared to cope with a fuel shortage. We must practice rigid economy. That may have to be enforced.

"Those who have anthracite coal should save it all for severe weather. It will be easier to use substitutes now and during the cold snaps of fall and early winter than after cold weather sets in. Oil, gas and electricity should be substituted for anthracite whenever possible and people should equip themselves with the facilities to use them. Wood will have to be used by those who can procure it and it is well to lay in a stock now. There promises to be enough bituminous coal if it can be transported to care for the needs of industry and the public utilities and we must learn how to use it for domestic fuel. Hydro-electric energy may have to be diverted from industrial to household uses. Light, heat and power, however produced, may have to be regulated and their use possibly curtailed for some purposes.

"In a word, the State must intervene or leave the public to shift for themselves in a situation which has got beyond the operation of economic law or the power of individual action.

The State must intervene in an emergency or confess that, except under normal conditions, it has not the power, the capacity or the energy to serve the high purpose of its creation, i. e., the promotion of the general welfare."

Gov. Miller added that he did not contemplate putting the State into the coal business but to create an agency with power enough to make it unnecessary for the State to go into the coal business.

The Governor was interested in the criticism of the measure as made by Senator Lockwood and others to the effect that the Fuel Administrator could nullify those sections of the housing laws, also passed as an emergency measure, compelling landlords to furnish hot water, heat and elevator service.

"The decisions of the Court of Appeals and of the United States Supreme Court in the so-called rent or housing cases appear to remove any doubt of the constitutional validity of the legislation proposed," declared the Governor. "The present emergency directly involves the public health and the general welfare. The temporary interruption of transportation due to terminal conditions in New York harbor has on two occasions within recent years created conditions from lack of fuel in the tenement districts of New York, which no one can calmly contemplate having repeated on a larger scale. The courts have held that government is not impotent in such an emergency and it is for us who are charged with responsibility to demonstrate its capacity to protect its citizens."

The outstanding provisions of the law enacted at the suggestion of Gov. Miller are as follows:

1. Appointment of a State Fuel Administrator with plenary powers of regulation, investigation, control and distribution of fuel. The governor will make the appointment promptly.
2. The administrator is authorized to buy and sell fuel for public and private consumption.
3. He is empowered to fix the price at which fuel may be bought and sold and in his discretion rests the licensing of fuel dispensers.
4. A revolving fund of \$10,000,000 for the purchase of fuel by the State administrator for public and private distribution is created by appropriation.
5. All conflicting laws and ordinances, the effect of which would be to hamper the activities of the fuel administrator, are negated by implication during the existence of the emergency upon which this law is predicated.
6. The administrator may seize fuel supplies, privately owned or otherwise, and may require dealers in fuel to report to him concerning supplies, prices and other particulars. If the compensation fixed by the administrator for seized supplies is questioned, the owner of such fuel may resort to an action for recovery in the State Court of Claims.
7. The administrator may issue subpoenas, compel the production of books and the attendance of witnesses at hearings held in connection with inquiries designed to disclose coal or fuel reserves.
8. Every governmental agency, State or local, is required to assist the administrator in his work.
9. Violation of any orders, rules or regulations promulgated by the administrator shall constitute a misdemeanor punishable by a fine not in excess of \$1,000 or a jail sentence of a year or both.
10. Municipalities are freed from all statutory provisions with regard to bidding and contract for fuel, and may issue certificates of indebtedness to cover purchases of fuel for municipal use.
11. The administrator may order the closing of schools, theatres and other places of congregation.

(Concluded on page 298)

Revival of Activity in Real Estate Along Third Avenue

Main Thoroughfare to Northward in Early Times, But Which Later Was Out-classed, Is Now Experiencing Notable Modern Development

THIRD Avenue, New York's oldest longitudinal trade and traffic thoroughfare, has during the last six months witnessed marked real estate activity from its beginning at the Bowery and Cooper Square to its farther end at the Harlem River. The buying is about even as between operators and investors. Often a real estate movement starts among operators who take profits before properties pass finally to investors. The present Third Avenue real-estate movement, however, may be said to have started among the best kind of investors, tenants of numerous of the stores on the avenue. Each took courage from the buying by others, with the result that operators stepped into the field and have bought from old owners and soon re-sold to tenants in some cases and to other investors in others.

When Manhattan first grew far to the northward it was along the line of Third Avenue. The first elevated railroad of any length was the one from Chatham Square to Harlem through the Bowery and Third Avenue. Previous to that era the horse-car line through Third Avenue was one of the early modes of travel. Consequently the avenue is ancient in its structural character. Old-fashioned three and four-story tenement houses, with stores, are in the majority. There are a few modern buildings scattered through its length, but no large ones.

Third Avenue always has been a strong thoroughfare for local shoppers. There is a density of population on and contiguous to it and especially to the east of it. Much of this population shops in the avenue and the rest of it shops there in part. The thoroughfare varies, in spots, in residential and trade character. Most of it though it good. For trade purposes one side of the street is as good as the other.

It is asserted by those in a position to know that prohibition has had much to do with the increasing trade strength of Third Avenue. Thousands of the families who occupy the tenement houses adjacent to the avenue are more prosperous and have more money to spend on the essentials of life since the Eighteenth Amendment went into effect. It is estimated that trade conditions there have been better since that time. During the last twelve months they have been better than ever.

The avenue was among the last to witness increased rental of stores and tenements. The reason was that the tenements and stores were antiquated, the stores lacking modern fronts and attractive show windows. Numerous old estates own properties there and they have been loath to increase rents markedly as they have been loath to make alterations and renovations of their holdings. It was felt for a long time that properties were bringing all that they ever would bring.

Economic conditions caused by the world war resulted in increment of Third-avenue real estate generally. The enormously increased cost of new construction made the old buildings on the avenue valuable. Many small merchants who felt that they could not pay the largely-increased rentals on stores and buildings elsewhere came into Third Avenue to do business within the limit of their means. This started an upward trend of rentals. Competition for best locations became so keen that many of the older merchants along the thoroughfare determined to buy the buildings their stores were in so as to be sure of permanency. This became so frequent as to attract the attention of operators who saw the possibilities in buying old buildings and modernizing them. The circumstance shows the value of the operator to an old thoroughfare. They have proven in Third Avenue that they have more courage than the old estate owners have. Many of the latter have sold their holdings to operators within recent months at good prices, values that a few years ago they never thought they would obtain. They are satisfied and the new owners are going ahead with renovations and remodeling both of stores and tenements, many of which they will resell as fast as they

complete the improvements. Most of these old buildings, ranging in age from forty to seventy-five years, are cold-water tenements with one family on a floor. Hardly any of them have more than two families on a floor, except where the buildings are comparatively modern. Antiquated buildings were a cause of depreciating values, whereas their modernization will in the end more than restore values.

An important contributing factor to the renaissance of Third Avenue is the operation of the rapid transit route through Lexington Avenue, one block away. For all practical purposes it is a second transit route for Third Avenue. The Lexington-avenue line is bound to help all of the region that the Third-avenue elevated had so long served alone. It is tending to make the East Side of town a rival, to a degree, of the West Side. The effect will be more preceptible when numerous modern buildings appear. The newcomers among merchants in Third Avenue are having a tendency to tone up its trade character. Good restaurants have supplanted saloons in many cases. Women's specialty shops and more book stores form some of the noticeable new lines of business in the avenue. There is more and more a tendency for the inferior lines of trade to locate elsewhere. The most noticeable lines there now are haberdashers, jewelers, good markets, hardware shops, sporting goods, florists, confectioners, druggists, art and picture stores, moving picture theatres, five-and-ten-cent stores, dry good stores, crockery merchants, large retail furniture stores, household supplies, shoe dealers, chain hatters and other lines that make up an improving retail thoroughfare. Branches of large downtown banks have not yet appeared in Third Avenue, but there are some in Lexington Avenue, while some old banks have their main buildings in Third Avenue.

There are numerous old frame tenement houses with stores on the avenue. They date back to the era when the thoroughfare was a country road north of Fourteenth Street and when stages were the means of general transportation. With the arrival of increased values these old landmarks are destined to give way to the modern improvements that are suitable.

From about Ninetieth to One Hundredth Streets on Third Avenue a fraction of Harlem's colored population holds forth. The buildings there are mostly of the oldest types and the fact that the old estates owning many of them will not modernize their sites has had much to do with the influx of the colored population. Modern improvements here will cause an exodus of these tenants.

Many good-sized dry goods and furniture firms occupy stores and even entire buildings in the part of Third Avenue from One Hundred and Sixteenth to One Hundred and Twenty-fifth Streets. The most distinctive structural improvement in the avenue so far is a large stone garage on the southwest corner of Seventieth Street. Larger improvements, in the form of modern business buildings, are bound to come in all parts of Third Avenue within the next few years.

In the past leases to stores in the avenue seldom ran for terms longer than from three to five years. Now longer terms are in order. For example, the United Cigar Stores Company leased from George Ehret the old buildings, 50x100, at the northeast corner of Third Avenue and Eighty-sixth Street for a term of twenty-one years, with privilege of renewal. The aggregate rental is about \$500,000 net. The cigar company has sub-leased to a contractor at a profit and he will improve the site with a modern business building. The same company also leased the store and basement in the northwest corner of Third Avenue and One Hundred and Sixteenth Street for a long term.

The A. Schulte Company recently leased from the Stuyvesant estate the six old three-story brick buildings, with stores, at the southwest corner of Third Avenue and Four-

Mayor Hylan Makes Public His Plans For New Subways

Prepares Thirty-five Additional Lines and Extensions, With Bus Feeders, Recapture of Existing Routes and Elimination of "L" and Surface Cars

MAYOR HYLAN made public last Monday his program for the extension of the present subway system from 111 miles to 237 miles, by building 35 new routes, links and extensions of existing lines at an expenditure of \$600,000,000. The work, according to the mayor's proposal, would take fifteen years and is therefore divided into three groups to be begun at intervals of five years. Included in Mayor Hylan's plans is the "recapture" by the city of the Interborough and Brooklyn Rapid Transit subways, and their operation by the city in connection with the new lines, and the eventual elimination of all elevated and surface roads, without recompense to their present owners, and the substitution as feeders to the subways of a large number of municipal bus lines costing \$25,000,000. In advocacy of his plan the mayor gave out an extended statement, a large part of which was devoted to a history of subway building by the city under the original contract made in 1900, with the late John B. McDonald, known as Contract No. 1, under which twenty-two miles of West Side subway were constructed and opened in 1905-8, at a cost of \$54,000,000; Contract No. 2, for the extension of No. 1 from City Hall, Manhattan, to Flatbush Avenue, three miles, opened in 1908, costing \$6,000,000; Contracts Nos. 3 and 4, made in 1913, with the Interborough, forty-eight miles, and the B. R. T., thirty-nine miles, known as the Dual Subway contracts, bringing the total cost to the city up to the present time of 111 miles of subways, with 331 single track mileage, at close to \$300,000,000. Mayor Hylan states that the city has not received a single dollar out of its entire investment in subways, except interest and amortization on about one-fifth of the amount.

On the contrary, the mayor says, "Since 1904, when the subways were first put into operation, the Interborough Rapid Transit Company has paid to its stockholders a total of 187½ per cent dividends (\$65,625,000) or an average of about 12½ per cent a year for fifteen years, until 1919. During all that time the city has received only 5 per cent interest on the bonds issued for the construction of the first subways (Contracts 1 and 2), plus 1 per cent amortization to redeem at the end of fifty years, the fifty-odd millions bonds which the city issued for this purpose."

Giving reasons for city ownership and operation on a five-cent fare the mayor says:

The people are entitled to all the security that the city operation as well as city ownership can give them. Under city operation there will be no strikes or other labor disturbances, because the city will always maintain an equitable wage scale, and subway earnings and profits will be used for the benefit of the people themselves and not for the benefit of a few "insiders" in the operating companies. The employees themselves will be part owners in the property, and there will be no extravagant salaries, fancy bonuses or inside "grafts" for those "higher up."

The city does not intend to invest another dollar of public funds in rapid transit lines for the benefit of private operators; nor does it intend to invest a single dollar in the acquisition of antiquated elevated and surface lines controlled by these private operators, which Mr. McAneny, Chairman of Governor Miller's State Transit Commission, insists willy nilly, that the city must do.

The city intends to invest the public funds solely for the benefit of the people themselves—in new rapid transit lines. It intends to end its one-sided partnership with the Interborough and Brooklyn Rapid Transit Companies to which Mr. McAneny tied the city in 1913, as soon as such severance is legally possible, and it intends to "recapture" the lines operated by these companies under the "recapture" provision in the contracts.

Mayor Hylan declares that the authority for such recapture is contained in Contracts Nos. 3 and 4, which provide for the taking over of the entire system after ten years of operation upon payment to the companies of a liberal profit for the equipment, on one year's notice in writing. He adds that the Transit Commission has no discretion in the matter, but must act as agent for the city, upon direction of the Board of Estimate.

The mayor rehearses the plans for new rapid transit lines proposed by the State Transit Commission, of which George McAneny is chairman, and declares that the commission proposes to spend \$600,000,000 largely for the purchase of old worn-out and out-of-date surface and elevated lines. Mayor Hylan says:

The city does not intend that any such proposition as that of the State Transit Commission shall be adopted. It will spend its money only for new rapid transit lines, not for old transportation properties.

The State Commission's plan, if carried out, would increase the city's bonded debt, exhaust the city's borrowing margin, increase carfares, and would add not one dollar to the assessed value of taxable real estate. Not only this, but the operation of all the lines which the State Commission wishes thus to acquire with the people's money would be left in the hands of virtually the same persons who now own and operate them and from whom they would be purchased, and the city would only be "holding the bag"—and an empty one at that.

Taking up the question of financing the construction of the new lines, Mayor Hylan says:

The present net revenues of the recaptured portions of the subway lines will carry and release about 500 million dollars of new city bonds from the debt margin, which will be used to finance the city's subway plan. The balance of the funds needed for this purpose will be easily carried and amortized out of additional revenues obtained from the operation of newly constructed lines and extensions.

The city is well able at this time to finance all the initial stages of new subway construction without increasing its borrowing capacity a single dollar. The borrowing margin to-day is about \$150,000,000, in spite of the fact that the city has exempted from taxation for a period of ten years all buildings erected for residential purposes from April 1, 1921, to April 1, 1923.

If the city spends its available borrowing margin and additional bond credit to construct new rapid transit lines, it will add hundreds of millions of dollars each year to the assessed value of taxable real estate and expand the city's borrowing margin accordingly.

With the beginning of the construction of the new rapid transit lines real estate values in all parts of the city will jump just as they did in 1900, when the construction of the original subway lines was begun. It is estimated that the total increase in all boroughs in taxable land values and in new buildings during the next fifteen years of continuous subway construction will exceed five billion dollars. This will add \$500,000,000 to the city's borrowing capacity. The assessed value of real estate increased more than six billion dollars since the first subway was built.

The city's annual revenue will also greatly increase because of increased assessments due to new subways.

The earliest date for the "recapture" of any substantial part of the city's subways operated by the Interborough Rapid Transit Company, Mayor Hylan points out, is 1925, when ten years will have expired since the operation of the Steinway Tunnel from Forty-second Street to Long Island City. Under the "recapture" provision in the contract, the city will then be able to take over a complete "leg" of the system operated by the Interborough.

"For tactical and operating reasons," the mayor says, "the city in 1925, will take over the west side subway, which runs from 242nd Street and Broadway to the Battery and to Atlantic Avenue, Brooklyn, and which has branches from Ninety-sixth Street and Broadway to Bronx Park and along White Plains Road to Mount Vernon; and a branch in Brooklyn extending from the Atlantic Avenue station through Eastern Parkway, with branches through Nostrand to Flatbush Avenue, and on Livonia Avenue through the Brownsville district to New Lots Road.

"The first date for the 'recapture' of any substantial part of the city's subway operated by the Brooklyn Rapid Transit is 1926, when the city will be able to take over the entire system, extending from Eighty-sixth Street, South Brooklyn, through Broadway (Manhattan) into Queens Borough."

Referring to the existing surface and elevated lines Mayor Hylan promises that "in the built-up sections of Manhattan, Bronx and Brooklyn, they will ultimately be removed, because their continued operation will be unprofitable. These elevated structures will begin to disappear after the first period of

new city construction. Each successive period will result in further elimination of elevated lines and eventually all these unsightly structures will be gone."

The new subway routes and extensions and links of old subway lines, as proposed by Mayor Hylan, are as follows:

1. Construct two-track extension from Fifty-ninth street and Seventh avenue across Central Park to Sixty-third street and Central Park West; north on Central Park West to Seventy-second street, west on Seventy-second street to Amsterdam avenue; four tracks north on Amsterdam avenue to One Hundred and Sixty-second street; three tracks on St. Nicholas avenue to One Hundred and Sixty-eighth street; on Broadway to Dyckman street.

Extensions:

Two tracks on Amsterdam avenue from One Hundred and Sixty-second street to One Hundred and Ninetieth street.

Two tracks from Dyckman street and Broadway north on Seaman avenue, under Harlem River, through Riverdale avenue to city line at Yonkers.

(To serve the hill section west of Broadway construct enclosed escalators on station streets from Broadway to Fort Washington avenue.)

2. Construct four-track subway from Seventy-second street and Amsterdam avenue, south on Amsterdam avenue and Tenth avenue, connecting two tracks with Fourteenth street line. Other two tracks continuing south on Hudson and Washington streets to a loop at the Battery and tunnel to Atlantic avenue, Brooklyn, connecting with Red Hook line at Hicks street. (Concourse at Chambers street to connect with present West Side subway station.)

Construct at Seventy-second street, Broadway and Amsterdam avenue an underground concourse to enable transfer of passengers from the present West Side subway to new Amsterdam avenue line.

3. Construct two-track Nassau-Broad street subway from City Hall to Old Slip, connecting with tunnel to Montague street, Brooklyn, as concluding part of Center street loop, as provided in dual contracts.

4. Construct four-track subway from Harlem River south on First avenue to Tenth street; two tracks west on Tenth street to Second avenue through Stuyvesant avenue to Third avenue, to Bowery; south on Bowery and Park row to connect with new Dover street tunnel to Lafayette avenue line, Brooklyn. Two tracks east on Tenth street to Avenue C, through Avenue C, Pitt street and East Broadway to Park row, to a loop east of Municipal Building.

Extension: Four tracks north on First avenue under Harlem river, through Alexander avenue to Third avenue, to One Hundred and Sixty-first street, at which point three tracks on Third avenue to Boston road at One Hundred and Sixty-third, on Boston road to One Hundred and Seventy-fourth street, on Southern boulevard to Pelham Parkway. Three tracks from One Hundred and Sixty-first street and Third avenue to Webster avenue, on Webster avenue to Fordham road, connecting with recapturable "L" on Webster avenue, running to a connection with White Plains road line at Gun Hill road.

5. Construct two-track subway from Lexington avenue and Forty-second street south through Lexington avenue and Irving place to Fourteenth street, east to Third avenue, south to Stuyvesant street into new First avenue subway.

6. Construct two-track subway through One Hundred and Twenty-fifth street from Hudson River (Fort Lee Ferry) to connect with new bridge from Bronx and Harlem to Astoria. (This line permits interchange of passengers from all city-owned and operated north and south subway lines, as well as operation via new Tri-Borough Bridge to Queens and Brooklyn.)

7. Extend Queensboro subway from Forty-first street and Eighth avenue to Tenth avenue.

8. Extend Fourteenth street line from Sixth to Tenth avenues, to connect with Tenth avenue-Amsterdam avenue line.

9. Extend West Side subway from Broadway and Two Hundred and Forty-second street to Van Cortlandt station of Putnam Division.

10. Construct two-track subway from Hunterspoint avenue station of the Queensboro line to Jackson avenue, Boraen avenue, Front street, under Newtown Creek through private property to Manhattan avenue. Four-track subway from this point (two-track loop) through Manhattan avenue to Roebbling street, to Taylor street, to Bedford avenue to Lafayette avenue. From this point, two tracks continue on Bedford avenue to Fulton street, through Brevoort place and Franklin avenue (with transfer connection at Franklin avenue and Eastern Parkway) to intersection of Franklin and Flatbush avenues, connecting with No. 13; other two tracks run west from Bedford avenue into four-track Lafayette avenue subway (No. 11).

11. Construct four-track subway from Washington street and

Myrtle avenue, running through Myrtle avenue to and through Fort Greene park and Fort Greene place to Lafayette avenue, to Bedford avenue; continuing three tracks on Lafayette avenue to Broadway. (Two of these four tracks from Bedford and Lafayette avenues to Myrtle avenue and Washington street are included in No. 10). Two tracks from Myrtle avenue and Washington street to Tillary street; under Brooklyn Bridge property to Fulton street, tunnel to Dover street, Manhattan; under Brooklyn Bridge property to Park row connecting with First avenue (Manhattan) subway. (Transfer connection at Washington and Concord streets to Hicks street subway and at Washington street and Myrtle avenue to Court street and Borough Hall stations of "recaptured" subways; and at Myrtle avenue and Flatbush avenue extension, to Myrtle avenue station of "recaptured" subway.)

Extension: Three tracks from Broadway and Lafayette avenue through Broadway to Jamaica avenue to a connection with "recapturable" "L" east of Crescent street, which runs to One Hundred and Sixty-eighth street in Jamaica.

12. Construct three track subway through Utica avenue from Eastern Parkway subway to Flatbush avenue (spur tracks from Eastern Parkway already laid).

Extension: Through Utica avenue to Flatbush avenue crossing at Jamaica Bay.

13. Construct four-track extension from Flatbush and Franklin avenues through Flatbush avenue to intersection of Nostrand avenue, through Nostrand avenue to Emmons avenue (Sheepshead Bay) into Surf avenue, Coney Island. Two of these four tracks will be an extension from the Malbone Street Tunnel. The other two tracks are described in No. 10, the crosstown subway.

14. Extend Nostrand Avenue subway from Nostrand and Flatbush avenues through Flatbush avenue to Jamaica Bay (Concourse station at Flatbush and Nostrand avenues with No. 13).

15. Extend Fourteenth street-Eastern District subway from Bushwick and Metropolitan avenues through Metropolitan avenue to a connection with the Jamaica avenue "L."

16. Construct three-track subway from the Prospect avenue station of Fourth avenue (Brooklyn) subway through Prospect avenue under Gowanus Canal to Lorraine street to Hicks street, to Atlantic avenue, by tunnel to connect with Tenth avenue (Manhattan) subway at Battery; with loop through State street, Clinton, Pineapple and Hicks streets.

17. Construct three-track subway from Ninetieth street and Tenth avenue, north on Tenth avenue to Fort Hamilton Parkway, through Fort Hamilton Parkway to Prospect avenue, through Prospect avenue to connect with Hicks street line. (The recaptured Culver line to operate through this line to Manhattan instead of present operation.)

18. Extend Fourth avenue subway from Eighty-sixth street to Ninety-sixth street.

19. Construct two-track subway from Fourth avenue and Eighty-sixth street east to connect with new Tenth avenue subway and with New Utrecht avenue line to Coney Island.

20. Construct two-track subway from Fourth avenue at Sixty-seventh street to connect with tunnel to Staten Island.

21. Extend Livonia avenue line through New Lots avenue to Blake avenue, through Seventy-sixth street to "recapturable" extension of Liberty avenue line, running to Lefferts avenue, Richmond Hill.

22. Extend present Corona line from Alburty avenue to Main street, Flushing, crossing Flushing Creek by bridge into subway, the bridge also to accommodate vehicular and pedestrian traffic.

Extension: Two-track subway from Main street to Bayside by way of Jamaica avenue, Sanford avenue and Broadway to Bell avenue.

Extension: Two tracks to College Point from Main street, Flushing, through Farrington street, Myrtle avenue, to College Point causeway; Thirteenth street to East River, tunnel to Clason Point Road and subway to One Hundred and Seventy-seventh street, intersecting the Bronx Park subway at West Farms and to the new subway on Boston road and Southern Boulevard.

23. Construct subway extension from Corona line through Queens Boulevard, from Gosman and Greenpoint avenues to Jamaica avenue.

24. Extend Astoria line through Astoria avenue to Steinway.

Extension: Through junction and Woodhaven avenues to Liberty avenue, meeting the new boulevard across Jamaica Bay.

25. Construct bridge from St. Ann's avenue, Bronx, and One Hundred and Twenty-fifth street, Harlem, over Randalls and Wards islands to Potter avenue, Astoria; Astoria trains to operate over bridge into subway on St. Ann's avenue, Bronx, to One Hundred and Sixty-first street and Third avenue and into subway on One Hundred and Twenty-fifth street to Fort Lee ferry, Manhattan.

(This bridge will provide a through route from the Bronx, Harlem and Washington Heights to various parts of Queens and Brooklyn without passing through Manhattan.)

Legislature Passes Bill for State Coal Administrator

(Continued from page 295)

Short shrift was made of Mayor Hylan's proposed plan, which came in the form of an amendment to the bill, for the authorization of New York to operate municipal bus lines. Under this amendment New York City could issue certificates of indebtedness aggregating \$5,000,000 for financing the Hylan municipal bus plan. The pretext for the suggestion was that a shortage of coal would seriously interfere with the operation of the subway and surface lines in Greater New York.

But while the amendment was under legislative consideration Commissioner LeRoy T. Harkness of the Transit Commission issued a statement that no concern should be felt about the transit situation in New York City on account of a coal shortage.

"We are practically out of the woods as far as soft coal is concerned," he said. "The strikes have been settled and there is excess capacity in the mines that will permit of a large surplus production."

Review of Real Estate Market for the Current Week

A Lower Fifth Avenue Building, Some New Building Sites and Dealing in Old Flats and Dwellings Sustained a Slow Summer Market

THERE was a dearth of dealing in real estate this week. The outstanding features of the market were few and in a week of average dealing they would not be marked. They were the sale of a small business building on lower Fifth avenue; a site for a 12-story building on East Thirtieth street, between Madison and Fourth avenues; a site for a 15-story apartment house on Park avenue, adjoining the northeast corner of Thirty-seventh street; and an old lower Water street corner parcel to a buyer who for many years was a tenant of part of the property. The salient transactions were sufficient in size and number to save the face of a week so dull as to prove that big dealing will not be resumed until the latter part of September if not later.

An exchange of real estate that showed interest in two boroughs was that by Samuel Brenner, operator, who traded a corner elevator apartment house on Washington Heights for two non-elevator apartment houses on a Bronx corner. There was some interest shown in Eighth avenue property. An upper Greenwich street corner was bought by operators after a long ownership by an investor. Several dwellings throughout the city, especially in the lower West side, were sold for the purpose of remodeling them into small apartments. It

will be recalled that last autumn many dwellings in the upper West side and in Harlem were bought for the same purpose. Probably the Seventh avenue rapid transit route is causing a demand for small suites in the lower West side. Some old West side flats were bought for the purpose of modernizing.

Some medium class and fine dwellings were bought, mostly for occupancy, in the West side, in the upper Fifth and Madison avenue neighborhoods and in Harlem. There were hardly any large apartment houses sold anywhere in town. There was a fair demand for old fashioned double flats throughout the city, primarily in the Yorkville district and farther north. Title passed to Frank J. Farrell and others of a large tract on the East side of Marble Hill, near King's Bridge, which tract was at one time seriously considered as a ball field for the Yankees. What the new owners will do with this parcel has not been announced yet.

Selling in the Bronx was well diversified, but the dealing was not as heavy as usual. Some fair-sized vacant plots shared honors with general dealing in improved parcels. Brooklyn and Queens' real estate was as active as could be expected of a summer market.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 62, as against 65 last week and 67 a year ago.

The number of sales south of 59th st was 26, as compared with 7 last week and 28 a year ago.

The number of sales north of 59th st was 36, as compared with 58 last week and 39 a year ago.

From the Bronx 25 sales at private contract were reported, as against 30 last week and 37 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 306.

Numerous Co-operative Sales

Many suites have been sold in the 100 per cent. joint ownership apartment buildings which will be erected by the Joint Ownership Construction Co., Frederic Culver, president, on the east side of Lexington av. between 69th and 70th sts. Cecil F. Shallcross, managing director of the North British and Mercantile Insurance Co., has purchased, through Pease & Elliman, an entire floor, on which an apartment of 18 rooms is planned.

Among the other buyers, through Pease & Elliman, are Dr. George N. Miller, of Rhinebeck, N. Y.; Archibald M. Brown of 140 East 39th st, who has purchased a large duplex apartment with roof garden; Douglas Gibbons of 6 East 45th st; Miss Frances T. Stockwell of Easthampton; Mrs. George Ide, 16 East 62d st; L. C. F. Hambley, 829 Park av; William C. Sturgis, 20 Gramercy Park; Mrs. A. H. W. Johnson, Locust Valley, L. I.; Dr. Alice Gregory, 125 East 72d st; Miss F. Marion Gregory, 130 East 67th st; Fairfax D. Downey, 136 East 67th st; C. Percy Lutting, 131 East 66th st; Miss Elizabeth M. Lynch, 114 East 84th st; and Miss E. Alice Austen, Colony Club.

New 12-Story Building Near Fifth Ave.

In the recently reported lease by Henry S. Wellcome, trading as Burroughs, Wellcome & Co., an English pharmaceutical firm of the premises 9-11 East 41st st, involving an aggregate sum of almost \$3,000,000, the firm of Thoens & Flaunlacher, Inc., were the exclusive brokers. The property is to be improved with a 12-story building, plans of which have been prepared.

Notable Sale on New Jersey Coast

The Bradley Lands Corporation, a local concern, purchased five plots of the estate of the late James A. Bradley of New York, having a total lake and ocean frontage of 16,000 feet. The Bradley Lands Corporation is in process of incorporation with a capital of \$1,000,000, of which \$500,000 is paid in. First payment on the purchase has been made to Samuel Gillespie, of New York, executor of the estate. The property will be held for hotel development.

The sale is the greatest realty deal in the history of Asbury Park and the property is said to be the most valuable beach front lands

between Atlantic City and New York. Five modern hotels are projected for the plots, which include three entire squares north of the New Monterey Hotel and three-quarters of a square on Deal Lake.

Buys Site for New Building

Roy Scherick sold for John Lindley and the Gallatin estate to a well-known builder 43-45 East 30th st, a 3-story and basement stone dwelling and a 4-story brick dwelling, on a plot 39.8x98.9, between Madison av and Fourth av.

On the site the new owner will erect a 12-story loft building for occupancy by the silk and textile trades. Negotiations are pending for the leasing, on the plans, of the store and basement of the new structure. It is the first sale of the two parcels in more than 40 years. They were held at \$100,000.

Operators Buy in Greenwich Street

Charles F. Noyes Co. sold for Marine Cooks & Stewards' Association, Henry P. Griffin, William L. Cartledge and David E. Grange, officers, 514 Greenwich st, southwest corner of Spring st, a 4-story brick apartment house with store, on a lot 18.9x40.4, and used by the association as a meeting and clubhouse. Property has been purchased by William D. and Samuel Kilpatrick, who intend to remodel and offer for resale. This is the second sale of property made by the Noyes Co. for unions representing the sea-faring trade.

Company Buys Ave. A Triangle

The former Astor holding, consisting of a 4-story brick flat with stores at 2 and 4 Av. A, covering a triangular block containing less area than a city lot, and bounded by First st and Av. A, has been sold by Herbert K. Minsky to the newly formed Kulros Realty Corporation, represented by Jacob I. Berman and having for directors Morris and Samuel Kulok and Morris Rosenberg.

The structure was built by the Astors about 50 years ago and was bought by the seller 12 years ago. It fronts 25.11 feet on Av. A, 174.5 feet on Houston st and 172.6 feet on 1st st. The property was held at \$90,000. The sale is recorded.

Heights Apartments Sold

Benenson Realty Co. resold to Dr. Charles Stein, for investment, the Somerset, a 6-story and basement elevator apartment house at 385 Edgecombe av, on plot 99.1x100. The structure contains accommodations for 43 families and was held at \$225,000. It was acquired recently by the sellers from A. Zauderer. Abraham Dluzniewicz was the broker.

Moses H. Rothstein sold for Rebecca Kessler 502-504 West 177th st, a 5-story brick apartment house, containing 20 suites and on a plot 42.6x99.11.

Take Title to Marble Hill Tract

Frank J. Farrell and his associates, former owners of the Yankees, have taken title under the name of the St. Charles Realty Co., to the

large tract of land at Broadway, 225th and 226th sts and the Spuyten Duyvil Creek, where it was originally planned to put up a baseball arena to seat 50,000 persons.

The purchase was made several years ago, but there were title differences which required much time to be straightened out. The property was deeded by William L. Condit and another as trustees for a stated consideration of \$265,000, of which the sellers allow \$255,000 to remain on mortgage for 3 years at 6 per cent.

Some West Side Sales

O. D. & H. V. Dike sold for the J. N. C. Realty Co. 214-218 West 19th st, three 5-story brick single flats, on a plot 45x92, to the Naughton Construction Co., who will make extensive alterations.

O. D. & H. V. Dike sold for Morris S. Williams to the Naughton Construction Co. 339-341-341½ West 41st st, three 4-story and basement brick single flats, with rear apartments, on a plot 50.2x98.9. It is understood that the purchaser will make extensive alterations in the premises.

Small Apartments for Chelsea Square

Dwight, Archibald & Perry, Inc., in conjunction with Jacob Schlamp and Martin Goldfarb, sold for the estate of Catharine Schuckle 456 West 20th st, an old 4-story brick English basement dwelling, on a lot 16.8x92. It is opposite the General Theological Seminary. The buyer will remodel the structure into small apartments.

Water Street Corner Bought

Charles F. Noyes Co., in conjunction with Edward J. Crawford, sold for Kalman Haas to the Denison Realty Corporation 258 Water st, southwest corner of Peck sl, a 5-story brick mercantile building, on a lot 19.2x50.8x16.10. It is assessed at \$21,000.

The property is leased to M. M. Corwin, who has been an occupant of the building for nearly 40 years. It is one of the strongest buildings in the neighborhood, with a carrying capacity of 250 lbs. to the square foot and is a particularly desirable corner, as it overlaps Peck sl, with a perfect view of the East River.

City Auction Sales Aggregate \$799,450

The round-up sales of city property were held on last Monday and Tuesday. On the first day at the 69th Regiment Armory, seven Manhattan and Bronx parcels were sold for a total of \$136,500. The next day at the 23d Regiment Armory in Brooklyn seventeen parcels were sold for \$60,675. At the beginning of the series of sales 190 parcels were scheduled. Of this number ninety-two were sold for a total of \$799,450. Just what disposition will be made of the property remaining unsold has not been decided.

Heights-Bronx Trade

Samuel Brenner sold to Dr. Philip Veriano the 6-story elevator apartment house with stores at the northwest corner of Amsterdam

av and 178th st, on a plot 100x100. Mr. Brener takes in part payment the two 6-sty brick apartment houses with stores at the north-east corner of Washington av and 167th st, on a plot 65x128. The houses are arranged for 55 families and contain 7 stores. Arthur Cutler & Co. were the brokers. Mr. Brener acquired the Amsterdam av house last May.

Sales on Eighth Avenue

D. Kempner & Son, Inc., sold to Sol Freidus and Morris Steinberg for Benjamin C. Faulkner, Henry W. Faulkner, William D. Faulkner and Frank T. Faulkner, heirs of the late Benjamin B. Johnson, the 5-sty brick apartment house with store at 779 Eighth av, on a lot 25x100. This property has been transferred only twice in 70 years.

The same brokers sold to Louis Hemmerdinger for George W. Ellis the 4-sty brick flat with store, on a lot 21x60, at 387 Eighth av. The brokers recently sold the adjoining property, on the northwest corner of 29th st, to Mr. Hemmerdinger.

Tenants Buy Eighth Ave. Parcel

Heyman Bros. & Bold, stationers at 812 Eighth av, bought that property. It is a 4-sty brick flat with store, on a lot 25x100, and adjoins the northeast corner of 49th st. The purchasers had been tenants in the building for a year.

Sale on Lower Fifth Avenue

Adams & Co. sold for Abraham Shapiro the 5-sty stone business building, 77 Fifth av, on plot 30.6x100, adjoining the 16-sty Knickerbocker building. The buyer is David V. Picker, of the Marcus Loew Syndicate, who purchases for investment, the property being under long term lease. The property was held at \$110,000.

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Buy Apartment Site on Park Ave.

Lawrence, Blake & Jewell sold to clients of the Fred F. French Co., for the Rapid Transit Subway Construction Co., 51-55 Park av, a vacant plot, 48.4x80, adjoining the northeast corner of 37th st. The site is to be immediately improved with a 15-sty apartment house, and the Fred F. French Co., which has been doing much to improve Fifth av with modern apartment houses, has been selected as architect and builder. The operation will involve about \$750,000.

Astor Estate Sells 14th St. Parcel

Estate of William Waldorf Astor sold through Pease & Elliman to the Corner House, Inc., a subsidiary of the New York Hebrew Orphan Asylum, 309-311 West 14th st, two 4-sty and basement brick dwellings, on a plot 50x103.3, two doors from the northwest corner of Eighth av.

The new owner will use the property as a home for boys. The New York Savings Bank building is on the corner.

Fine Bronx Corner Sold

Elizabeth M. Beck sold to the Carson Holding Corporation the northeast corner of Forest av and 160th st, a 2½-sty and basement frame dwelling, on a plot 145x100.

Hanover Club Sells Its Home

Organized in 1890, the Hanover Club, one of Brooklyn's leading social organizations, has sold its home, at the southeast corner of Bedford av and Rodney st, Williamsburg, to the Jewish club known as Young Israel.

Originally known as the Hawley mansion, the club house is a 4-sty brick and stone building covering a large plot. It was built and long occupied by the late Oscar Hawley, a prominent lumber merchant. The sale reflects the changing residential character of the old 19th Ward of Brooklyn. The Hanover Club will probably disband. C. C. Mollenhauer was the broker in the sale of the property.

E. J. Rickert Buys in Westchester

George Howe sold the S. D. McComb estate in Rye to E. J. Rickert of this city. The premises consist of a Colonial residence of 18 rooms and 8 acres, with a large garage with living quarters. The property, which is near the Apawamis and Green Meadow Country Clubs, will be improved by the buyer with tennis courts, swimming pool, etc. It was held at \$75,000.

Mr. Rickert has been for a decade or more past one of the prominent developers of Queens and Nassau county real estate. As head of the Rickert-Finlay Realty Co. he developed Douglas Manor, Plandome, Broadway-Flushing and a choice shore front tract at Great Neck.

Germans to Build Clubhouse

A committee of Germans in the Bronx, headed by Police Magistrate Peter A. Hatting, are planning to build a community clubhouse to be used by all the German Societies of the Bronx. The builders will incorporate under the name of the Associated Societies of Bronx County, with a proposed capital of \$100,000.

Sells a Long Beach Plot

The Lewis H. May Co. resold for Frank Barbeire a plot of lots on the south side of Park st, Long Beach, L. I., to the Long Beach Operating Co. The property lies between the Hotel Lafayette and the new National Bank building, under construction, and will be improved with a modern apartment house and stores. The property was held at \$40,000.

Auctioning at Hunts Point and Jamaica

With the recent sale at auction by Joseph P. Day of all the lots in the Hunt's Point section of the East Bronx, belonging to the East Bay Land Company, that part of the district lying between the Southern Boulevard and the East River, for the first time, has been opened to apartment and home builders, and there has been a sharp diminution in the supply of lots available for purchase at auction prices. The next large sale of lots in this section to be held by Mr. Day involves the disposal of approximately 500 lots belonging to the estates of William Simpson, Sr., William Simpson, Jr., and John B. Simpson, Sr. The sale will be held on Saturday, September 16, at 2 p. m., in the Hunts Point Palace, Hunts Point Square, 163d st and Southern Boulevard, where the famous East Bay Land Co. sale also was held recently.

At the same sale Mr. Day will also offer for the estate of the late William Simpson, Jr., two plots of 3 lots each, at the southeast and northeast corners of Jerome av and East 235th st, one block from Van Cortlandt av east and opposite to the Jerome Park reservoir.

With the recent activity and home building in the Baisley Park and Lake section of Jamaica, Borough of Queens, City of New York, Joseph P. Day yesterday announced that the one time W. S. Williamson Farm property, of approximately 600 lots, is to be sold, in separate lots, at absolute public auction, to be held on the premises at 2 p. m., Saturday, September 9.

These 600 home building lots extend all the way from Sutphin Blvd to Van Wyck Boulevard, and lie on both sides of Foch Blvd, an 80 feet wide thoroughfare, which is west of 119th av. The distance from Sutphin Blvd to Van Wyck Blvd is about 12 short city blocks, the most important of which is 143d st, 80 feet wide, which runs east and west through the center of the property. Between Sutphin Boulevard and Baisley Park and Lake, the Harris Nevins Company recently have built, or now have under construction, approximately 200 houses.

Ocean Front Plot Bought

The Lewis H. May Company resold for David Perlow a plot of lots on the west side of Beach 31st st, near the ocean, at Edgemere, Queens borough, to Lillian Blum, owner of the Hotel Coronado, which adjoins the plot.

New Branch Managers Elected

At a meeting of the board of directors of the United States Mortgage & Trust Co., held August 25, John A. Hopper was elected vice-president in charge of the new Madison av branch; Charles S. Andrews, Jr., was elected vice-president in charge of the 73d st branch; Robert F. Brown was elected secretary to succeed Mr. Hopper; H. C. Ottiwell was elected an assistant secretary and Blinn F. Yates was elected an assistant treasurer.

MORTGAGE LOANS

Charles B. Van Valen, Inc., obtained a loan of \$135,000 on the 9-sty elevator apartment house, on a plot 60x100.11, at 120 West 123d st. The building has a rental of \$40,000 per annum.

L. Davis negotiated mortgage loans as follows: \$30,000 for the L. & M. Realty Co., on 146 West 82d st; \$115,000 on 964 Prospect av, for the Denwood Realty Co., and \$57,500 on 17 West 31st st, for the Life Holding Co.

Butler & Baldwin, Inc., placed with the Emigrants Industrial Savings Bank a first mortgage loan of \$33,000 on the property at 36-38 Av D.

Bernard L. Buck of J. H. Mayers placed the following loans: \$176,000 building and permanent loan on 22 2-family houses in the East Tremont and Leland av sections of the Bronx, for Mainboro Realities, Inc.; \$25,000 on the northeast corner of Flushing and Ninth av, Astoria, for Morris Weber; \$15,000 on 150-154 East 105th st, for Phillip Heller; \$30,000 on 111 and 115 East 110th st, for Max Shlivek; \$10,000 on the northwest corner of 33d st and Railroad av, Coney Island, and a second mortgage loan of \$55,000 on premises 1729 Caton av, Brooklyn.

James Boyd has placed 1st mortgages of \$44,500 at 5½ per cent for 5 years on 801 Southern Boulevard, northwest corner Longwood av, for A. Greco, and \$40,000 for the Russo Construction Co., on the new 1-sty taxpayer at Vyse av, northeast corner Tremont av.

Charles B. Van Valen, Inc., and Robert Jones obtained for the 471 Park Avenue Corporation a loan of \$660,000 on the 14-sty apartment house at that address. The building contains simple, duplex and triplex apartments with 61 servants' quarters, and has an aggregate rental of \$155,000. The plot is 92x120.5x irregular.

The Prudential Insurance Company of America reports \$55 mortgage loans totaling \$5,470,984.08 as having been allowed for the fiscal month just ended. The loans have been made all over the country and will provide new accommodations for 1,614 families. The report shows that \$13 loans, aggregating \$2,919,684.08, are on dwellings to accommodate 893 families, and 42 loans, amounting to \$2,551,300, on apartment houses to cover 721 families.

The accumulative mortgage loan record of the Prudential since January 1 last shows a total of such loans of \$28,545,782.22 to provide living accommodations for 9,551 families. Of this total 5,334 loans have been made on dwellings, amounting to \$19,728,182.22, to accommodate 6,000 families, and 201 loans on apartments, amounting to \$8,817,600, to accommodate 3,551 families.

Warranty Brokerage Corporation obtained from a client for William J. Bruce and Sarah M. Bruce a first mortgage loan of \$4,500 at 6 per cent per annum, for a period of 3 years, on the 2-sty detached dwelling, 19910 Chichester av., Hollis, Queens borough, on plot 40x100.

Leggatt & Howe, Inc., placed the following loans at 5 per cent: \$200,000 on the Lambs Club, 128 to 134 West 44th st; \$100,000 on the southeast corner of Madison av and 88th st; \$45,000 on 1 Gramercy Park; \$18,500 on 228 Seventh av.

Also the following loans at 5½ per cent: \$150,000 on 54 West 57th st; \$100,000 on 117 to 121 West 47th st; \$86,000 on 1101 Amsterdam av; and \$50,000 on 213 and 215 West 111th st. The following loans were made at 6 per cent: \$40,000 on 64 West 93d st; \$55,000 on 312 to 322 East 95th st; \$54,000 on 78 and 80 Cortlandt st, and the following loans at 6 per cent, in Brooklyn: \$200,000 on 65th st, between Nineteenth and Twentieth av, and \$51,000 on the southwest corner of Kings Highway and West 10th st.

Lawrence, Blake & Jewell placed for the A. C. C. Realty Co. \$22,500 at 6 per cent, for 5 years on 150 East 36th st, a 2-sty clubhouse; for Margaret Currier \$38,000 at 6 per cent, for 5 years on 421 Lexington av, a 4-sty business building; for D. D. Davis Construction Co. \$76,000 at 6 per cent, for 5 years on 152 East 22d st, a 6-sty apartment house; and for the Ranger Realty Corporation \$156,000 at 6 per cent, for 5 years on 1884 Seventh av, a 6-sty apartment house.

Brooks & Momand placed for the Lehigh Concrete Co., Inc., a first mortgage loan of \$90,000 on the 2-sty garage, 553 West 133d and 526 West 134th st; a \$25,000 mortgage for Joseph Perlinder on the 1-sty garage northwest corner of Boone av and East 172d st; \$53,000 for Anna J. Goldey on 79 Clinton st; \$17,000 for David Honig on 106 Rivington st; \$195,000 for the Foxdale Realty Co. on a new 5-sty apartment house, northeast corner of Dawson st and Stebbins av; \$36,000 for Rebecca Moskowitz on 730-732 Prospect av; and \$20,000 for J. P. Zurla on 155 East 33d st.

Lawrence, Blake & Jewell placed for the Columbian Realty Co. a first mortgage loan of \$500,000 on 1851-1855 Broadway, southwest corner of 61st st, a 12-sty apartment house with stores on the 1st floor. The city assesses the property for \$825,000.

Bulkley & Horton Co. placed first mortgage loans on the following Brooklyn properties: \$15,000 on 402 Washington av; \$5,500 on 892 St. Johns pl; \$4,000 on 64 Waverly av, and \$3,000 on 71 Waverly av, and \$2,400 on 470 84th st, Bay Ridge.

New England Mutual Life Insurance Co. loaned to Charles H. Fiske \$80,000 on the 6-sty loft building, 105-113 Wooster st, for 5 years at 6 per cent per annum.

J. S. Maxwell placed a first mortgage loan of \$17,500 on the 5-sty brick apartment house, 460 Manhattan av, adjoining the southeast corner of 120th st.

The Dry Dock Savings Institution loaned to the Elanco Realty Corporation \$105,000 on the 6-sty building, northwest corner of Pine and Front sts.

MANHATTAN SALES

South of 59th Street

3D ST.—Pepe & Bro. sold for a client to a buyer, for occupancy, 71 West 3d st, a 2½-sty brick building, originally a dwelling, on a lot 25x90, adjoining the northeast corner of Thompson st. It was recently altered into a garage.

25TH ST.—Dwight, Archibald & Perry sold for the estate of Charles Conlin to the Hall-dean Corporation, E. D. Coulter, president, the two 4-sty front and rear brick tenement houses, on plot 46.1x98.9, at 315-317 West 25th st. This property has been owned by the family of the sellers for more than half a century.

26TH ST.—Charles M. De Rosa Co., in conjunction with George W. Amato, sold for Louis Goldberg 321 East 26th st, a 5-sty brick tenement house with stores, and a 3-sty brick rear tenement house, both on a lot 25x98.9.

28TH ST.—Hugh Gordon Miller, attorney, purchased from the Sperry Hutchinson Co. the 5-sty brick warehouse, on a plot 49.9x116.11, at 253 and 255 West 28th st, held at \$130,000. It will be altered into stores and lofts or leased as it is for business.

30TH ST.—The Cruikshank Co. sold for Emily Morris Gallatin the 4-sty English basement and brick dwelling 45 East 30th st, on a lot 19.9x98.9 to a client of E. A. Turner, Inc. The parcel had not changed hands since 1890. The adjoining house at 43 has also been sold by John Lindley to the same purchaser, who plans to improve the combined site.

37TH ST.—Hudson P. Rose Co. purchased through E. Polak from Mary Casson two 4-sty stone flats, 310-312 East 37th st, on a plot 40x98.9. A. N. Gitterman was the broker.

38TH ST.—Emslie L. Gillett sold to Charles W. MacMullen 158 East 38th st, a 4-sty and basement brownstone dwelling, on a lot 13x80.

38TH ST.—Dr. George O'Hanlon sold through A. N. Gitterman to Drs. A. L. and Edith Lincoln 140 East 38th st, a 3-sty and basement stone dwelling, on a lot 20x98.9, adjoining the southeast corner of Lexington av.

FIRST AV.—The 88 First Avenue Realty Corporation, with W. F. & M. Nemser as directors, has been formed to take over the property at that location, a 5-sty brick tenement house, with store, on a lot 24.3x100, title to which is held by the Pauline Goldstein estate. Abraham Harris, attorney, represents the company.

NINTH AV.—John J. Hoeckh, Inc., sold for Adolph Bach 694 Ninth av, a 4-sty brownstone tenement house with store, on a lot 25.14x100, with a 2-sty brick stable on rear of lot.

North of 59th Street

70TH ST.—The estate of the late Dr. Simon Baruch sold 51 West 70th st, a 5-sty stone American basement dwelling, on a lot 20x100.5, to a client of Otterbourg, Steindler & Houston. The buyer will occupy. Pease & Elliman were the brokers.

75TH ST.—Slawson & Hobbs sold for Mrs. N. L. Pond to a buyer, for occupancy, 53 West 75th st, a 4-sty and basement stone dwelling, on a lot 23x102.2. The buyer will make improvements.

76TH ST.—J. Lemle resold for Leopold

Loeb 194 East 76th st, a 4-sty stone double flat, on a lot 25x102.2, adjoining the rectory of the Eglise St. Jean Baptiste Church and also adjoining the southwest corner of Third av.

77TH ST.—John J. and Theodore A. Kavanagh sold for the estate of Mary Parker to a buyer, for occupancy, 58 East 77th st, a 4-sty and basement stone dwelling, on a lot 12.6x102.2.

78TH ST.—Bracher & Hubert sold for Frederick Elliott to a buyer, for occupancy, 136 West 78th st, a 4-sty and basement stone dwelling, on a lot 18x102.2.

81ST ST.—James P. Walden sold for Lee W. Groves 308 West 81st st, a 3-sty and basement dwelling, 20x55x102.2, to a client for occupancy.

86TH ST.—David Gould Proctor sold to Charles Otis, for occupancy, his stock in the West 86th Street Studios, 257 West 86th st, represented by a large duplex studio apartment.

89TH ST.—J. Lemle, in conjunction with Schindler & Liebler, sold for Catharine A. Maickel, the 5-sty brick double flat 323A East 89th st, on a lot 25x100.8½. It has been in the selling family since 1891.

89TH ST.—Wood-Dolson Co. sold for Mrs. Mary Justing 312 West 89th st, a 4-sty and basement brick dwelling, on a lot 20x100.8½.

94TH ST.—J. Lemle resold for Leopold Loeb 324 East 94th st, a 5-sty brick tenement house, on a lot 25x100.8½.

112TH ST.—Henry J. Schum sold for Sol Freidus and Morris Steinberg 168 to 172 East 112th st, three 5-sty brick and stone double flats with stores, 66.8x100.11. The property was held at \$70,000.

114TH ST.—Florea & Herbst, Inc., sold for Ellen C. Ferrall to a client the 2½-sty and basement brick dwelling 153 East 114th st, on a lot 25x100.11, adjoining the northeast corner of Lexington av.

114TH ST.—Eide H. Eberhardt and others sold through Brown-Wheelock, Harris Vought & Co. 317 West 114th st, northeast corner of Manhattan av, a 5-sty and basement brick flat, on a lot 25.11x95.

119TH ST.—George W. Sasse sold for the estate of Rebecca Gilbert 278 West 119th st, a 5-sty and basement stone double flat, on a lot 25x100.11.

119TH ST.—Shaw, Rockwell & Sanford sold for Dr. H. A. Bernstein 139 West 119th st, a 3-sty and basement brownstone dwelling, on

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a lot 20x100.11, to Morris Silverman, who will occupy.

121ST ST.—Ernest T. Bower sold for the estate of George W. Grote 111 West 121st st, a 3-sty and basement stone dwelling, on a lot 15x100.11. The estate had owned it 10 years.

136TH ST.—Lloyd R. Johnston resold for Simon S. Friedberg the 3-sty and basement brick dwelling, 242 West 136th st, on a lot 17.6x99.11.

139TH ST.—James H. Cruikshank purchased 314 West 139th st, a 3-sty and basement brick dwelling, on a lot 18x99.11, and resold the same to Amanda Price. Harry Sugarman was the broker.

142D ST.—The Felician Sisters of the Order of St. Francis, whose convent is at 523 West 142d st, purchased the adjoining 3-sty and basement brick dwelling 521 from Mary Czomba. The lot is 17x99.11. The Sisters are now in control of a frontage of 57 feet on the north side of the street between Broadway and Hamilton pl.

152D ST.—Samuel Brenner bought the 5-sty and basement brick apartment house, 529 West 152d st, on a lot 25x99.11.

182D ST.—Henry Sullivan sold to Joseph Rosner 560 West 182d st, a 3-sty frame dwelling, on a lot 17.10x70.

AV A.—Katherine E. Boland resold to the Hudson P. Rose Co. 1499 Av A, a 5-sty brick tenement house with store, on a lot 25x75.

BRADHURST AV.—James H. Cruikshank resold through Louis George to Mary Pearce 33 Bradhurst av, a 3-sty and basement brick dwelling, on a lot 18.1x67.8x irregular.

CONVENT AV.—Samuel Kaplan sold for Isidor Gersten and Hannah Angerman to the Princeton Realty and Mortgage Co., represented by Philip D. Shapiro and Jacob Freeman, attorneys, the two 5-sty and basement apartment houses, 48-50 Convent av, on a plot 51.64x132.8x irregular, containing suites of 4 to 6 rooms, accommodating 40 families. The property was held at \$130,000.

LEXINGTON AV.—Henry Bach sold 1661 Lexington av, a 3-sty and basement brick dwelling, on a lot 15.10x70, for Hattie Bach. The buyer will remodel.

LEXINGTON AV.—C. A. Berger sold for Mary Fitzgerald to B. Furkel 793 Lexington av, a 4-sty and basement brownstone dwelling on a lot 20x80.

MANHATTAN AV.—J. S. Maxwell sold for Mrs. Hanna Bergfield the 5-sty brick apartment house, on a plot 27x95, at 460 Manhattan av, adjoining the southeast corner of 170th st. The property was held at \$30,000.

PLEASANT AV.—Ralph Russo sold for Angelo Prosa to Vito Celentano 433 Pleasant av, a 3-sty and basement stone dwelling, on a lot 15x100.

THIRD AV.—Duff & Conger, Inc., sold for Henry S. Carrington 1598 Third av, a 5-sty

brick tenement house with store, on a lot 25.64x100. It is the first sale of the parcel in 40 years.

BRONX SALES

MANIDA ST.—Emma Heller sold to Rebecca Ostrofsky the 2-sty and basement brick dwelling, 847 Manida st, on a lot 25x100.

TIFANY ST.—Bridgewater Realty Corporation sold to Anna Katz 965 Tiffany st, a 5-sty and basement brick apartment house, on a plot 40x100.

133D ST.—Joseph Beautigam sold to the Hudson P. Rose Co. 730 East 133d st, a frame 3-sty and basement 3-family house, on a lot 16.8x100.

145TH ST.—Joseph Betz sold to the Hudson P. Rose Co. 453-455 East 145th st, two 3-sty and basement frame dwellings, each on a lot 12.5x99.9.

163D ST.—Henry S. Niewenhaus resold the 4-sty and basement brick flat, on a lot 20x100, at 510 East 163d st, to Fred Vosselman through Harry D. Lott.

167TH ST.—Pinnacle Realty Co. sold the vacant plot, 141.9x113.6, on the south side of 167th st, 149.11 feet west of Grand Boulevard and Concourse, to the Chase Building Corporation.

BEAUMONT AV.—Pietro Cricenti sold to Giovanni Pagano 2345 Beaumont av, a 4-sty and basement brick flat, on a lot 25x100.

BROOK AV.—R. H. A. Realty Corporation resold to Irwin Weissman the 6-sty and basement brick apartment house 1358 and 1360 Brook av, on a plot 50x100.5.

CONCOURSE.—Homer Realty Corporation sold the vacant plot, 61.8x108.11x irregular, on the west side of Grand Boulevard and Concourse, 36.9 feet north of Bush st, to the Bensusan Realty Corporation.

CROTONA AV.—Adam W. S. Cochrane sold the northeast corner of Crotona av and 183d st, a vacant plot 100x100, to the Gracel Building Corporation.

ELLIS AV.—Fred J. Rullman sold for the Castle Hill Realty Co. a 2-family brick house, on a lot 24x100, in course of construction, on Ellis av, near Castle Hill av, Unionport.

GRAND AV.—George Eysser sold to Ernesto Galotto the 2-sty and basement frame dwelling, 2260 Grand av, on a lot 25x100.

MAPES AV.—Purchasing Investing Co. sold 2159 Mapes av, a 5-sty and basement brick apartment house, on a plot 30x146, to J. Weinstein, a client of Louis Reuter.

MORRIS AV.—Pauline Rosenthal sold to Marie D'Agostino 700 Morris av, a 4-sty brick flat with store, on a plot 27x68.2, adjoining the southeast corner of 155th st.

MORRIS AV.—Morris Gax sold to G. Schmelze the 5-sty and basement brick apartment house 2339 Morris av, on a plot 37.5x100,

to Adolf Kraushaar. The holding price was \$40,000.

NEWMAN AV.—Charles A. Du Bois sold for Charles Soos to John Spirito 317 Newman av, a 2-sty and basement frame dwelling, on a lot 25x100.11.

PARK AV.—J. Clarence Davies, Inc., sold for Joseph G. Deane to E. Horowitz 3042 Park av, adjoining the northeast corner of 156th st, a 6-sty and basement brick apartment house, 62x78x irregular, having accommodations for 24 families.

PROSPECT AV.—Grudin & Sawitch sold and resold for clients 1989 Prospect av, a 4-sty and basement brick apartment house, on a plot 29x100, adjoining the southwest corner of East 178th st.

SOUTHERN BOULEVARD.—G. Tuoti & Co. sold for Benjamin Englander to Mrs. Mary Benedetto 343 Southern boulevard, a 4-sty brick flat with store, on a lot 20x100.

THIRD AV.—Meyer Levin sold to Femma Realty Co. 2504 Third av, adjoining the southeast corner of 140th st, a 3-sty brick flat with store, on a lot 18.6x50.4x irregular.

THIRD AV.—The Third and Franklin Avenue Garage Co. sold to the Galco Realty Corporation the vacant plot on the east side of Third av, 150 feet south of 166th st, 112.6 x121.11, through to Franklin av, 123.8x70.7.

THIRD AV.—The two 4-sty brick apartment houses with stores at 4002 and 4004 Third av, on a plot 50x90, held at \$44,000, have been sold by the Benenson Realty Co. to an investing client of Reuter & Goldreyer.

TREMONT AV.—Grudin & Sawitch sold to I. Omick and S. Elsnor 747 East Tremont av, a 2-sty and basement frame flat with store on a lot 25x145, and resold it.

UNION AV.—Abraham Frishman resold to Joseph Roth 521 Union av, a 5-sty and basement brick apartment house, on a plot 39.3 x100.

VALENTINE AV.—Reuter & Goldreyer sold for S. Nadias to the Benenson Realty Co. the vacant plot, 100x146, on the east side of Valentine av, 125 feet north of 179th st, which will be improved with an apartment house.

WEBSTER AV.—Denwood Realty Co. sold to Abraham Stillman the 1-sty building, 2765 Webster av, on a lot 25x121.8.

WEBSTER AV.—Wibama Holding Corporation sold the plot, 100x109.7x irregular, on the east side of Webster av, 125 feet south of 171st st, to Phelan & Billingsley, Inc.

ZULETTE AV.—Ralph Russo sold the 2-sty detached dwelling, on a plot 75x165x190, at 3016 Zulette av, Westchester, for H. C. Stinner to P. Salese.

BROOKLYN SALES

PARK PL.—Bulkeley & Horton Co. sold for G. B. Brown to a buyer, for occupancy, 894 Park pl, a 3-sty and basement brownstone dwelling, on a lot 20x137.

BERGEN ST.—Henry L. Nielsen Offices sold for B. Desideric 283 Bergen st, a 4-sty brick building, on a lot 20x100.

HENDRIX ST.—Meister Builders, Inc., purchased from Joseph Randazzo the 2-sty brick 2-family house, on a plot 30x100, at 767 Hendrix st, recently completed.

71ST ST.—William P. Jones and John Coendo sold for Daniel Rich to Daniel Bruoncove the plot 40x100 on the north side of 71st st, 280 feet west of Twentieth av, Bensonhurst.

EAST 89TH ST.—Realty Associates sold the vacant plot, 180x100, on the south side of East 89th st, 420 feet east of Av L, to the Beech Contracting Co. The purchaser will immediately erect six detached 2-sty frame dwellings.

21ST AV.—Meister Builders, Inc., sold the northwest corner of 75th st and 21st av, a plot 160x100; a plot 100x100, at the southwest corner of 75th st and 21st av, and a plot 120x100, on the south side of 74th st, between 12th and 13th avs, to Louis Loveman, for improvement. Berger Realty Co. was the broker.

CLINTON AV.—Bulkeley & Horton Co. sold for a client to Mrs. Mollie Castellano 8-12 Clinton av, three 3-sty and basement frame 2-family houses.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Louis Lehman and others to an investor 832 Flatbush av, a 3-sty brick and stone apartment house with stores, on a lot 20x100.

FRANKLIN AV.—Katie Spica sold 692 Franklin av, a 2-sty brick apartment house with store.

ST. MARKS AV.—The Congregation Shaari Zedek of Brooklyn, Rev. Henry Weiss, rabbi, purchased 900 St. Mark's av, comprising a building on plot 100x150. On the site a new temple will be erected with a community house as a social center for the members and seat holders of the amalgamated congregations Shaari Zedek and the Brooklyn Synagogue. It will have a seating capacity of more than 1,200, with classrooms.

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

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

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., August 25, 1922.—SEALED PROPOSALS will be received at this office until 2 p. m., Sept. 25, 1922, and then opened, for interior changes in the United States Post Office and Court House, Amarillo, Tex., in accordance with Drawing No. 214 and the specification, copies of which may be had at this office or at the office of the Custodian, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., August 24, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., September 21, 1922, for the construction and installation of new iron grilles at the United States Assay Office, New York, N. Y. Drawings and spe-

cifications may be obtained from Supervising Chief Engineer, A. B. Fry, 731 Custom House, New York, N. Y., or at this office in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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QUEENS SALES

FLUSHING—Martin Gleason, an undertaker, of Flushing and Whitestone, purchased from Anna W. Goodridge the Goodridge home-stand, on a plot 100x100, on the southwest corner of Sanford and Jamaica avs. Flushing. The house contains 13 rooms and 3 baths. In addition there is a 2½-sty frame garage.

LONG ISLAND CITY—Cross & Brown Co., with Max Kemp, sold for Mrs. Mary T. Dulkin the vacant plot, 150x80, on the east side of Second av, 175 feet north of Broadway, Astoria, Long Island City. The purchaser will erect apartment houses with stores.

RECENT LEASES.

An Old Firm Makes New Lease

Charles F. Noyes Co. leased for George A. Powers, Mary A. Powers and Florence E. Woodworth, to H. T. Dewey & Sons Co., the entire building 138 Fulton st, for 21 years from May 1, 1927, at an aggregate rental of approximately \$500,000, including taxes and operation. The lease is of unusual interest because it shows that this important company has taken the premises 5 years in advance and is leasing the entire building on a net rental basis, primarily to hold its ground floor location. The business of the leasing company was established in 1857. In 1865 offices were established at 201 Broadway, where the organization remained until 1881, when a small amount of space was rented in 138 Fulton st. So the company has been in the building just rented for 41 consecutive years and the business has always been under the direct control of the Dewey family, who were the originators of it. In addition to the premises at 138 Fulton st, the Dewey Company has secured four basements in 81-5 Nassau st, which are connected with 138 Fulton st. Fred Ingraham was the attorney for the owners and Henry W. Twombly, of Putney, Twombly & Putney, represented the tenants.

Takes a Broadway Loft

Wright Barclay, Inc., leased for a term of years the 3d floor in 327 Broadway to the Werthy Fabric Co., Inc.

Long Lease on West Side

H. M. Weill Co. leased for the L. V. H. Realty Corporation, for a term of 21 years, the 4-sty building, 230-32 West 38th st, on a plot 40x100, to the Shenandoah Steel & Iron Corporation. The total rental is about \$200,000. Extensive alterations are contemplated.

Restaurateurs Lease

Joseph Logomasini and others leased for a term of 10 years the store, southeast corner of Downing and Varick sts, and the basement in the building being constructed at West Houston, Varick and Downing sts, for restaurant purposes. The tenants contemplate making extensive alterations at once in order to open the restaurant on or before October 1.

One Lessee for Two Dwellings

Douglas L. Elliman & Co., Inc., leased for clients to Charles P. Beiling 109 West 57th st, a 4-sty and basement brick dwelling, on a lot 20x100.5; and 113 West 57th st, a 4-sty and basement brick dwelling, on a lot 23x100.5.

Long Lease at Bowling Green

About \$1,000,000 will be paid in rentals by the Exchange Buffet Corporation for restaurant space in the basement of the Bowling Green building, at 5-11 Broadway, extending through to Greenwich st. The lessors are the Broadway Realty Co.

The lease began to operate on September 1 and runs for 21 years, with one renewal. The annual rental for the first period will be \$22,500, and for the second period \$23,000. Anton L. Trunk was the broker.

New Building 100 Per Cent. Rented

Although the new building at the southeast corner of Broadway and 37th st is in process of construction and will not be ready for occupancy for several months, it is now 100 per cent leased.

The 13th and last loft has been leased to Spierling & Spierling, one of the oldest concerns in the cloak and suit business, for a term of years, by Albert B. Ashforth, Inc., for the Broadway and 37th Street Corporation, Harry Fischel, president.

Leases of 23rd Street Stores

Charles F. Noyes leased the corner store recently vacated by the Excelsior Bank in the 19-sty Masonic building at 23d st and Sixth av,

to Day Bros., furriers, for 10 years, at an aggregate rental of approximately \$150,000. The same brokers also arranged for William F. Kenny an extension of lease for Store No. 3 in the Mercantile building, southwest corner of 23d st and Fourth av, to Sarnoff-Irving Jats at an aggregate rental of about \$40,000. These leases are of unusual interest because each lease shows a rent increase of about 50 per cent, over the rental previously received. The Noyes Co. handles a great deal of property in the 23d st district and reports that the demand for space is large and ground floor rentals are steadily increasing.

Lease Near Williamsburg Bridge

Tankos, Smith & Co. have leased for Long Hat Stores, D. L. Lustig, president, the store and basement of 66 Deancey st, north side, between Eldridge and Allen sts, to the Lenerse Booteries, Inc., Max Lenowitz, president. The lease is for a term of years. Upon completion of alterations the premises will be occupied as a shoe establishment.

Leases in Newly Altered Building

Schindler & Liebler leased, for a term of years, to various clients, the six stores in 201 East 77th st, northeast corner of Third av, for I. Freidus. This building was recently altered.

On and Near Fifth Avenue

Ruland & Benjamin, Inc., leased to the Royal Copenhagen Porcelain Co., wholesale and retail distributors of Danish Arts, now located in the Buckingham Hotel, the westerly store of 19-21 West 57th st, for a term of 5 years, at an aggregate rental of about \$100,000; also, for the Warranty Brokerage Corporation the 3d floor in 45-47 West 57th st, to Glass & Leight, Inc., and the westerly store in 17 West 45th st, to the Atlas Desk Co.

Folsom Bros., Inc., leased the 1st and 2d lofts west in 19 West 57th st for Huberth & Huberth, agents, to Miss Helen Joseph for a term of 10 years, at an aggregate rental of \$125,000, for the manufacture and sale of liveries and nurses' uniforms.

The H. M. Weill Co. leased for L. S. Forgetsin to Patrick Dacey the store in 38 West 33d st, for a term of years.

Roy Scherick leased for Samuel Levy to the Columbia Silk Co., for a term of years, large

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floor space in the Textile Building, Fifth av, 30th to 31st sts.

Douglas L. Elliman & Co., Inc., leased the 4th floor at 9 East 54th st, to Miriam Bouslogue, for a term of years. The tenant will occupy the premises as a dressmaking establishment.

Butler & Baldwin, Inc., leased for the Presbrey Leland Co. the top loft at 11 East 47th st, for a term of years, to Madam Lisbet Boses, dressmaker.

Carstein & Linnekih, Inc., leased space on the 2d floor of 276 Fifth av for Harrods (North America), Ltd., to Bitar Bros., rug importers; also leased space for Marston & Co. in 315 Fifth av to Stella King; and sublet space on the 4th floor of 31 East 32d st to Samuel K. Saleeby.

Warranty Brokerage Corporation leased, for a period of 5 years, the westerly half of the 3d floor of 45-47 West 57th st, to Glass & Leight, Inc., for the manufacture and sale of ladies' suits.

Cushman & Wakefield, Inc., leased for the Anahma Realty Corporation offices in the Vanderbilt Concourse building, 52 Vanderbilt av, to the Electro-Chemical Engraving Co., Inc.; also offices in the Heckscher building, Fifth av and 57th st, to Dr. L. V. Robinson, and offices in 50 East 42d st to William Henry Barnum & Co.

Pease & Elliman leased for the estate of Emilie S. Arnold to R. J. Frabert 10 West 53d st, a 4-sty and basement brownstone dwelling, on a lot 25x100, for a term of years; and leased for the Berkeley Arcade Corporation to John J. Flaherty offices in 19 West 44th st.

Mme. Gillow Garton, corsetiere, leased the 4-sty and basement stone dwelling, 19 East 56th st, for a long term of years, with possession October 1. S. Osgood Pell & Co. were the brokers.

Downtown Store and Loft Leases

Ruland & Benjamin, Inc., leased the store in 212 Washington st to M. Mergenstein, Inc.; the store in 222 Washington st to August Krueger, and the store in 142 West st to C. B. Paul, Jr.

Tankoos, Smith & Co. subleased for the Jewel Shop, Joseph D. Spiro, president, for a long term of years, the store in 35 Ann st, adjoining the northeast corner of Nassau st, to Lugerner & Son. Upon completion of alterations, the premises will be occupied by the lessee for the sale and repairing of jewelry.

Charles F. Noyes Co. leased stores in 165-7 William st for R. R. Reed to I. Weintraub and William F. Leeger; for Ruland & Benjamin, Inc., the store and basement at 310 Pearl st to Cypress Hills News Co.; the 2d floor of 205 Duane st to Owen E. Houghton.

Daniel Birdsall & Co., Inc., leased for clients the 3d loft in 482 Broome st to Solomon and Jacob Greenberg; the 2d loft in 19 East 17th st to the Van Praag Sales Corporation; and the 2d loft in 518 Broadway to the Waist Selling Co.

White-Goodman leased store and basement in 20 West 22d st to Cleveland Stamping and Enamel Ware Co.; also 1st loft in 149 Bowery to Ginsberg & Bahn; store and basement in 131 Prince st to G. H. P. Cigar Co.; and part of 3d loft in 71 West Broadway to Benjamin Bellman.

Lease Choice Apartments

Douglas L. Elliman & Co. leased a large apartment of 15 rooms and 5 baths at 910 Fifth av, north corner of 72d st, for C. C. Roberts to Francis L. Hine, Chairman of the Board of Directors of the First National Bank; an apartment at 290 Park av to Mrs. I. N. Stone; at 383 Park av to Harold A. Sands; at 1070 Madison av to Mrs. William Usher Parsons; and in 101 East 74th st to H. M. Hewitt.

Dr. O'Hanlon Leases Dwelling

Mrs. Julia Delafield leased through A. N. Gitterman and Folsom Bros., to Dr. George O'Hanlon, superintendent of Bellevue and Allied Hospitals, the 3-sty and basement stone dwelling, 133 East 38th st, on a lot 19x98.9. The lessor owns and occupies 135, adjoining.

Leases on Some Avenues

Douglas L. Elliman & Co., Inc., leased the store at 425 Madison av, for a term of years, to Amelia E. White, for the sale of Indian novelties.

Roy Scherick leased for Hove Realty Co. the store and basement of 160 Madison av to S. M. Goldstein & Co., silks, for a term of years, at 329-331 Fourth av.

J. Arthur Fischer leased for R. B. L. Co., Inc., to Kimmelman & Tilt, for a term of years, the store in 677 Sixth av.

Michael E. Lipset & Co. leased for the Garmment Centre Realty Co. to the Monarch Dress Co., the entire 3d floor in the north building of the Garmment Centre Capitol, 500 Seventh av, northwest corner of 37th st. They will occupy a space of 25,000 square feet and the lease is for a long term of years. This is the last re-

maining large unit of space for rent in the Garmment Centre Capitol.

Cushman & Wakefield, Inc., leased for the Madison Avenue Offices, Inc., offices in the Canadian Pacific building, Madison av, 43d to 44th sts, to John G. Darragh, Gill Engineering & Construction Corporation, and for the Sugola Company of America a large suite of offices in the same building to the General Equipment Co., Inc.

Pease & Elliman leased the front part of the second floor in their own building 340 Madison av, to Taylor Oberge & Co., stock brokers of Colorado Springs.

Long Lease of Garage

Superior Garage Corporation leased to Joseph P. Canariato the 3-sty garage, 239 to 243 West 18th st, from October 1 to September 28, 1943. The net annual rental is from \$10,500 to \$11,500.

Hoboken Factory Lease

The northerly portion of building No. 3, opposite 12th st, on Hudson av, Hoboken, has been leased to the Technical Products Co. by Louis Schlesinger, Inc., for H. Mushlstein & Co. The space comprises 10,000 square feet.

Big Lease in Long Island City

Roman-Callman Co. leased, for a term of years, to Simon Ackerman of Manhattan, represented by Adams & Co., the 4th and 5th floors of the new reinforced concrete building, 484 Van Alst av, Long Island City, containing 25,000 square feet. The tenant will use same for the manufacturer of high-grade clothing.

Store in Claridge Leased

One of the stores in the Hotel Claridge has been leased by Day & Day, Inc., for Morris M. Glaser, for a period of ten years, at a rental of approximately \$200,000. Mr. Glaser recently took a long lease on the Hotel Claridge and will make extensive alterations on the ground floor, installing stores on the Broadway front, also on the 44th st side.

The lessee is I. Fastenberg, who controls a chain of stores selling high-grade ladies' shoes exclusively.

HEIL & STERN leased in the building being erected at 142-8 West 36th st, the 9th floor, to Isidore Levy & Co., Inc.; also in the building, 43-7 West 33d st, the 5th floor, to D. Gutman & Co.

HEIL & STERN leased in the Builders Exchange Building, 29-35 West 32d st, running through to 30-32 West 33d st, 10,000 square feet of space on the ninth floor to I. Zimmerman, for a long term of years.

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REAL ESTATE NOTES.

HAMILTON, ISELIN & CO. have removed to their new and larger offices at 10 East 47th st.

ELIZABETH BIELEFELDT is the purchaser of 323A East 89th st, recently reported sold through Schindler & Liebler.

J. SCOTT and I. WILLIS were the brokers in the resale of 554-558 West 181st st for Howard A. Raymond.

F. CHANDLER LOGAN, formerly with the firm of M. & L. Hess, Inc., is now connected with Thoens & Flaunlacher, Inc.

E. BOYER, former vice president of Coughlan & Clisby, is now head of the Boyer Realty Corporation, 110 West 71st st.

MISS FLORA GRANT BEVINS is the buyer of 1187 Madison av., a 3-sty remodeled dwelling recently sold by Dr. Elmer A. Miller. The buyer will occupy.

A NEW real estate firm, known as Fischer, Hammond & Heinrich, have opened offices at

280 Madison av. The firm is composed of Paul Fischer, E. H. Hammond and Albert Heinrich. They will conduct a general real estate business.

NEW YORK STATE ASSOCIATION OF REAL ESTATE BOARDS will hold its next State convention on September 21 to 23 at Saratoga Springs. Of special importance will be the national advertising campaign program, which, by that time, will have been well worked out. It will be presented with data obtained from actual observation.

MARTIN, LIVINGSTON & AHRENS, INC., have entered the mortgage and real estate business, with offices in 400 West 145th st. Thomas C. Martin was formerly with Thomas J. O'Reilly and the New York Title and Mortgage Company. Edward Livingston has been established in Harlem for several years as a mortgage specialist. William D. Ahrens was established in The Bronx, specializing in the sale and management of properties, having previously been with Slawson & Hobbs. Thomas C. Martin and Edward Livingston will continue to be in the mortgage business and William D. Ahrens will continue the sale and management of real estate.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 22 to Aug. 28	1921 Aug. 23 to Aug. 29
Total No.....	120	109	177	161	623	634
Assessed Value.....	\$5,333,300	\$6,241,650	.....	.....	.....	.....
No. with consideration	9	9	12	12	19	40
Consideration	\$429,500	\$561,700	\$51,675	\$54,870	\$171,213	\$472,877
Assessed Value.....	\$348,500	\$369,700	.....	.....	.....	.....
	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 28	Jan. 1 to Aug. 29
Total No.....	7,786	7,296	8,626	6,679	27,348	25,795
Assessed Value.....	\$537,306,000	\$398,937,949	.....	.....	.....	.....
No. with consideration	777	792	1,182	601	1,048	1,398
Consideration	\$40,246,211	\$41,293,789	\$7,381,328	\$4,659,633	\$14,391,533	\$15,690,282
Assessed Value.....	\$37,458,550	\$36,870,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 22 to Aug. 28	1921 Aug. 23 to Aug. 29
Total No.....	117	76	157	137	780	628
Amount	\$2,656,673	\$1,178,785	\$1,246,307	\$1,141,349	\$4,294,855	\$3,601,610
To Banks & Ins. Co.	18	12	21	38	202	99
Amount	\$1,073,500	\$563,500	\$281,195	\$341,440	\$1,638,830	\$1,051,350
No. at 6%	94	65	142	96	747	594
Amount	\$2,077,673	\$661,450	\$1,021,362	\$1,034,759	\$4,170,528	\$3,346,710
No. at 5%	4	.....	2	.....	17	29
Amount	\$206,000	.....	\$9,000	\$800	\$73,300	\$231,200
No. at 4%	3	1	1	1	1	5
Amount	\$14,300	\$1,335	\$3,000	\$1,000	\$7,500	\$23,700
No. at 4 1/2% .....	.....	.....	3	.....	.....	.....
Amount .....	.....	.....	\$31,695	.....	.....	.....
No. at 4%	4	.....	.....	.....	.....	.....
Amount	\$82,500	.....	.....	.....	.....	.....
Unusual Rates.....	1	1	.....	2	2	.....
Amount	\$105,000	\$200,000	.....	\$4,500	\$3,000	.....
Interest not given..	11	9	9	37	13	.....
Amount	\$171,200	\$316,000	\$181,250	\$100,290	\$41,274	.....
	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 28	Jan. 1 to Aug. 29
Total No.....	6,576	5,633	7,263	4,313	29,480	21,579
Amount	\$227,306,001	\$170,746,152	\$77,080,037	\$33,011,416	\$164,759,698	\$114,686,970
To Banks & Ins. Co.	1,008	895	864	371	6,036	3,005
Amount	\$77,184,567	\$70,612,727	\$14,637,945	\$6,458,079	\$49,342,251	\$28,146,325

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30
Total No.....	37	25	23	10
Amount	\$3,225,200	\$1,052,800	\$380,750	\$105,500
To Banks & Ins. Companies...	31	21	10	3
Amount	\$1,830,700	\$1,017,500	\$200,000	\$53,500
	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30
Total No.....	1,867	1,548	645	501
Amount	\$133,449,523	\$118,348,123	\$18,515,937	\$11,583,836
To Banks & Ins. Companies...	1,257	965	364	267
Amount	\$100,703,450	\$98,816,404	\$11,734,700	\$7,126,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30	1922 Aug. 23 to Aug. 29	1921 Aug. 24 to Aug. 30
New Buildings...	12	11	131	103	161	264	438	426	27	51
Cost	\$1,963,876	\$1,812,150	\$1,731,150	\$1,788,750	\$1,547,680	\$2,158,650	\$2,561,440	\$2,049,410	\$49,000	\$165,250
Alterations	\$277,591	\$337,540	.....	\$74,600	\$170,350	\$94,895	\$47,995	\$147,560	\$18,500	\$2,990
	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30	Jan. 1 to Aug. 29	Jan. 1 to Aug. 30
New Buildings...	595	512	2,853	1,806	7,714	5,582	13,667	8,265	1,413	1,622
Cost	\$90,582,362	\$87,884,303	\$67,797,488	\$38,263,565	\$80,443,221	\$62,680,405	\$83,263,200	\$46,408,625	\$4,715,738	\$4,919,525
Alterations	\$19,566,418	\$18,170,792	\$2,348,065	\$1,731,419	\$6,448,670	\$5,459,990	\$2,589,835	\$2,584,213	\$190,800	\$313,889

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BUILDING SECTION

Large Building Program for 1923 is Now Fully Assured

Recent Contract Commitments, Plus New Projects Being Planned, Warrant Prediction of Continued Boom Next Year

WITH the approach of autumn and the seasonal slowing down of construction activity, builders in the Metropolitan District are showing more than ordinary interest in the industry's prospects for the future.

The recent announcement from Washington that the country, especially the Eastern States, had experienced the greatest building boom in history during the month of July did not come as a surprise to building interests in this territory. The rush of active construction during the past few months has kept the entire industry at top speed and were it not for the coal and railroad strikes which have recently caused a slight drop in the intensity of the work in progress, there is every likelihood that local architects, contractors, supply dealers and all others affiliated with the construction industry would have continued to enjoy capacity business. As it is there is a vast amount of work still to be completed before the construction program of 1922 is finished. Although the shortage of materials and supplies directly caused by the strikes is responsible for a slight recession of activity at present, there is every likelihood that conditions will shortly improve and then construction will be resumed and will continue throughout the autumn and winter months with renewed intensity.

According to the construction projects now under contract the coming months will witness a rate of activity in the building industry which will far surpass that of any previous year in local history. Records of commitments for the past two or three weeks show a large number of important operations placed under contract and scheduled for an immediate start, despite the adverse conditions caused by the strikes. This work will proceed throughout the coming winter and will only be halted by a total stoppage of material supplies or protracted periods of inclement weather. Undoubtedly the strikes now responsible for retarding local building progress will be settled very soon and with an adequate supply of materials assured there is no reason to presuppose anything but a winter building season of unusual intensity.

A study of construction statistics as tabulated by the F. W. Dodge Company for the past few months gives a very definite idea of the amount of work now in progress. In New York State and New Jersey, north of Trenton, the June total of contract commitments amounted to \$79,382,600. This figure was twenty-seven per cent. greater than that for the corresponding month of the year previous. During July of this year the daily totals of contracts awarded averaged \$3,307,600. The August figures are not yet available, but up to the present writing they average more than \$3,000,000 per day for contracts placed and, although the figures for the current month will show a slight decline as compared with previous months, still they indicate a tremendous amount of new construction being placed under contract which must immediately proceed if the Metropolitan District is to catch up on its local building requirements.

The rate of construction activity in Greater New York is bound to continue unabated for many months to come if the statistics of the industry are any criterion. The totals for contracts awarded in this city during the past three months represent between fifty-five and sixty per cent. of the totals for the entire district. An industry that is being loaded up with an average of \$45,000,000 worth of commitments for new buildings each month has very little to fear for the immediate

future and when to these actual awards are added the totals for the new work being planned by architects and engineers, which each month amounts to a sum greatly in excess of the commitments, the assurance for the future is complete.

Although a considerable percentage of the work reported under contract during the past few months is now well advanced from a construction viewpoint, a large part of the total still remains on the active list. On the other hand the reported activity of architects and engineers in the preparation of plans for new projects indicates a continuation of maximum progress in the construction field for an indefinite period.

Although it is a matter of local record that a decided falling off in the volume of active residential construction has taken place during the past month or six weeks, it is as yet altogether too early to predict the future as it applies to the production of homes in the Metropolitan District. From some sources it is claimed that the housing shortage has been overcome this year and that the production of residential accommodations during the past few months will supply practically all requirements. The statistics would seem to show this to be true, but exact knowledge cannot be obtained until all of the residential buildings now under construction are completed and rented. After that it will be possible to learn something of future housing requirements in this district and predict with some assurance the outlook for the future of this type of work.

At present the most serious retardant to local building progress is the scarcity of certain basic building materials. The strikes are directly responsible for the difficulties contractors are experiencing in obtaining face brick, terra cotta, lime, structural steel, lumber, hardware and many other items, and while there remains any doubt as to the satisfactory flow of supplies until these strikes are settled many prospective builders are not to be blamed for withholding their operations for a while. None of the work now temporarily held in abeyance, however, will be abandoned; all is scheduled to proceed immediately upon a resumption of prompt deliveries of essential materials and supplies from production points.

There is every promise of full supplies of all materials required in the local construction program. Manufacturers in practically every line have increased plant capacities in order to provide the tremendous amounts of building commodities called for by the program and that they are not now arriving at the centers of distribution as promptly as needed is not the fault of the manufacturers.

Although local building may be hampered to some extent for the next month or six weeks there is no doubt regarding the future of the industry for the next few years. The work now under construction will carry over well into 1923. A revival of commercial and industrial construction is imminent and this will more than offset any losses caused by a stoppage or a serious decline in residential building. The new construction being planned by architects and engineers which will probably not be started until early next spring assures a steady supply of new activity to take the place of the operations now being completed. Local real estate conditions are conducive to further development of unimproved properties, so that altogether the outlook is extremely favorable for the building industry for the coming year and all current signs point to a steady rate of progress for some years to come.

Large Factory for R. H. Macy & Co., Inc., Nearly Completed

Modern Twelve-Story Structure at Eleventh Avenue and Thirty-fifth Street Will Contain Largest Fur Storage Plant in New York City

A TWELVE-STORY factory building, equipped with all modern improvements, is nearing completion at the northeast corner of Thirty-fifth street and Eleventh avenue. This structure was built for R. H. Macy & Co., Inc., and will be devoted entirely to the manufacture and storage of articles sold in the Macy Department Store on Herald Square.

This structure was erected according to designs and plans prepared by Robert D. Kohn, and the Hegeman-Harris Company was the contractor. Charles E. Knox Associates were the electrical engineers and the engineers for heating and ventilating were Tenny & Ohmes.

The building contains approximately 105,000 square feet of floor space and occupies a frontage of 100 feet on Eleventh avenue. This is the first unit of a factory and warehouse, which, when completed, will cover a plot 200x150 feet. It will contain, as one of its most important features, the largest plant in New York City for the storage of furs.

Fur storage is a specialized business in itself, requiring a specially designed and constructed area, kept at a constant temperature of less than 30 degrees, with quadruple floors, ceilings and walls interlined with cork. The Macy plant, with its adjoining rooms with apparatus for cleaning and repairing furs, will occupy a double floor of the building, containing a veritable forest of racks for holding valuable fur garments.

Although of foremost importance, this fur storage plant is merely an incidental part of one of Macy's many departments. All of the candy bearing the Macy name will be manufactured in this building by a sanitary process dispensing with most contacts with the human hand. To insure proper conditions, the room where the candy is made is sealed off from the outer air by concrete walls lined with cork, and with triple windows and air-tight doors. Cooled air, at a temperature of 65 to 70 degrees is pumped in day and night.

The building will employ about 150 people and will be equipped with a restaurant, rest room, smoking room, shower bath and roof garden for the exclusive use of those working in this building. The first two floors of the structure will house the fur storage



Hegeman-Harris Co., Builders.

Robert D. Kohn, Architect.

NEW FACTORY BUILDING FOR R. H. MACY & CO.

plant. The next five floors will be used for the storage of goods to be sold in the store on Herald Square. On the eighth and ninth floors the candy factory has been located and another floor will be devoted exclusively to storing edible materials. Offices and a packing department will occupy the tenth floor. The building will be completed by October 1.

Revival of Activity in Real Estate Along Third Avenue

(Continued from page 296)

teenth Street, on a plot 106.8 $\frac{1}{2}$ x75, for a long term of years, at an annual graduated net rental of from \$25,000 to \$35,000, the lessee to make all repairs. The latter has sub-leased most of the property to Brown Brothers & Herman for a term of twenty-one years, at a good profit. The buildings will be modernized and leased at much larger rentals than were obtained in the past.

Daniel B. Freedman, one of the city's well-known operators,

has found Third Avenue a worth-while field of activity within recent months. One of his big deals was the purchase of seven old frame buildings at the southeast corner of Third Avenue and One Hundred and Sixth Street, which he will improve with a modern business taxpayer. He bought the parcels from the Pangburn estate, which had long owned them. The northwest corner of the same thoroughfares was bought by a well-known chain hatter, while a prominent shoe dealer has bought the southwest corner.

Many New Projects on Fall and Winter Building Program

Weekly Statistical Report of F. W. Dodge Company Indicates Unusual Activity in Local Construction Field During Coming Months

CONTINUATION of the coal and railroad strikes, which have materially slowed down active construction in the metropolitan district, does not seem to have retarded work on plans for new projects nor stopped commitments to any great extent. Building records for the past few weeks show surprising activity on the part of architects and engineers and contractors have been exceptionally busy figuring new operations, many of which are being placed under contract immediately. The building industry is making its plans for a resumption of its high-speed activity just as soon as the strikes are settled and a steady supply of materials is again assured.

Statistics tabulated by the F. W. Dodge Company for the thirty-fourth week of this year show reports of plans in progress for 612 new building and engineering operations in New York State and New Jersey, north of Trenton, which represent a total outlay of approximately \$21,170,900. During the same week contracts were awarded in this territory for 453 structural projects, which will require an expenditure of more than \$19,207,800.

Although Greater New York is feeling greatly the effects of the coal and railroad strikes through a steady decline in material shipments, the outlook for the coming months is excellent if the activity on new plans is any criterion. During

the week of August 19 to 25, inclusive, architects and engineers reported work on plans for 251 new operations at an estimated total valuation of \$9,450,600 and the commitments of the week in New York City numbered 145 and were representative of a total investment of \$11,501,400.

The list of 251 proposed building and engineering operations comprised 29 business buildings, such as stores, offices, lofts, commercial garages, etc., \$1,134,500; 8 educational projects, \$2,955,600; 1 hospital, \$30,000; 6 factories and other industrial buildings, \$151,000; 4 public buildings, \$212,800; 10 public works and public utilities, \$654,000; 4 religious and memorial buildings, \$69,000, and 189 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$4,243,700.

Among the 145 projects, for which contracts were awarded in New York City during the week of August 19 to 25, inclusive, were 19 business structures of various types, \$1,227,500; 3 educational buildings, \$73,500; 6 industrial projects, \$147,000; 2 military and naval structures, \$13,000; 1 public building, \$210,000; 8 public works and public utilities, \$207,400; 3 religious and memorial buildings, \$109,000; 99 residential operations, including multi-family dwellings and one- and two-family houses, \$6,479,000 and 4 social and recreational buildings, \$3,035,000.

PERSONAL AND TRADE NOTES.

Bernhardt E. Muller, architect, recently moved his office to 527 Fifth avenue.

Herman N. Sohn, architect, recently moved his offices to the Winfield Building, 469 Fifth avenue.

The Moore Steam Turbine Corporation recently opened an office at 50 Church street, where its domestic business will be in charge of S. G. Peticolas, manager.

Maximilian Zipkes and Irving Kudruff, formerly of the firm of Zipkes, Wolff & Kudruff, architects, announce the removal of their offices to 25 West 43d street.

Herman Wolff, architect, formerly a member of the firm of Zipkes, Wolff & Kudruff, announces the removal of his office to 30 East 23d street.

The New Jersey Department of Banking and Insurance recently announced a reduction averaging twenty per cent in workmen's compensation insurance rates in that State.

National Metals Company, Inc., Woolworth Building, 233 Broadway, are offering in large quantities and at attractive prices, rubber tiling, manufactured by the New York Belting & Packing Company.

G. A. Binz, sales manager of the American Steam Gauge & Valve Manufacturing Company, Boston, has been appointed sales manager also of Schaeffer & Budenberg Manufacturing Company, Brooklyn, upon the consolidation of these two companies on August 1. The sales headquarters of this organization are located at Berry and South Fifth streets, Brooklyn.

Studying Labor Efficiency

TO determine the productivity and efficiency of labor in the United States a series of tests has been prepared by the National Committee on Labor Efficiency and Production to be applied to workmen in representative industries in the various states. The building trades comprise the first industry to receive consideration as it operates throughout the country and in so far as the number of men employed is concerned, is the largest single industrial unit of the nation.

The work of the committee is concerned primarily with the efficiency of the workman on the job. Necessarily, however, this efficiency is affected—either restrained or augmented—by other factors. To the extent that this operates, the contributory factors will be considered. The intention of the Committee of Labor Efficiency and Production ultimately is to extend its investigation to such other industries as admit of the application of such tests.

Ventilating Code for Public Buildings

THE code for the ventilation of public and semi-public buildings adopted by the American Society of Heating and Ventilating Engineers in 1915 has been submitted to the American Engineering Standards Committee for approval as American standard.

This code was prepared by a committee of the American Society of Heating and Ventilating Engineers in response to requests from state commissions, legislative bodies, public health agencies and other organizations for suggestions to be used in the preparation of legislation and regulations regarding the heating and ventilation of buildings. The committee endeavored in this code to cover the general features most essential to the public health, in such a manner as to protect the public with the least possible expenditure for equipment and without unnecessarily limiting the methods of obtaining the desired results.

Section 1 of the code relates to general matters pertaining to all classes of buildings; the remaining three sections relate to schools and colleges, factories, and theatres, respectively.

Among the states that have utilized parts of the code in their regulations are: Illinois, Indiana, Kansas, Massachusetts, Minnesota, New Jersey, New York, Ohio, Pennsylvania, Utah, Virginia and Wisconsin. A thoroughly representative special committee, including all the important organizations interested in the subject, has been appointed by the American Engineering Standards Committee to investigate the status of the code in the industry and the desirability of approving it. Sidney J. Williams, chief engineer of the National Safety Council, is chairman of this special committee.

The American Engineering Standards

TRADE AND TECHNICAL SOCIETY EVENTS.

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

National Exposition of Chemical Industries will be held in the Grand Central Palace, New York City, September 11 to 16 inclusive.

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

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

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

New York State Association of Real Estate Boards will hold its next state convention on September 21 to 23 at Saratoga Springs. Of special importance will be the national advertising campaign program which by that time will be well worked out and will be presented with data from actual observation.

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.

Committee, 29 West Thirty-ninth street, New York City, would be very glad to learn from those interested of the extent to which they make use of this code, and to receive any other information regarding the code in meeting the needs of the industry.

CURRENT BUILDING OPERATIONS

ASIDE from the increasing material shortages due to the continuation of the coal and railroad strikes the local building situation is without change. Reported work on plans indicate a large volume of new construction getting ready for a start just as soon as material supply conditions warrant and the contract commitments of the past week bear out the promise of steady activity in the building industry throughout the autumn and well into the winter.

The approach of the fall witnesses great activity on speculative buildings in all boroughs. Builders are speeding up their operations in order to complete their structures in time for the October renting season. There is no doubt but that the next few months will bring a decided drop in residential building activity in this district, but the recently noticed improvement in the outlook for commercial and industrial buildings is counted on to more than offset the loss caused by a slowing down of speculative residential building.

The markets for building materials and supplies are very busy, and dealers anticipate a heavy demand for some time to come. Their only worry at present is the difficulty of getting new supplies from production points, and this cannot improve until the railroad strike is settled and transportation of freight again returns to normal. Prices are fairly steady, but there is a remarkable trend toward higher price levels.

Common Brick—Business in the New York wholesale market for Hudson River common brick considerably improved during the past week, according to the records of actual transactions. A total of forty-five barge loads of brick arrived and forty-eight cargoes were disposed of. Brooklyn continues to lead the Metropolitan district in brick consumption, with nearly fifty per cent of the sales this week consigned to that borough. Prices are somewhat easier than they have been, with the range from \$18 to \$20 a thousand to dealers in cargo lots. There have been some cargoes offered at \$15 a thousand, but manufacturers declare that this is inferior brick. The changes in methods of firing brick, caused by the scarcity of anthracite coal, has produced quite a large amount of brick of a poor grade, and it is this product that is being offered at a price \$2 or \$3 below the market level for first-quality brick. There has been practically no change in the fuel situation during the past few weeks as far as brick manufacturers are concerned. Hard coal is almost impossible to obtain, and the

brick producers are doing the best they can with what little bituminous coal and coke they are able to get. Production of common brick has been seriously curtailed by the fuel shortage, and from all accounts there will be a large amount of green brick held in the up-river plants for burning during the winter months or early next spring.

Summary—Transactions in the North River brick market for the week ending Thursday, August 31, 1922. Condition of market: Demand, increased slightly; prices, somewhat easier than they have

been. Quotations: Hudson Rivers, \$18 to \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 45; sales, 48. Distribution: Manhattan, 14; Bronx, 2; Brooklyn, 22; New Jersey points, 7; Astoria, 2; Westchester, 1. Remaining unsold in the New York wholesale market, 19.

Lumber—Conditions in the local lumber market have not changed to any material extent during the past week. Reports from both wholesale and retail departments indicate excellent business and a splendid outlook for the remainder of the

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$18.00 to \$20.00
 Raritan — to —
 Second-hand brick, per load
 of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

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

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$2.75
Bronx deliveries.....	2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

Finishing Lime (Standard in Hydrate Finishing, in paper bags..... 24.00 per ton

Hydrate Common, in paper bags.....\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags..... 24.50 per ton

Rebate for returned bags. 15c. per bag

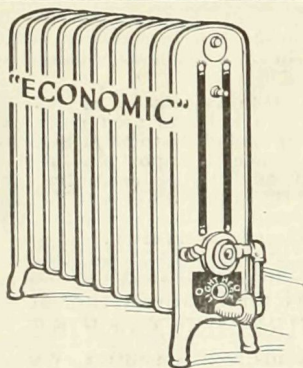
Finishing Plaster (250-lb. barrel).....\$4.00 per bbl.

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

Plaster Blocks—

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

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



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MATERIALS AND SUPPLIES

year. The only doubt expressed is that the supplies will hold out, as the consuming demand is very heavy and at a rate considerably in excess of actual production. The railroad transportation situation is also limiting supplies in this market to some degree, and shortages have developed during the past two or three weeks in some of the more popular lines. There is a very decided trend toward higher price levels due to the prevailing keen demand and the limited stocks.

Reinforcing Bars.—Although the demand for concrete reinforcing bars is not

particularly brisk, prices are steadily advancing and it is now difficult to place tonnage for mill delivery under 2.00c. base Pittsburgh. The railroad and coal strikes are directly responsible for the tightening market and until they are settled there is little likelihood of easier prices or better deliveries. The outlook for future demand is excellent, as there is quite some important industrial construction being planned and the plans now in progress for a large amount of commercial work will include considerable reinforced concrete.

Structural Steel.—Orders for fabricated structural steel for construction are piling up rapidly and the local outlook is not particularly bright at present. Some important work is being held in abeyance for the time being until the strikes are settled and deliveries more certain. As a reflection of the adverse conditions in this industry, shape prices continue to advance and for the most part only old customers are able to place orders at any price. At the present time the scarcity of fabricated steel is very pronounced and improvement in the supply is not anticipated for some weeks to come. The majority of the Eastern mills are practically out of the market and fabricating shops are not making promises of delivery under three to four months. In some instances they have definitely refused to accept new business except for shipment at convenience. Several important awards are pending, but many projected jobs are being held up until conditions are more favorable in both prices and deliveries.

Cast Iron Pipe.—During the past two or three weeks there has been a slight falling off in buying activity in this line, due to the delays caused by the coal and railroad strikes. Orders which are now being booked by manufacturers are generally scheduled for deliveries extending over a period of months. Practically all new business is being accepted for delivery at producers' convenience and prices are very strong. But little real municipal business is current and the majority of recent orders have come from private sources. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, in carload lots; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4.00 extra per ton.

Electrical Supplies.—Market conditions remain practically unchanged. Demand continues strong and local jobbers and contractors anticipate a steady buying movement throughout the coming autumn months. There has been a slight drop in the demand from speculative building projects, but this is largely offset by the increased requirements of commercial and industrial operations, which are daily growing more numerous. Prices are firm and no changes of importance were recorded during the past week. Local stocks are said to be in excellent shape and adequate to the demand in all lines.

Window Glass.—Demand is steadily increasing and local distributors report a scarcity as a result of the heavy buying during the past five or six weeks. The shortage, however, does not appear to be serious and there will be sufficient glass to fill all requirements.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

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

Sand—

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

White Sand—

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

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	.....	\$46.00 to \$58.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered).	.....	28.50 to —
Wide cargoes	.....	31.50 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.		
Cypress Lumber (by car, f. o. b., N. Y.):		
First and seconds, 1-in.	.....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	.....	13.00 to —
Quartered Oak	.....	163.50 to —
Plain Oak	.....	134.00 to —

Flooring:

White oak, quart'd sel.	.....	\$102.50 to —
Red oak, quart'd select.	.....	97.50 to —
Maple No. 1.	.....	80.00 to —
Yellow pine No. 1 common flat	.....	61.00 to —
N. C. pine flooring Norfolks	.....	62.50 to —

Window Glass—

Official discounts from manufacturers lists:

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

Linseed Oil—

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

Turpentine—

Turpentines	\$1.28 to \$1.30
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.
UNIVERSITY PL.—Helmle & Corbett, 132 West 42d st, have plans in progress for an 11-sty brick, steel & limestone apartment house, 70x120 ft, at 41-43 University pl, for Sailors Snug Harbor, 262 Greene st, owner.

CHURCHES.

139TH ST.—Geo. W. Foster, 15 West 38th st, has completed plans for alterations to the 4-sty brick church, 20x75 ft, at 201 West 139th st, through to 2380 7th av, for Mt. Calvary Independent Methodist Church—H. T. Shepard, president—201 West 139th st, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

33D ST.—Charles H. Richter, 96 5th av, has completed plans for alterations to the 6-sty brick warehouse, 75x98 ft, at 553-557 West 33d st, for Herman B. Goodstein, 222 West 39th st, owner. Cost, \$9,000.

HALLS AND CLUBS.

70TH ST.—Victor C. Farrar, 4 East 39th st, has plans in progress for a 4-sty and basement, brick and limestone club house, 40x100 ft, at 107-109 West 70th st, for New Amsterdam Council, Knights of Columbus, owner, care of architect. Cost, \$100,000.

SCHOOLS AND COLLEGES.

20TH ST.—C. B. J. Snyder, southeast corner of Flatbush av ext & Concord st, Brooklyn, has plans nearing completion for a 5-sty brick, limestone & terra cotta public school No. 56, in West 20th st, through to 21st st, for City of New York Board of Education—Geo. Ryan, president—500 Park av, owner. Cost, \$1,000,000. Bids will be advertised for about September 28th.

Bronx

DWELLINGS.

220TH ST.—J. J. Gloster Co., 110 West 40th st, has plans in progress for two 2-sty & basement frame & stucco dwellings, 21x57 ft, in the west side of 220th st, 400 ft west of White Plains rd, for P. H. Friedman, owner, care of architect. Cost, \$23,000.

MISCELLANEOUS.

161ST ST.—Max Hausle, 3307 3d av, has plans in progress for a 3-sty & cellar brick, limestone & granite court house, 87x77 ft, at 161st st & Washington av, for City of New York—W. J. Flynn, Acting Borough President—3d & Tremont avs, owner. Cost, \$250,000. Owner will take bids on general contract about September 15th.

SCHOOLS AND COLLEGES.

JENNINGS ST.—C. B. J. Snyder, southeast corner of Flatbush av ext & Concord st, Brooklyn, has plans nearing completion for a 5-sty brick, limestone & terra cotta public school No. 66, at Jennings st & Longfellow av, for City of New York Board of Education—Geo. J. Ryan, president—500 Park av, owner. Cost, \$1,250,000. Bids will be advertised for about September 28th.

171ST ST.—C. B. J. Snyder, southeast corner of Flatbush av ext & Concord st, Brooklyn, has plans nearing completion for a 5-sty brick, limestone & terra cotta public school No. 64, 200x275 ft, in the south side of East 171st st, between Walton & Townsend avs, for City of New York Board of Education—Geo. J. Ryan, president—500 Park av, owner. Cost, \$630,000. Bids will be advertised for about September 28th.

STORES, OFFICES AND LOFTS.

152D ST.—Moore & Landsiedel, 148th st & 3d av, have plans in progress for a 5-sty brick, limestone & terra cotta furniture store building, 140x100 ft, irregular, at the northwest corner of 152d st & 3d av, for Edw. Callan, 3d av & 121st st, owner. Cost, \$150,000. Owner will take bids on general contract about

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CANAL 5188

September 15th. Lessee—S. Bauman, 235 6th av.

162D ST.—J. M. Felson, 1133 Broadway, has completed plans for a group of 1-sty brick & stone stores, on plot 50x100 ft, at the southwest corner of 162d & Melrose av, for Klarman Construction Co.—M. Klarman, president—4483 3d av, owner and builder. Cost, \$18,000.

MT. EDEN AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for thirteen 1-sty brick and limestone store and office buildings, 100x100 ft, at the northeast corner of Mt. Eden av and Jerome av, for J. L. S. Construction Co., Jos. Silverson, president, 342 Madison av, owner. Cost, \$125,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

30TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, has completed plans for a 4-sty brick apartment house, 40x93 ft, in the west side of West 30th st, 340 ft south of Mermaid av, for Abraham Brownstein, 600 Van Siclen av, owner. Cost, \$50,000.

CHURCHES.

ATKINS AV.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for alterations to the 1-sty brick synagogue, 33x80 ft, on the west side of Atkins av, 270 ft north of Blake av, for Cheore Ansher Zedeck—Louis Snitoff, owner, on premises. Cost, \$20,000.

DWELLINGS.

CROWN ST.—Bly & Hamann, 551 Nostrand av, have completed plans for two 2-sty brick dwellings, 20x62 ft, with 1-sty brick garages, 25x20 ft, in the north side of Crown st, 225 ft west of New York av, for Morris Lassinsky & Jacob Kavalsky, 551 Nostrand av, owners. Cost, \$23,000.

1ST ST.—Irving Brooks, 26 Court st, has completed plans for ten 2-sty frame dwellings, 20x45 ft, in the east side of East 1st st, 400 ft south of Av S, for Bonniello Bros. Construction Co., Inc., 26 Court st, owner. Total cost, \$75,000.

19TH ST.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame dwellings, 24x63 ft, in the west side of East 19th st, 180 ft south of Av L, for Herman Glaberson Construction Co., Inc., 44 Court st, owner. Cost, \$27,000.

CROPSY AV.—Jacob Lubroth, 44 Court st, has plans in progress for five 2-sty frame & stucco dwellings, 18x55 ft, at the southwest corner of Cropsy av & Bay 10th st, for Sewal Holding Corp., 318 Greene av, owner and builder. Total cost, \$40,000.

75TH ST.—Jacob Lubroth, 44 Court st, has plans in progress for eight 2-sty stucco dwellings, 20x55 ft, in the north side of 75th st, 200 ft west of Bay Parkway, for Sewal Holding Corp., 318 Greene av, owner. Cost, \$70,000.

59TH ST.—Ferd Savignano, 6005 14th av, has completed plans for a 2½-sty brick dwelling, 25x27 ft, in the south side of 59th st, 180 ft east of 19th av, for Rocco Martorane, 1322 42d st, owner and builder. Cost, \$15,000.

83D ST.—James Millman, 36 Court st, has completed plans for two 2-sty brick dwellings, 20x68 ft, at the northeast corner of 83d st and 24th av, for Harry Hameroff, 436 Hopkinson av, owner and builder.

MISCELLANEOUS.

COLUMBIA ST.—Max Hirsch, 26 Court st, has completed plans for alterations to the 1-sty brick garage, 100x200 ft, in the east side of Columbia st, 24 ft north of Baltic st, which is to be converted into an ice manufacturing plant, for Baltic Ice Mfg. Co., Inc.—Jacob Schwartz, president—91 Columbia st, owner and builder. Cost, \$50,000.

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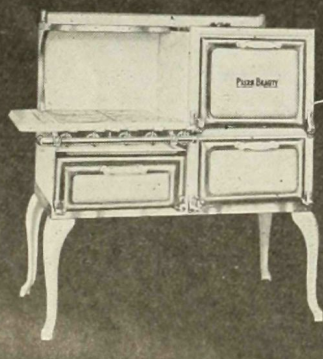
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GREEN AV.—Crow, Lewis & Wick, 200 5th av, Manhattan, have completed preliminary plans for a hospital at Green av & Sullivan st, for Brooklyn Eye & Ear Hospital, 94 Livingston st, owner. Cost, \$1,000,000.

STORES, OFFICES AND LOFTS.

CLINTON ST.—S. Edson Gage, 126 East 59th st, Manhattan, has plans in progress for alterations to the 4-sty brick dwelling, on plot 50x95 ft, at the northwest corner of Clinton & Remsen sts, which is to be converted into a store & office building, for Ysidro Pendas & M. Alvarez, 4 White st, Manhattan, owners. Cost, \$50,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

LONG BEACH, L. I.—Arthur Weiser, 9 West 48th st, Manhattan, has been retained to prepare plans for a 6-sty brick elevator apartment house, 60x165 ft, at Long Beach, for Jas. E. Marx, 201 West 33d st, Manhattan, owner.

DWELLINGS.

RICHMOND HILL, L. I.—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for two 2-sty frame dwellings, 16x44 ft, in the north side of 111th st, 23 ft south of Kimball av, Richmond Hill, for Jacob Weisbarth, 11602 Kimball av, Richmond Hill, owner and builder. Cost, \$7,000 each.

RICHMOND HILL, L. I.—L. Danacher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 16x44 ft, at the southeast corner of Roanoke av & 113th st, Richmond Hill, for Jos. Miller & Sons, 10145 Church st, Richmond Hill, owner and builder. Cost, \$5,500 each.

LONG ISLAND CITY, L. I.—Floyd Y. Parsons, 252 West 46th st, Manhattan, has completed plans for thirty-five 2-sty brick dwellings, 20x50 ft, in the north and south side of Taylor st, 50 ft east of Ely av, and in the south side of Clark st, 60 ft east of Ely av, L. I. City, for Amy F. Leach, 164 Franklin st, L. I. City, owner and builder.

BAYSIDE, L. I.—Josephine W. Chapman, 76 Washington sq, Manhattan, has plans in progress for a 2-sty frame dwelling of irregular dimensions, with garage, at Bayside, for Ira Hill, 580 5th av, Manhattan, owner. Cost, \$20,000. Architect will take bids on general contract about September 10.

HOLLIS, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for a 2½-sty frame dwelling, 30x44 ft, on the west side of Nyack av, 150 ft south of Chichester av, Hollis, for Mrs. Elsie Angiola, 8010 95th av, Woodhaven, owner. Cost, \$12,000.

MISCELLANEOUS.

LONG ISLAND CITY, L. I.—Robert B. Swartburg, 157 East 44th st, Manhattan, has plans in progress for a 2-sty brick and steel industrial building, 100x100 ft, at Ely av and 13th st, Long Island City, for the New Realty Co., owner, care of architect. Cost, \$60,000.

STABLES AND GARAGES.

JAMAICA, L. I.—H. Jeffrey, 309 Fulton st, Jamaica, has plans in progress for a 1-sty brick garage, 50x100 ft, on New York av, Jamaica, for E. & J. Dorf, New York av, Jamaica, owner and builder. Cost, \$20,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for a 1-sty brick garage, 80x100 ft, on east side of Jericho Turnpike, near Creed av, Queens, for Alex Kostro, 317 Fulton st, Jamaica, owner and builder. Cost, \$30,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for a 1-sty brick garage, 60x100 ft, on south side of Jamaica av, near Jericho Turnpike, Queens, for E. P. Simpson, Hollis, owner and builder. Cost, \$26,000.

Suffolk.

DWELLINGS.

BAYSHORE, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2-sty frame dwelling, 26x49 ft, at Bayshore, for J. E. Bale, 44 Maple av, Bayshore, owner and builder. Cost, \$20,000.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 3-sty frame apartment, 28x70 ft, at the northwest corner of Lincoln st & Garfield st, Yonkers, for Wm. Kruppenbacker, 1 Lincoln st, Yonkers, owner and builder. Cost, \$20,000.

HASTINGS-ON-THE-HUDSON, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 3-sty & basement hollow tile & stucco apartment, 46x31 ft, on Warburton av, Hastings-on-Hudson, for Frank Zymkowitz, Warburton av, Hastings, owner and builder. Cost, \$20,000.

MT. VERNON, N. Y.—Clarence J. Wolf, 17 So. 3d av, Mt. Vernon, has plans in progress for a 3-sty brick apartment, 42x75 ft, in So. Bleecker st, Mt. Vernon, for Matteo Bartone, 40 No. Bond st, Mt. Vernon, owner and builder. Cost, \$30,000.

DWELLINGS.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty frame and Stucco dwelling, 35x37 ft, John Diehl Construction Co., Madison av, Yonkers, owner and builder. Cost, \$15,000.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2-sty frame & clapboard dwelling, 25x28 ft, on Old Jerome rd, Yonkers, for Thos. B. Olsen, 53 Chestnut st, Yonkers, owner and builder. Cost, \$9,000.

YONKERS, N. Y.—Wm. F. Snyder, Flag Bldg., Yonkers, has completed plans for a 2½-sty brick dwelling, 20x33 ft, at 6 Yonkers av, for J. C. O'Neil, 265 East 201st st, Manhattan, owner and builder. Cost, \$7,000.

PELHAM MANOR, N. Y.—Wm. H. Gompert, 171 Madison av, Manhattan, and C. C. Varian, 400 Oliver pl, Manhattan, have plans in progress for a 2-sty stucco on frame or hollow tile dwelling at Pelham Manor, for Raymond W. Storm, 545 East 71st st, Manhattan, owner.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—John T. Brady & Co., 103 Park av, has the general contract for a 9-sty brick & limestone apartment, 75x100 ft, in the

north side of 90th st, between Park & Lexington avs, for Columbus Construction Co.—John E. Dordan, president—103 Park av, owner, from plans by Victor C. Farrar, 4 East 39th st, architect.

BRONX.—Hegeman-Harris Co., 185 Madison av, has the general contract for a 15-sty brick & steel apartment house at 108-110 East 187th st, for Cuidado Investing Co., 101 Park av, owner, from plans by C. Grant La Farge, 101 Park av, architect.

CHURCHES.

MANHATTAN.—Rheinstein & Haas, 21 East 40th st, have the general contract for alterations to the 1-sty stone synagogue, 104x184 ft, at the northeast corner of 5th av and 43d st, for Temple Emanuel—Rev. Joseph Silverman—45 East 75th st, owner, from plans by Harry Allen Jacobs, 64 East 55th st, architect. Consulting engineer—Eadie, Freund & Campbell, 7 West 45th st.

DWELLINGS.

MANHATTAN.—Valentine Lynch Co., 272 West 19th st, has the general contract for alterations to the 4-sty brick dwelling, 18x50 ft, at 117 East 80th st, for Dr. A. C. Pickart, 113 East 55th st, owner, from plans by Wm. K. Bottomley, 112 East 55th st, architect. Cost, \$12,000.

MANHATTAN.—William Crawford, 7 East 42d st, has the general contract for alterations to the 5-sty brick dwelling, 20x60 ft, at 22 East 81st st, for Giles Whiting, 2 West 45th st, owner, from plans by Eric Kibbon, 522 5th av, architect. Cost, \$16,000.

CEDARHURST, L. I.—Richard Silsby 22

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BROOKLYN

KENT AVENUE & MORTON STREET

Carman st Patchogue has the general contract for a dwelling on Oak av Cedarhurst for Mrs. Seel Singer, Cedarhurst, owner from plans by Howard & Howard, Whitehall Bldg., Far Rockaway, architects. Cost, 25,000.

CEDARHURST, L. I.—E. Cornell, Woodmere, has the general contract for a dwelling at Cedarhurst for Hyman W. Ginsburg, Cedarhurst, owner, from plans by Howard & Howard, Whitehall Bldg., Far Rockaway, architects. Cost, \$35,000.

CEDARHURST, L. I.—E. Cornell, Woodmere, has the general contract for a dwelling on Cedarhurst av, Cedarhurst, for Mrs. Seel Singer, Cedarhurst, owner, from plans by Howard & Howard, Whitehall Bldg., Far Rockaway, architects. Cost, \$35,000.

FAR ROCKAWAY, L. I.—E. Cornell, Woodmere, has the general contract for a 2-sty frame dwelling, 34x51 ft., in the east side of Oak st, 550 ft south of Mendall rd, Far Rockaway, for Abraham Heyman, 68 Clark av, Far Rockaway, owner, from plans by Howard & Howard, Far Rockaway, architects. Cost, \$12,000.

RICHMOND HILL, L. I.—Gilbert Olsen & Son, 9520 Glenwood rd, Brooklyn, have the general contract for a 2½-sty frame dwelling, 18x36 ft, in the east side of Spruce st, between Liberty & Metropolis avs, Richmond Hill, for Geo. Bosch, 1106 Remsen av, Brooklyn, owner, from plans by W. Halliday, Union Hall st, Jamaica, architect. Cost, \$7,000.

WHITE PLAINS, N. Y.—B. C. Brown, 70 East 45th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 35x45 ft, with garage, on Woodland pl, White Plains, for Mrs. Alice G. Locke, 119 Fisher av, White Plains, owner, from plans by W. Stanwood Phillips, 137 East 43d st, Manhattan, architect. Cost, \$22,000.

RIVERDALE, N. Y.—Ahneman & Younkheere, 3320 Bailey av, Manhattan, have the general contract for alterations and an addition to a 2-sty fieldstone dwelling, 29x29 ft, at Riverdale, for B. Steiner, owner, care of

architect, from plans by Dwight James Baum, Spuyten Duyvil Parkway & Waldo av, Manhattan, architect.

NOROTON, CONN.—Geo. A. Shedden Co., 62 West 45th st, Manhattan, have the general contract for a 2½-sty marble & stone dwelling, 55x180 ft, at Noroton, for James A. Trowbridge, 57 East 34th st, Manhattan, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architects. Cost, \$500,000.

LARCHMONT, N. Y.—E. G. Clark, Brookside rd, Larchmont, has the general contract for a 2½-sty frame and stucco dwelling, 27x54 ft, on Bonnet av, Larchmont, for G. M. Nesbitt, Mamaroneck, owner, from plans by Chas. T. Oakley, 80 Union av, Mamaroneck, architect. Cost, \$15,000.

JERSEY CITY, N. J.—Patrick A. Curley, Caldwell, has the general contract for a 2½-sty frame and clapboard dwelling, on Roosevelt av, between West Side and Mallory avs, Jersey City, for Mrs. P. J. O'Connor, Verona, owner, from plans by Turnbull & Pia, 143 Liberty st, Manhattan, architects. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—L. M. Neckerman & Co., 103 Park av, Manhattan, have the general contract for a 1 & 2-sty reinforced concrete factory, 100x1,600 ft, at Poughkeepsie, for Parker Axles, Inc., 15th floor, Gotham National Bank Bldg., 59th st and Broadway, Manhattan, and 57 Market st, Poughkeepsie, owner, from plans by Thos. H. Adams, 1639 Broadway, Manhattan, architect.

LONG ISLAND CITY, L. I.—I. Polidnick, 267 Barrett st, Brooklyn, has the general contract for a 1-sty brick storehouse, 85x59 ft, on the west side of 17th av, 415 ft north of Wilson av, L. I. City, for Rubel Coal & Ice Co., owner, on premises, from plans by Edw. M. Adelson, 1778 Pitkin av, Brooklyn, architect. Cost, \$50,000.

MISCELLANEOUS.

MANHATTAN.—J. W. Bishop Co., 101 Park av, has the general contract for a 1 and 2-sty frame and stucco service building, 32x130 ft, with garage, at Pelham Parkway and Stillwell av, for Edwin Gould Cottages, A. S. McClain, 463 So. Hawthorne av, Yonkers owner from plans by Walter L. Blair, 154 East 61st st, architect.

SCARSDALE, N. Y.—A. Barbaresi & Son, 48 So. 4th av, Mt. Vernon, have the general contract for a 2-sty and basement brick and frame golf club, 150x50 ft, irregular, at Scarsdale, for Quaker Ridge Golf Clubs, David Metzgar, 832 Broadway, Manhattan, owner, from plans by Buchman & Kahn, 56 West 45th st, Manhattan, architects.

BEDFORD HILLS, N. Y.—Lustbader Construction Co., 423 Madison av, Manhattan, has the general contract for a 2-sty brick boiler plant and laundry building, 65x34 ft, at Bedford Hills, for Montefiore Home, Gun Hill rd and Bainbridge av, Manhattan, owner, from plans by Robert D. Kohn, 56 West 45th st, Manhattan, architect. Steam engineer, A. M. Feldman, 145 West 45th st, Manhattan.

SCHOOLS AND COLLEGES.

MANHATTAN.—Frymier & Hanna, 25 West 45th st, have the general contract for a 5-sty fireproof Julia Richman High School, 196x128 ft, on 2d av, between 67th and 68th sts, for City of New York Board of Education, Geo. J. Ryan, president, 500 Park av, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av ext and Concord st, Brooklyn, architect. Cost, \$1,800,000.

NEWARK, N. J.—D. W. McGee Construction Co., 142 1st st, Newark, has the general contract for a 2-sty and basement brick parochial school, 75x100 ft, at the southeast corner of Heller Parkway and Woodside av, Newark, for Our Lady of Good Counsel, Rev. Wm. J. Richmond, pastor, 654 Summer av, Newark, owner, from plans by Edward E. Grant, 397 Washington av, Newark, architect. Cost, \$85,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Empire Contracting Org., Inc., 132 West 42d st, has the general contract for a 6-sty brick and stone store and loft building, 59x80 ft, at 49-51-51½ East 33d st, for Alfred G. Vanderbilt Estate, Grand Central Terminal, owner, from plans by Warren & Wetmore, 10 East 47th st, architects. Cost, \$150,000. Lessee, East 33d St. Realty Corp., 54 Wall st.

FOREST HILLS, L. I.—W. T. Anderson, Continental av, Forest Hills, has the general contract for a 4-sty concrete and brick storage warehouse, 55x99 ft, at the northwest corner of Austin and Herrick sts, Forest Hills, for Forest Hills Storage & Warehouse Co., Carl P. Gronbeck, Forest Hills, owner, from plans by Herbert O. Weigard, Chicheron av and Franklin st, Bayside, architect. Cost, \$75,000.

EAST ORANGE, N. J.—W. W. Johnson Co., Aeolian Bldg., Manhattan, has the general contract for a 2-sty stucco and limestone store and office building, 46x120 ft, at Railroad pl and Brick Church Station Plaza, East Orange, for Gedney Estate, East Orange, owner, from plans by Williams & Barratt, 8 West 33d st, Manhattan, architects.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, 45, 9-sty f. p. bk apt, 98x95, slag rf; \$700,000; (o) 45 Park Ave. Corp., 101 Park av; (a) Rouse & Goldstone, 512 5 av (459).

PARK AV, 1060, 14-sty bk apt, 107x89, tile rf; \$700,000; (o) 1060 Park Ave. Corp., 598 Madison av; (a) J. E. R. Carpenter, 598 Madison av (463).

FACTORIES AND WAREHOUSES.

PARK AV, 1981-1995, 1-sty f p storage & warehouse, 17x9, conc & asphalt roof; \$2,200; (o) N. Y. Central R. R., 466 Park av; (a) M. J. Deegan, 466 Park av (466).

12TH AV, w s, bet 125th st & St Claire pl, 2-sty bk storage & str, 83x160 & 83x184, tar & gravel rf; \$100,000; (o) 12th Ave. Realty Corp., 61 Bway; (a) Dwight Robinson Co., Inc., 125 E 46 (458).

MISCELLANEOUS.

134TH ST, 35 W, 4-sty bk public bath, 75x99, conc & tile rf; \$170,000; (o) City of N. Y., Municipal Bldg; (a) Herbert H. Rise, Room 2040, Municipal Bldg (464).

TOMPKINS AV, 17, 1-sty bk repair shop, 25x100, plastic roof; \$5,000; (o) Koufman-Lowenthal Realty Co., 193 Division; (a) Louis Sheinart, 194 Bowery (457).

STABLES AND GARAGES.

54TH ST, 421-5 W, 6-sty f p garage, 75x100, tile roof; \$125,000; (o) 421-25 W 45th St. Realty Corp., \$30.9 av; (a) Frank A. Rorke, 15 E 40th st (462).

158TH ST, 659 W, 2-sty bk garage, 111x105, plastic slate roof; \$85,000; (o) Irving Feldman 910 Riverside dr; (a) Chas. B. Meyer, 31 Union sq (468).

BROADWAY, 4360-76, 2-sty bk garage, 229x176, plastic roof; \$75,000; (o) Adolph Lewisohn & Sons, Inc., 61 Bway; (a) Chas. B. Meyers, 31 Union sq (460).

BROADWAY, 5124, 3-1-sty portable garages, 8x18; \$1,000; (o) Edward E. Vlaun, 5124 Bway; (a) Euell & Euell, 154 Nassau (461).

BROADWAY, 5126, 1-sty corr iron portable garage, 45x18, galv iron roof; \$500; (o) C. Vlaund, 5126 Bway; (a) Euell & Euell, 154 Nassau st (465).

PAYSON AV, 152-62, 1-sty frame garage, 18x14, compo roof; \$176; (o) Minosuke Yamaguchi, 152 Payson av; (a) Kolb Bldg. Co., 250 W 57 (467).

Bronx

COLLEGES AND SCHOOLS.

FRANKLIN AV, s s, 279 e 168th, 5-sty bk school, 193.10x109.4, slag rf; \$675,000; (o) City N. Y.; (a) C. B. J. Snyder, Flatbush av & Concord st, Bklyn (2233).

DWELLINGS.

MUNDYS LA, w s, 275.7 n Nereid av, 2-sty h t dwg, 24x40.6, asbestos shingle rf; \$5,000; (o) Gennaro Manna, 229 S 7 av, Mt Vernon; (a) Jas. V. Impara, 204 S 7 av, Mt Vernon (2256).

237TH ST, s s, 95 e Oneida av, 1½-sty fr

dwg, 21.6x25, shingle rf; \$5,000; (o) H. P. Brown, 3044 Albany Crescent; (a) Arthur D. Brown, 3044 Albany Crescent (2245).

BARTOW AV, n w c Bruner av, 2-sty fr dwg 22x24, shingle rf; \$3,000; (o & a) Leo Helle, 1815 Boston rd (2260).

BEACH AV, w s, 433.11 n Seward av, 1-sty & attic fr dwg, 19x36, shingle rf; \$5,000; (o & a) Louis Boehm, Sound View & Newman avs (2230).

BELMONT AV, w s, 40 n 189th, two 2-sty bk dwgs, 25x10.6, slag rf; \$5,000; (o) Carmela Bongiorio, 2485 Belmont av; (a) M. W. Del Gaudio, 158 W 45 (2269).

HAIGHT AV, e s, 100 s Pierce av, 2½-sty bk dwg, 20x33, shingle rf; \$6,000; (o) Erich Truckhardt, 1612 Haight av; (a) T. J. Kelly, 707 Morris av (2248).

HICKORY AV, e s, 95 n Bartholdi, 2-sty concrete dwg, 22x32, slag rf; \$7,500; (o) Michael Gentile, 337 E 109; (a) M. W. Del Gaudio, 158 W 45 (2259).

HILL AV, e s, 100.4 s Bissel av, 1½-sty fr dwg, 24x33, shingle rf; \$6,000; (o) Ideal Homes Const. Co., D. J. Rosen, 350 Bway, pres.; (a) F. L. Glen, 729 E Gun Hill rd (2257).

HOUGHTON AV, s s, 180 e Almstead av, 2-sty fr dwg, 20x40, tin rf; \$5,000; (o) Albert R. Krom, 409 E 152; (a) Geo. J. Dannenfels, 2211 Chatterton av (2242).

JARVIS AV, w s, 225 n Roberts av, 2-sty fr dwg, 20x48, asbestos shingle rf; \$10,000; (o) Vincent Szarman, 240 W 67; (a) Anton Pirner, 2069 Westchester av (2243).

MT EDEN AV, n w c Weeks av, four 2-sty bk dwgs, 23.4x65 & 23.4x63, rubberoid rf; \$80,000; (o) Philip Krumholtz Co., Philip Krumholtz, 51 E 42, pres.; (a) Otto Spannhake, 116 Nassau (2237).

PALISADE AV, w s, 329.3 n 254th, 1-sty fr dwg, 35x24, shingle rf; \$6,000; (o) Wm. S. Ladd, 254th st & Independence av; (a) Fredk. L. Ackermann, 25 W 44 (2270).

TIEMAN AV, w s, 300 s Hammersley av, 2-sty fr dwg, 24x22, shingle rf; \$5,700; (o) Nellie Helbig, 596 11 av; (a) J. N. Chute, 130 Eames pl (2247).

WILKINSON AV, n s, 100 e Hobart av, 2-sty fr dwg, 21x45, asphalt slate rf; \$8,000; (o) Jack Darsa, 78 E 115; (a) Frank C. Guenther, 365 W 56 (2246).

YATES AV, w s, 300 n Pierce av, 2-sty fr dwg, 18.6x41, asphalt shingle rf; \$6,000; (o) Kathryn Begley, 1071 West Farms rd; (a) F. L. Glen, 729 E Gun Hill rd (2258).

ZULETTE AV, n s, 100 e Mayflower av, two 1-sty fr dwgs, 22x40; two 1-sty fr garages, 10x16, asphalt shingle rf; \$7,500; (o) Knute Storker, 2318 Holland av; (a) Moore & Landseidel, 3d av & 148th st (2264).

FACTORIES AND WAREHOUSES.

140TH ST, n e c So Boulevard, 1-sty bk factory, 57.9x136.6, rubberoid rf; \$15,000; (o) Goble Jerome Co., Inc., 2704 Morris av; (a) Thos. C. Petersen, 1628 McCombs rd (2261).

STABLES AND GARAGES.

TIMPSON PL, e s, 120.9 s 147th, 2-sty bk garage, 100x100, Barretts rf; \$20,000; (o) Barnes Realty Co., H. Ray Barnes, 147 4 av, pres.; (a) Wm. Whitehill, 709 6 av (2266).

134TH ST, s s, 229 w Willow av, 1-sty bk garage, 50x106.89, plastic slate rf; \$22,500; (o) Marol & Feldman, on prem; (a) De Rose & Cavalieri, 370 E 149 (2239).

179TH ST, s w c Grand Concourse, 1-sty stn garage, 28x20.8, asphalt shingle rf; \$15,000; (o) Mary K. & Aug. Herrlich, on prem; (a) Thos. Cotter, 2364 Tiebout av (2244).

VALENTINE AV, n w c Burnside av, 1-sty bk str, 62.10x96.6, tin rf; \$40,000; (o) Dyckman Heights Realty Corp., M. H. Wentzel, 80 Maiden lane, pres.; (a) Nathan Langer, 81 E 125 (2262).

WEBSTER AV, w s, 75 s 168th, sixty 1-sty steel garages, 10x18; \$6,000; (o & a) Jas. R. Ashley, 351 W 86 (2236).

WEBSTER AV, n e c 173d, 1-sty bk str, 94.6x53.2, slag rf; \$30,000; (o) Harburn Holding Corp., Chas Winterwitz, 135 Bway, sec.; (a) M. W. Del Gaudio, 158 W 45 (2268).

3D AV, w s, 101.11 s 175th, 1-sty bk str, 108.7x100, slag rf; \$25,000; (o) Bryan & Macy, 499 Willis av; (a) Moore & Landseidel, 3 av & 148th (2263).

STORES AND DWELLINGS.

HOFFMAN ST, s e c 189th, 2-sty bk str & dwg, 64.11x36, plastic slate rf; \$6,000; (o) Jennie Caggiano, 2470 Hoffman; (a) John Caggiano, 2470 Hoffman (2267).

STORES, OFFICES AND LOFTS.

138TH ST, n s, 92.2 w Jackson av, 1-sty bk str, 125x51, slag rf; \$25,000; (o) Louise Ebling

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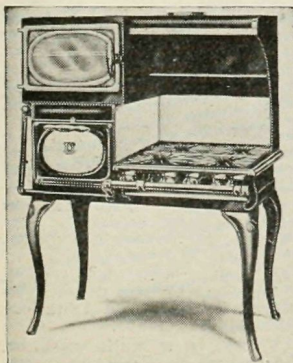
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960 St Anns av; (a) Wm. Koppe, 567 E Tremont av (2240).

BATHGATE AV, n e c 182d, 1-sty bk str, 95.7x100, plastic slate rf; \$40,000; (o) Belkay Corp., Louis Klack, 712 E 136, pres.; (a) Springsteen & Goldhammer, 32 Union sq (2241).

GUN HILL RD, n s, 50.11 e De Kalb av, two 1-sty bk str, 24.45x72.38 & 24.45x74.77, rubberoid rf; \$28,000; (o) Brook Hill Const. Co., Michael J. Dowd, 2341 Valentine av, pres.; (a) John P. Boyland, 120 E Fordham rd (2234).

HOLLAND AV, s e c Allerton av, 1-sty bk str, 100x50, plastic slate rf; \$15,000; (o) Allerton Const. Corp., Louis S. Carry, 826 Westchester av, pres.; (a) Wm. Koppe, 567 E Tremont av (2232).

TINTON AV, n w c 166th, 1-sty bk str, 50 x100, rubberoid rf; \$20,000; (o) Alex Sussman, 1480 Shakespeare av; (a) Chas. Schaefer, Jr., 394 E 150 (2235).

3D AV, n w c 152d, 5-sty bk str, 105.25x100, slag rf; \$125,000; (o) Edw. Callan, 3 av & 121st; (a) Moore & Landsiedel, 3 av & 148th (2229).

Brooklyn

DWELLINGS.

77TH ST, 65-7, n s, 306 e Narrows av, 2-2-sty fr 2 fam dwg, 23x48; \$19,000; (o) Colt Realty Co., 7623 Narrows av; (a) Jas. A. Boyle, 367 Fulton (3539).

79TH ST, 269-73, n s, 80 w 3 av, 3-2-sty bk 2 fam dwgs, 20x56; \$36,000; (o) Albert Abel, 1638 De Kalb av; (a) E. M. Adelson, 1778 Pitkin av (3798).

80TH ST, 1927-31, n s, 220 e 19 av, 2-2-sty bk 2 fam dwgs, 20x66; \$24,000; (o) Krupp Bldg. Co., 7801 20 av; (a) Isaac Kallich, 8609 Bay pkway (4046).

82D ST, 2215-17, n s, 100 e 22 av, 2-2-sty fr 2 fam dwg, 22x55; \$25,000; (o) Nathan Schuster, 44 Court; (a) Jacob Lubroth, 44 Court (3436).

8TH ST, 214-18, s s, 100 e 2 av, 2-2-sty fr 1 fam dwg, 17x40; \$10,000; (o) Jas. McNally, 335 93d; (a) McCarthy & Kelly, 16 Court (3500).

E 89TH ST, 1201-11, s e c Av L, 4-2-sty fr 1 fam dwgs, 18x24; \$18,000; (o) Clause Block, 102 Buffalo av; (a) Fredk. J. Dassau, 26 Court (3400).

92D ST, 273, n s, 80 w 3 av, 2-sty bk 2 fam dwg, 20x55; \$10,000; (o) Home Talk Bldg. Corp., 6910 5 av; (a) Fred R. Thiem, 619 81st (4040).

E 94TH ST, 1347-53, e s, 148.1 s Av K, 3-2-sty fr 1 fam dwg, 15.6x35; \$15,000; (o) Isaac Van Honten, Jr., 1301 94th; (a) Gibson & Kay, 2522 Pitkin av (3395).

AV J, 2021-25, n w c E 21st, 2½-sty bk 1 fam dwg, 28x38; \$15,000; (o & a) same as above (4363).

AV J, 4522, s w c E 46th, 2-sty bk 2 fam dwg, 20x66; \$7,500; (o) Benj. Mittler, 582 Powell; (a) Chas. Infanger & Son, 2634 Atlantic av (3646).

AV J, 45, 4514-20, s s, 30 w E 46th, 3-2-sty bk 2 fam dwgs, 20x66; \$22,500; (o & a) same as above (3647).

AV K, 9204-12, s s, 17 e E 92d, 4-2-sty fr 2 fam dwgs, 17.6x45; \$24,000; (o) Robt. Sauerman, 1180 E 93d; (a) Gilbert I. Prowler, 367 Fulton (4121).

AV T, 1414-18, s s, 92 e E 14th, 3-2-sty fr 1 fam dwgs, 16x36; \$30,000; (o) St. Albans Bldg. Co., Inc., 1201 Kings Highway; (a) Allen A. Blaustein, 432 15th (4326).

AV Y, 639-43, n s, 20 w E 7th, 2-2-sty fr 2 fam dwgs, 22x48; \$15,000; (o) Max Thaler & Clara Milhauser, 325 Georgia av; (a) Abraham Farber, 1746 Pitkin av (3483).

BEDFORD AV, 3475, e s, 490 s Av M, 2½-sty fr 1 fam dwg, 20x45; \$8,000; (o) Harry Grattan, 3437 Bedford av; (a) owner (3964).

BEDFORD AV, 3465, e s, 410 s Av M, 2½-sty fr 1 fam dwg, 20x40; \$8,000; (o & a) same as above (3965).

BEDFORD AV, 3398-3402, w s, 100 n Av M, 2-2-sty fr 1 fam dwg, 18x38; \$10,000; (o) Margaret Igoe, 126 Stratford rd; (a) Jas. A. Boyle, 367 Fulton (4344).

BEDFORD AV, 3365-7, e s, 375 s Av L, 2-2-sty fr 1 fam dwg, 18x38; \$10,000; (o) Margaret Igoe, 126 Stratford rd; (a) Jas. A. Boyle, 367 Fulton (4345).

BROOKLYN AV, 438, n w c Empire blvd, 2-sty bk 2 fam dwg, 20x67; \$12,000; (o) Wm. Levine, 1627 Union; (a) Jas. J. Millman, 26 Court (4108).

CROPSEY AV, 2768-70, s s, 17 w 28 av, 2-2-sty fr 2 fam dwgs, 17x52; \$12,000; (o) Frank C. Montagna, 2852 Croysey av; (a) Laspia & Lamendorf, 325 Grand (3638).

DAHILL RD, 1414-16, w s, 60 n 62d, 2-2-sty fr 2 fam dwgs, 41x38; \$8,000; (o) Idewin Homes Corp., 44 Court; (a) Carl G. Mettberg, 44 Court (4151).

STORES AND DWELLINGS.

CHURCH AV, 1818-22, s s, 129.8 e E 18th, 3-3-sty bk str & 2 fam dwgs, 19.3x61.4; \$45,000; (o) Kass & Davis, 50 Court; (a) McCarthy & Kelly, 16 Court (3812).

CHURCH AV, 1906-10, s s, 163.10 w Ocean av, 3-3-sty bk str & 2 fam dwg, 19.3x61.4; \$45,000; (o & a) same as above (3813).

GRAVESEND AV, 1903-5, e s, 104.6 s Av Q, 3-sty bk str & 2 fam dwg, 20x55; \$12,000; (o) Vincenzo Sante Nicola, 1903 Gravesend av; (a) Salvati & Le Quornik, 369 Fulton (3655).

CROPSEY AV, 2711-13, n s, 77.4 w Bay 46th, 3-sty bk str & 2 fam dwg, 32x45; \$15,000; (o) Salvatore Pidale, 356 E 13th, Manhattan; (a) Laspia & Samenfeld, 525 Grand (4431).

EAST NEW YORK AV, 1257, n s, 130.8 w Pitkin av, 3-sty bk str & 2 fam dwg, 24.4x32.2; \$12,000; (o) Saml. Schenker, 1143 Rogers av (a) same (3799).

Queens

DWELLINGS.

MASPETH.—Cox pl, n s, 70 w Flushing av, 2-sty fr dwg, 18x53, tar & slag rf, 2 families, gas, steam heat; \$8,000; (o) August Baier, 180 Maspeth av, Maspeth; (a) Chas. Baier, Howard Beach (4243).

RICHMOND HILL.—Baiseley av, n w c Cornell, 4-1½-sty fr dwgs, 22x37, shingle rf, 1 family, gas; \$14,000; (o) Harris Nevins, 44 Court, Bklyn; (a) L. Danancher, Jamaica (4612 to 4615).

RICHMOND HILL.—105th st, w s, 195 n Roanoke av, 2-sty bk dwg, 25x53, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Gustane Dietz, 228 Meade, Glendale; (a) L. Danancher, 328 Fulton, Jamaica (4619).

ROCKAWAY PARK.—Beach 123d st, e s, 100 s Newport av, 2-sty fr dwg, 23x40, shingle rf, 1 family, gas, steam heat; \$8,000; (o) R. J. Bernstein, 183 Beach 85th, Arverne; (a) M. S. Rothchild, 709 Chauncey, Bklyn (4418).

SOUTH AQUEDUCT.—Depot pl, e s, 100 s Silver st, 1-sty fr dwg, 1824, shingle roof, 1 family, gas; \$2,000; (o & a) Walter Dunbar, Howard Beach (7564).

SOUTH OZONE PARK.—Three Mile Mill rd, e s, 200 s Old So rd, 1-sty fr dwg, 24x36, shingle roof, 1 family, gas; \$3,000; (o & a) J. De Groff, Lewis st, South Ozone Park (7505).

SPRINGFIELD.—Ryder pl, w s, 85 n Waldron av, & Higbie pl, e s, 139 n Waldron av, & Waldron av, s s, 40 e Archer av, & Archer av, e s, 90 n Waldron av, 20-2½-sty fr dwgs, 18x32, shingle rf, 1 family, gas, steam heat; \$60,000; (o) Waldron & Foreman, 1153 Myrtle av, Bklyn; (a) Walter B. Willis, 1153 Myrtle av, Bklyn (4170 to 4189).

ST ALBANS.—Jerri st, w s, 187 n Central av, 2-sty fr dwg, 16x32, shingle roof, 1 family, gas; \$4,000; (o) Ole Olsen, 22 No 1st st, Jamaica; (a) Walter I. Halliday, 28 Unionhall st, Jamaica (7704).

WHITESTONE.—17th st, s s, 58 w 11 av, 1½-sty fr dwg, 28x24, shingle roof, 1 family, gas; \$3,500; (o) Rocco Ruffini, 17th st & 8 av, Whitestone (o & a) (7427).

WHITESTONE.—10th av, w s, 100 s 14th, 3-2½-sty fr dwgs, 22x26, shingle rf, 1 family, gas, hot air heat; \$13,500; (o) Chas. Boyd, 14th st, Flushing; (a) F. Grimmer, 21st st, Flushing (4304-5-6).

WOODHAVEN.—76th st, s e c 90 av, 8-2-sty fr dwgs, 19x42, shingle rf, 2 families, gas, hot air heat; \$60,000; & 78th st, s e c 90 av, 4-2-sty fr dwgs, 19x42, shingle rf, 2 families, gas, hot air heat; \$30,000; (o) Union Course Home Building Corp., 8319 Chichester av, Woodhaven; (a) Chas. L. Koester, 9 Jackson av, L. I. City (4150 to 4155).

PLANS FILED FOR ALTERATIONS

Manhattan

ATTORNEY ST, 51-61, alter ramp, new column in 1-sty bk garage; \$2,000; (o) Tiger Garage, Inc., 51-61 Attorney; (a) Louis A. Sheinart, 194 Bowery (1717).

BATTERY PARK, new ceiling lights, add sty, 2 towers, flag poles, plaster ceilings, floors, remove ent walls, canopy on 2-sty bk aquarium; \$80,000; (o) The N. Y. Zoological Soc., 111 Bway, & Dept. Parks, 10th floor, municipal bldg; (a) McKim, Mead & White, 101 Park av (1720).

CANAL ST, 181-183, remove columns, new str front, openings, beams in 5-sty bk str & storage; \$2,500; (o) Margaret Bults, 40 E 42d, Henry A. Bade, 84 Bowery; (a) Jacob Fisher, 25 Av A (1725).

CHAMBERS ST, 24-34, lower 1st floor beams, new partitions, elevator, pent house, stairs, vault lights in 6-sty bk printery & bindery; \$5,000; (o) Jacob New Rity, Co., 48 W 38th; (a) Chas. L. Elliott, 601 W 182d (1674).

CLINTON ST, 151-53, remove partitions, new stairs, beams in 5-sty bk assembly & meeting rooms; \$1,000; (o) Saml. Wasserman, 153 Clinton; (a) Michael Bernstein, 236 W 55th (1664).

HOUSTON ST, 398-400 E, remove partitions, new partitions in 6-sty bk str & apt; \$1,500; (o) Benj. Koeningsberg, 99 Nassau; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (1722).

JONES ST, remodel bldgs into non-house-keeping apts, remove partitions, new partitions, stairs, front on 2, 3 & 4-sty bk dwgs; \$20,000; (o) Livia M. Pepe, 40 S. Washington sq; (a) P. P. (1660).

PEARL ST, 340, new t. c. elevator enclosure in 7-sty bk loft bldg; \$3,500; (o) Richard K. Fox, 338-40 Pearl; (a) Fredk. J. Dassau, 26 Court, Bklyn (1676).

S WILLIAM ST, 1 & 3, new fuel oil tank & equip in 8-sty bk office bldg; \$3,000; (o) 1 & 3 William St. Bldg. Corp., 1 & 3 S William; (a) Petroleum Heat & Power Co, 511 5 av (1652).

4TH ST, 333 E, 5TH ST, 728 E, remove girders, remove & reset partitions, new beams, girders in 4-sty bk school; \$14,500; (o) City of N. Y., Bd. of Education, 500 Park av; (a) C. B. J. Snyder, Flatbush av ext & Concord, Bklyn (1678).

8TH ST, 19 W, remove partitions, stairs, new girders, posts, toilets, plumbing fixtures in 4-sty bk str & apt; (o) Edw. & Isaac Blum, 122 E 25th; (a) V. Hugo Koehler, 122 E 25th (1665).

11TH ST, 228 E, remove partitions, plumbing fixtures, new partitions, fixtures, steam heating, elec work in 4-sty bk apt \$2,000; (o) St. Marks Church, 234 E 11th; (a) Ellwood Williams, 331 Madison av (1668).

15TH ST, 313 W, remove wood beams, new beams, conc floor in 6-sty bk loft bldg; \$1,000; (o) Herman Mann, 313 W 15th; (a) Eli Benedict, 355 E 149th (1729).

32D ST, 106-8 W, tanks & structures on 6-sty bk lofts; \$2,700; (o) 106-108 West. 32d St. Corp., 106-8 W 32d; (a) Reliance Tower & Steel Const. Co., 94-6 Mangus, (1707).

34TH ST, 157-9 E, remove brownstone front, remodel str, new iron & glass front, raise beams in 2-5-sty bk dwgs; \$10,000; (o) Chas. Goodhue, 157-39 E 34th; (a) Herman L. Meader, 2 W 33d (1711).

34TH ST, 326 W, remove sidewalk encroachments, cover area on 5-sty bk tent; \$1,000; (o) Est Josephine Voss, 523 W 50th; (a) Saml. Schlaue, 2608 Creston av (1694).

38TH ST, 466 W, remove str fixtures, new toilets in 4-sty bk shop & apt; \$1,500; (o) Georgianna Gleason, 1328 Union st, Schenectady, N. Y.; John M. Glynn, Rensselaer Hotel, Troy, N. Y.; (a) Alex H. Tischler, 1024 Simpson (1696).

42D ST, 228 W, remove pier, new columns, girder, rf beams, str in 5-sty bk hotel; \$4,500; (o) Dunmore Rity, Co., 212 W 72d; (a) Henry S. Lion, 342 Madison av (1715).

45TH ST, 9 E, 5 new add stys, f. p. stairs & enclosures, conc arches, steel beams & columns, toilets in 6-sty bk str & offices; \$50,000; (o) Geo. Kramer, 110 E 31st; (a) Sidney F. Oppenheim, 110 E 31st (1706).

48TH ST, 17 W, remove cornice, brownstone, sills, caps, architraves, new slate shingle rf, copper gutters & leaders, stairs, doors in 4-sty bk dwg; \$20,000; (o) Benthrop Rity, Co., 9 W 48th; (a) Arthur Weiser, 9 W 48th (1721).

57TH ST, 48 W, remove sidewalk encroachments, stoop, new areas on 4-sty bk dwg; \$1,000; (o) Geo. D. Cochran, 48 W 57th; (a) Jean Jeauime, 231 W 18th (1679).

59TH ST, 225 E, lower 1st floor beams, new partitions, ext. stairs, str in 3½-sty bk str & furnished room; \$5,000; (o) Frank Rupp, 225 E 59th; (a) Saml. Carmen, 118 E 28th (1695).

59TH ST, 313-15 W, extend mezzanine, new beams, partitions, doors in 3-sty bk str & office; \$2,000; (o) The Arcade Stationery & Printing Co., 313-15 W 59th; (a) Carl Hartzelins, 1737 Bway (1703).

61ST ST, 130 E, new sty, bay window, toilet, tile floor & base, change stairs, closet in 4-sty bk dwg; \$4,000; (o) J. Amory Haskell, 130 E 61st; (a) York & Sawyer, 50 E 41st (1704).

66TH ST, 20 E, raise base & 1st floor, remove front wall, stoop, partitions, rebuild front, partitions, 2 new elevators, area, windows, lintels in 5-sty bk dwg; \$35,000; (o) Wm. L. Fawcett, Baldwin, L. I.; (a) Rosario Candela, 200 W 72d (1671).

73D ST, 18 E, remove front wall, dumb-waiter, partitions, new exts, area, laundry, partitions, stairs, dumbwaiter, fireplaces in 4-sty bk dwg; \$22,000; (o) Henry A. Wise, 154 W 76th; (a) Wm. Lawrence Bottomley, 112 E 55th (1662).

75TH ST, 366 W, remove partitions, new elevator shaft, windows, partitions, heating system, bath rooms in 5-sty bk dwg \$6,500; (o) Jesse W. Arney, M. D., 216 W 72d; (a) John R. Lautenbach, 933 Park av (1673).

84TH ST, 15 E, new fuel oil tank & equip in 4-sty bk dwg; \$2,000; (o) Edw. L. Doheny, 15 E 84th; (a) Petroleum Heat & Power Co., 511 5 av (1669).

93D ST, 128 E, remove stoop, new ext, dumb-waiter, bath room, stucco front on 3-sty bk dwg; \$5,000; (o) Mrs. Edw. M. F. Miller, 6 W 91st; (a) Wm. H. Eiler, 331 Madison av (691).

135TH ST, 54 W, new ext on 3-sty bk offices; \$5,000; (o) Marcus Garvey, 52 W 135th; (a) E. R. Williams, 2296 7 av (1675).

BOWERY, 289, remove pier, partitions, new partitions, str front, columns, beams in -sty bk factory & str; \$1,000; (o) Barney Ershowsky, 95 1st; (a) Jacob Fisher, 25 Av A (1697).

LENOX AV, 580, remove wall, new girders, columns, str front on 5-sty bk str & apt; \$2,000; (o) R. G. Herron, Lenox av & 139th (a) Eugene J. Lang, 27 E 40th (1654).

LINGTON AV, 843, new walls, monitor, doors, windows, floor, rf on 3-sty bk show-

rooms & apts; \$2,000; (o) Sava Cola, 113 W 48th; (a) Arthur L. C. Moss, 948 Trinity av (1661).

LExINGTON AV, 1105, extend basement, new stairs, plumbing, str, studio in 3-sty bk dwg; \$6,000; (o) Gesine Bahr, 318 E 85th, Jos. Neuman, 1201 Lexington av; (a) Geo. & Edw. Blum & S. W. Katz, 505 5 av (1700).

MADISON AV, 698, remove sidewalk encroachments, rebuild stoop on 4-sty bk dwg; \$1,000; (o) Dr. Chas. H. May, 698 Madison av; (a) John J. Klaber, 101 Park av (1658).

MADISON AV, 700, remove sidewalk encroachments, rebuild stoop on 5-sty bk dwg; \$1,000; (o) Dr. Willy Meyer, 700 Madison av; (a) John J. Klaber, 101 Park av (1659).

MADISON AV, 821, remove front, new front on 4-sty bk dwg; \$9,000; (o) Swen Albin Swenson, 821 Madison av; (a) Polhemus & Coffin, 15 E 40th (1656).

WEST END AV, 237-39, remove stairs, partitions, new f. p. stairs & enclosures, elevator, partitions in 2-5-sty bk dwgs; \$28,000; (o) Everly M. Davis, 480 Lexington av; (a) P. P. (1655).

3D AV, 3, new orn stairs, toilets, rearrange plumbing in 5-sty bk bank & offices; \$2,000; (o) Metropolitan Savings Bank, 3 3 av; (a) Jos. S. Hunter, 624 Madison av (1663).

5TH AV, n e c 100th, new fuel oil tank & equip in 10-sty bk hospital \$5,000; (o) Mt. Sinai Hospital, 5 av & 100th; (a) Petroleum Heat & Power Co., 511 5 av (1670).

5TH AV, 812, remove front, pent, new front, repair rf with plastic slate on 4-sty bk dwg; \$20,000; (o) Chas. T. Mathews, 812 5 av; (a) McKim, Mead & White, 101 Park av (1672).

8TH AV, 515, remove partitions in 3-sty bk str & apt; \$2,000; (o) Stelios Scopas, 491 8 av; (a) Jack Fein, 1709 Pitkin av, Bklyn (1677).

Bronx

FORDHAM RD, s e c Davidson av, 1-sty bk ext, 39.1x104 to 1-sty fr str; \$10,000; (o) Mt. Eden Realty Co., W. R. Osborne, 2464 Jerome av, pres.; (a) Chas. Kreymborg, 2534 Marion av (479).

151ST ST, 281, 1-sty stone ext, 25x37.33 to 2-sty fr dwg; \$4,000; (o) Dr. Saverio Agnelli, on premises; (a) F. R. Lawler, 258 Sound View av (478).

163D ST, 935 E, 1-sty bk ext, 10x62, new str frt, & new partitions to 6-sty bk str & int; \$10,000; (o) Filben Realty Co., 198 Bway; (a) S. F. Oppenheim, 110 E 31 (453).

165TH ST, 275-281 E, new plbg, new str frts, new partitions to 1-sty bk str; \$10,000; (o) Max Kleinman, 2420 Creston av; (a) Moore & Landsiedel, 3 av & 48th st (445).

169TH ST, n s, 53.6 w Franklin av, 1-sty bk ext, 20x5, to 2 1/2-sty fr str & dwg; \$1,000; (o) C. B. Child, 601 E 169; (a) P. Kissin, 3606 Park av (451).

178TH ST, 218 E, 1-sty fr ext, 25x20, to 2 1/2-sty fr dwg & garage; \$3,000; (o & a) John A. Cuti, on prem (449).

BAINBRIDGE AV, 2591, 1-sty fr ext, 6.10x 10.6, & new partitions to 2-sty & attic fr dwg; \$1,200; (o) Bettie Edelhertz, on prem; (a) V. M. Cajano, 239 Blecker (457).

BATHGATE AV, s e c 180th, 1-sty bk ext, 20.4x34.1, new cellar, walls, new stairs, new partitions to 3-sty fr str & offices; \$10,000; (o) Dr. J. L. Amster, 1882 Grand Concourse; (a) L. Malkind, 16 Court, Bklyn (464).

JOHNSON AV, 2477, 3-sty bk ext, 23.6x13, to 2-sty bk dwg; \$3,000; (o & a) Jacob Weigel, on prem (455).

THERIOT AV, 663, move 1-sty fr dwg; \$1,000; (o) Domenick Mazzone, on prem; (a) M. W. Del Gaudio, 158 W 45 (450).

WASHINGTON AV, 831, two 2-sty bk ext, 22x3.4 & 22x55.6, new str frts & new partitions to 3-sty fr str, offices & dwg; \$7,000; (o) Louis Hubener, 748 Melrose av; (a) Max Hauser, 3307 3 av (447).

WEBSTER AV, w s, 35.6 s 176th, 4-sty bk ext, 80x59.3, to 2-3 & 4-sty bk offices; \$80,000; (o) Northern Union Gas Co., on prem; (a) Jardine Hill & Murdock, 50 E 42 (444).

WESTCHESTER AV, 576, new bins, window, str fronts & new partitions to 5-sty bk str, offices & int; \$2,000; (o) Bernhard Mayer, 435 Convent av; (a) Geo. H. Greibel, 81 E 125 (441).

WESTCHESTER AV, s e c Intervale av, new walls to 1-sty bk str; \$1,000; (o) Tyron Realty Co., 30 E 42; (a) Wm. Koppe, 567 E Tremont av (434).

WILKINS AV, 1314, new piers, posts, girders & new str frts to 1-sty bk str; \$3,000; (o) E. S. Levi, 221 4 av; (a) H. J. Harrison, 45 W 116 (456).

Brooklyn

BARBEY ST, 516-20, w s, 200 s Sutter av, 2-sty fr synagogue & 1 fam; \$3,000; (o) First Bessarabian Cong., premises; (a) Mac L. Reiser, 1613 Pitkin av (14062).

COURT ST, 257, e s, 48.5 n Butler st, ext & int & pl 5-sty bk store & 3 fam dwg; \$12,000; (o) Oscar Barach, premises; (a) Philip Freshman, 350 Fulton st (14218).

GRAND ST, 1319-45, n s, 215 w Newtown Creek, ext 1-sty bk mill; \$15,000; (o) Louis Bossert & Sons, Inc., premises; (a) Carl L. Otto, 15 Park Row, N. Y. (14297).

80TH ST, 1736-40, s s, 184.77, e New Utrecht av, ext porch & add sty 2-sty fr 2 fam dwg; \$4,000; (o) Jos. Martello, premises; (a) Ferd Savignan, 6005 14th av (14224).

86TH ST, 2165, n s, 140 w Bay Pkway, rep fire damage 3-sty fr 2 fam dwg; \$2,000; (o) Morris Sprelling, 8609 Bay Pkway; (a) Benj. Driesler, Jr., 153 Remsen st (14320).

ATKINS AV, 308, w s, 270 n Blake av, ext & gallery, 1-sty bk synagogue & 1 fam dwg; \$20,000; (o) Chevre Ansher Zedeck, premises; (a) Chas. Infanger & Son, 2634 Atlantic av (14125).

BROADWAY, 773-81, s e c Summer pl, ext & pl 3-sty bk storage; \$10,000; (o) Kurtz Bway Realty Co., premises; (a) Louis Allmendinger, 20 Palmetto st (14023).

DE KALB AV, 63-73, n w c Hudson av, str fronts & exterior 2-3-sty bk stores & 2 fam dwgs; \$7,000; (o) Moreland Trading Co., Inc., 634 11th st; (a) Voss & Lauritzen, 65 DeKalb av (14028).

FRANKLIN AV, 482, w s, 100 s Jefferson av, ext & pl 2-sty bk club; \$7,000; (o) The Moose Club, 482 Franklin av; (a) Wm. A. Lacerenza, 16 Court st (14177).

GRAHAM AV, 210, e s, 75 s Staggs st, ext 3-sty bk store, shop & 1 fam dwg; \$7,500; (o) Bronx Mfg. Co., premises; (a) Chas. Goodman, 375 Fulton st (14108).

5TH AV, 586, w s, 101.8 n Prospect av, ext & pl 3-sty bk store & 2 fam dwg; \$2,500; (o) Beck Madow, 420 13th st; (a) Burke & Olsen, 32 Court st (14205).

17TH AV, 8812-16, n s, 152 e Cropsey av, ext, int & plumbing 2-sty fr 2 fam dwg; \$2,500; (o) Permanent Mortgage Corp., 32 Court st; (a) Clifford E. Murray, 301 Atlantic av (14302).

Queens

CORONA—46th st, w s, 240 n Hayes av, 2-sty fr ext, 20x24, rear dwg, gravel roof, int alt; \$2,800; (o) M. Metzger, 9 Van Doren st, Corona; (a) A. F. Brems, 83 Corona av, Corona (2656).

CORONA—Strong st, n s, 155 e Waldron st, 2-sty fr ext, 18x12, rear dwg, gravel roof, int alt; \$1,500; (o) Mrs. Rose Delucci, 57 Strong st, Corona; (a) A. F. Brems, 83 Corona av, Corona (2664).

CORONA—Penrod st, n s, 145 e Martense av, 1-sty added to top of dwg, int alt; \$2,800; (o) Geo. Bianchini, 10 Penrod st, Corona; (a) A. F. Brems, 83 Corona av, Corona (2665).

FLUSHING—Washington st, n s, 200 w Main st, 1-sty fr ext, 10x16, rear dw, tin roof, int alt; \$4,000; (o & a) Werner & Prush, 428 E 81st st, N. Y. (2646).

FOREST HILLS—Exeter st, s e c Tennis pl, 2-sty bk ext, 24x50, side, dwg & garage, int alt; \$20,000; (o) Mary L. Smith, premises; (a) Francis B. Colton, 63 Burns st, Forest Hills (2721).

JAMAICA—Locust av, n s, 126 w Long st, 2-sty fr ext, 18x10, rear store, slag roof, int alt; \$2,530; (o) S. M. & J. Dunlevy, premises; (a) G. F. McLaughlin, 10th st, Jamaica Park (2699).

LONG ISLAND CITY—Main st, s s, 50 w Van Alst av, 1-sty hollow tile ext, 19x30, rear store & dwg, int alt; \$1,000; (o) Max Hutchison, 1925 7 av, N. Y. (2644).

LONG ISLAND CITY.—Broadway, s s, 25 e 3 av, raise rf, new str frt, int & ext alt & repairs to str; \$2,000; (o & a) Joseph Kneer, 388 Bway, Long Island City (1745).

MORRIS PARK—Briggs av, e s, 140 n Chester av, int alt to Parish Hall, to provide for school; \$5,000; (o) Church of St. Benedict Joseph; (a) Robt J. Riley, 477 5 av, N. Y. (2643).

RICHMOND HILL—Metropolitan av, n w c Richmond Hill av, general int alt to dwg, new plumbing; \$4,000; (o) Schwenson & Youngs, premises; (a) Haugaard & Burnham, 185 Madison av, N. Y. City (2669).

RICHMOND HILL—Jamaica av, n s, 175 w 114th st, 1-sty bk ext, 52x46, side, store & garage, int alt; \$6,000; (o) Gassau & Kamp, 11305 Jamaica av, Richmond Hill; (a) G. E. Crane, Richmond Hill (2693).

RIDGEWOOD—Onderdonk av, 387, 1-sty bk ext, 7x10, rear store & dwg, int alt; \$1,000; (o) Vincent Coafs, 383 Onderdonk av, Ridgewood (2690).

RIDGEWOOD—Forest av, s w c Summerfield st, 1-sty bk ext, 26x19, rear store & dwg, slag rf, int alt; \$4,500; (o) Simon Wagner, Summerfield st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (2670).

ROCKAWAY BEACH—Beach 98th st, e s, 525 s Boulevard, 1-sty fr ext, 16x41, side, bath house int alt; \$4,000; (o) L. A. Thompson Scenic Railway, 220 W 42d st, N. Y. (2639).

WOODHAVEN—Jamaica av, n s, 40 e Yarmouth st, 1-sty bk ext, 20x20, rear store & dwg, int alt; \$2,800; (o) Mike Levine, 8505 Jamaica av, Woodhaven; (a) Harry Hurwitz, 1170 Bway, N. Y. (2689).

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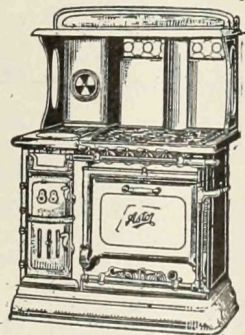
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 Realty Co & Frank Heitzner Constn
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 101ST ST, 403-5 E; Brettholz Bldg Co—
 Est Richard H Handley & Lessie
 Levinstim (96) 1,700.00
 MURRAY ST, 6; Fireproof Products
 Co—Six Murray St Corp (97) 252.51
 3D AV, 197; Chas Herman—Petersfield
 Realty Corp & Eisen & Co (98) 1,268.35
 144TH ST, 34-6 W; Jos Gordon et al—
 Practical Garage, Inc, & Non-Column
 Garage Co; renewal (99) 177.61

AUG. 25.
 ST NICHOLAS AV, 1178; Harry N
 Paradies—Michael M Van Beuren et
 al & Dory Sea Food Stores, Inc (100)
 SAME PROP; Superior Steel Door &
 Trim Co—Michael M Van Beuren et
 al & Dory Sea Food Stores, Inc (101)
 GOUVERNEUR ST, 1-9; Wm P Young
 & Bros—No One to Nine Gouverneur
 St Corp & Frank Heitzner Contracting
 Co (102) 5,369.28
 GOUVERNEUR ST, ws, whole front be-
 tween East Bway & Division st, 100.9
 x63.6x102.4x64.6; M L Rohman—No
 One to Nine Gouverneur St Corp &
 Frank Heitzner Contracting Co
 (103) 450.00
 GRAND ST, 95; Peyton M Hughes—
 Mary A E Wendell & American Dry
 Goods Co (104) 1,000.00
 GRAND ST, 97-105; Peyton M Hughes
 et al—Leon Tannenbaum & Ameri-
 can Dry Goods Co (105) 1,590.00
 49TH ST, 150 W; Peyton M Hughes
 et al—Marie Libare & Wm H Washer
 (106) 2,000.00
 60TH ST, 125 E; Peyton H Hughes et
 al—Jos Litwin (107) 490.00
 BROADWAY, 2270-2; Isaac Yankauer
 et al—Jane C Deys & Stewart Hem-
 ington (108) 135.00
 GOUVERNEUR ST, ws, whole front
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 100.9x63.6; Rudolf Seus—Solomon D
 Cohn & Frank Heitzner Contracting
 Co (109) 4,500.00
 73D ST, 102 W; Fredk R Smith—Otto
 R Roeder; renewal (110) 45.30
 72D ST, 32 W; Fredk R Smith—
 Adolph Boskowitz; renewal (111) 64.90
 74TH ST, 133 W; Duffy Bros, Inc—
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AUG. 26.
 ST NICHOLAS AV, 1178; Superior
 Steel Door & Trim Co—Michael M
 Van Beuren et al; Dory Sea Food
 Stores, Inc 1,668.00
 SAME PROP; Superior Steel Door &
 Trim Co—same 1,668.00
 SAME PROP; Harry N Paradies—
 same 3,782.00
 74TH ST, 133 E; White-Steel Sanitary
 Furniture Co—Mrs R V Brand;
 Grange & Sloan 258.54
 34TH ST, 413-15 E; Robert Johnson,
 Inc—Isabella V Adams & Adams
 Holding Co; Albert J Adams 709.00
 EAST BROADWAY, 282-286; GOUV-
 ERNEUR ST, 1-7; Freeq & Brown,
 Inc—Nine Gouverneur Street Cor-
 poration; Zola Realty Corporation &
 Frank Heitzner Contracting Co 828.00
 EAST BROADWAY, 282-284; Tony
 Razzazo et al—Zola Realty Co;
 Frank Heitzner Construction Co 800.00
 SAME PROP; Charles M Radice—
 Zola Realty Co; One to Nine Gou-
 verneur Street Corporation; Frank
 Heitzner Construction Co 400.00

AUG. 28.
 GOUVERNEUR ST, 1-9; Klosk Bros,
 Inc—One to Nine Gouverneur Street
 Corp & Zola Realty Co 846.00
 46TH ST, 163 E; Max Rimer—Har-
 riet R McKim & Louis Singer 75.00
 74TH ST, 135 E; E C Butler Electric
 Corp—Rose V Brand & Grange
 & Sloan 259.40
 GOUVERNEUR ST, 3-9; also EAST
 BROADWAY, 282-6; also DIVISION
 ST, 271-5; Rufus Darrow's Son, Inc
 No 1 to 9 Gouverneur Street Corp;
 Zola Realty Co & Frank Heitner
 Contracting Co 1,898.13
 EAST BROADWAY, 282-4; Rudolph
 Seus—Nos 1 to 9 Gouverneur Street
 Corp, Zola Realty Co & Frank
 Heitzner Contracting Co 4,500.00
 101ST ST, 416 E; Wm Block—Isaac
 Friedman, Morris Nelson & Daniel
 Williams 816.00

AUG. 29.
 18TH ST, 338-42 E; AV A, 287; Edw C
 Lampe—Chasmore Const Co; A Old-
 ham (128) 156.31
 EAST BROADWAY, 282-84; Orell Bros
 —No One to Nine Gouverneur St
 Corp; Frank Heitzner Contracting
 Co (129) 525.00
 132D ST, 16 E; Max Zimmerman—Sid-
 ney Gubin (130) 3,822.70
 DIVISION ST, 271-5; Fiske & Co—No
 One to Nine Gouverneur St Corp;
 Frank Heitzner Contracting Co (131)
 57TH ST, 20 W; Frederick R Smith,
 Inc—Adolph Lewisohn & Sons, Inc;
 Herts Bros Co (132) 29.50
 2D AV, swc 42d, —x—; Jacob Lipman
 —John Doe & John Doe Co; John
 Balter, Joseph Haltzer et al (133)
 GOUVERNEUR ST, 1-9; DIVISION
 ST, 271-75; EAST BROADWAY, 282-
 86; Klosk Contracting Co—No One
 to Nine Gouverneur St Corp; Frank
 Heitzner Contracting Co (134) 720.00

AUG. 30.
 11TH ST, 818-20 E; John B Craavatta,
 Inc—Eva Stern, Smith Bros, Suffin
 Milk & Cream Co, Inc (135) 1,049.29
 74TH ST, 133 E; Ried & Jaeger, Inc—
 Rose V Brand, Grange & Sloan &
 Grange-Sloan Co, Inc (136) 800.00
 74TH ST, 18 E; Ried & Jaeger, Inc—
 Leontine M Berry, Grange & Sloan &
 Grange-Sloan Co, Inc (137) 1,870.00
 GRAND ST, 377½; Max Reichbach et
 al—Morris Kosven, Daniel Taresky
 & S H Zimmler (138) 385.00
 LEXINGTON AV, sec 90th, 100x120;
 Grassi Bros, Inc—Rhinelander Real
 Estate Co & Joseph G Siegel, Inc
 (139) 3,704.80

Bronx

AUG. 23.
 ANTHONY AV, es, 100 n Burnside av,
 50.9x159.6; Louis Shadoff—Annie A
 Cobb; Emilie A Cobb 305.00
 WASHINGTON AV, 2006; Louis Shad-
 off—Vinzenzius Cascio; Philip E
 Hendricks 210.00
 233D ST E, ns, 101 w Kepler av, —x—;
 Julius Oehrlein—Henry Bolger; L E
 Thompson 41.80
 BAILEY AV, es, 106.1 n Summit pl,
 100x101.1; Patrick J Cosgrove—Chas
 Levy 1,500.00
 STEBBINS AV, nwc 165th, 38x96x
 irreg; Louis Feinstein et al—Gold-
 gross Construction & Realty Corp
 186TH ST E, nec Hughes av, 87.6x50;
 Isidor Kramer—Caterina Prestigia-
 coma 8,088.00

AUG. 24.
 WILLIS AV, 384; John Rosenblum—
 Ethel Braff; Julius Braff 231.75
 BRONXDAL AV, ws, 130.5 n Morris
 Park av, 50x99.5; Larkin Lumber Co
 —Mathilde L Mirani; S Butera 232.00
 OTIS AV, ss, 100 e Ft Schuyler rd, 50
 x117; Hudson Sash & Door Co—Louis
 Ringelstein, Philip Ringelstein &
 Abigail Fortsin; Charles Ringel-
 stein 450.00
 KELLY ST, 1081-85; Hudson Sash &
 Door Co—Weingold Realty & Const
 Co 350.00
 SEDGWICK AV, es, 175 s 197th, —x—
 Ames Bldg Material Co—Marjorie
 Flash; Buckley & Buckley 308.64
 WEBB AV, sec Eames pl, 25x97.6;
 Michael Alfano—Charles E Nessel;
 Italo Paparella 232.00
 SEDGWICK AV, ws, 175 n 238th, 75x
 105; Bez & DeLazzerio—Antonio Zilli
 236TH ST, ns, 73.7 e Furman av, 23
 x96; Larkin Lumber Co—Guisepina
 Ferro & Joseph Cerniglia 273.15
 LOT 92, map portion of Matson S
 Arnov Est; Ames Bldg Material Co—
 Joseph Brink & Grace E Brink;
 Buckley & Buckley 338.51
 LOT 5, map Morris Park; Ames Bldg
 Material Co—Minnie Winthrop;
 Buckley & Buckley 284.96
 WILLIAMSBRIDGE RD, es, 400 s of
 Morris Park av, 50x100; Ames Bldg
 Material Co—Margaret Quehandon;
 Buckley & Buckley 28.50
 188TH ST, nec Arthur av, 82.7x81.8;
 City Kamein Co—Guisepina Ma-
 succi; L Buongiorno & Son 420.00
 HEWITT PL, es, 336.6 n Longwood av
 100x100; City Lumber Co—Forsyth
 Leasing Co & Charles Garfiel; A
 Klein 359.56
 CITY ISLAND AV, nec Fordham st, 33
 x94; Ernest Schmitz—Adolph Kline 10,750.00

AUG. 25.
 BRONXWOOD AV, 3234; Fredk Fusco
 —John Fraioli, Rosia Fraioli & John
 Milano 1,200.00
 REVERE AV, 836; Stephen Derfnyak
 —Mr & Mrs Noga & Mr Noga 179.23
 RHINELANDER AV, swc Lurting av,
 50x100; Lanigan Bros, Inc—Bertha
 Webber & Lorillard Bldg Co, Inc 213.50
 217TH ST E, ss, 100 e Bronxwood av,
 25x100; Lanigan Bros—Fillippo Fio-
 rentino & Lorillard Bldg Co 108.75
 MANIDA ST, es, 581.7 n Spofford av,
 50x100; Bregman & Co—Harry Sher-
 man 1,120.00
 MOSHOLU PKWAY, es, 100 n 206th, 50
 119.7; Intervale Sash & Door Co—Jos
 & Kathryn Ortman & Earnst Gold-
 stein 3,200.00

SATISFIED MECHANICS' LIENS

Manhattan

AUG. 24.
 41ST ST, 131-5 W, & 42D ST, 130-2 W;
 August C Witt—John Hoge et al;
 July15'22; cancelled 525.50
 129TH ST, 148 W; Nathan Finkel—
 Family Merger Realty Corp et al;
 Dec21'21 654.00
 BROADWAY, 1632-60; Carl J Ander-
 son Co—Jos Hagan et al; Aug10'22 1,063.25

AUG. 25.
 BROADWAY, 159TH ST W, 160TH
 ST W & FT WASHINGTON AV, the
 block; Philip Orda—City Real Estate
 Co et al; Junel8'20; cancelled 2,360.00
 106TH ST, 153 W; Max Schwartz—
 Genevieve M B Michel et al; Aug16
 '22 345.00
 LEXINGTON AV, sec 90th; Southern
 Hardwood Flooring Co—Rhinelander
 Real Estate Co et al; Aug2'22 3,600.00

Bronx

AUG. 26.
 41ST ST, 18 E; Unit Electric Co—
 Eighteen East Forty First, Inc, et
 al; Aug15'22 364.50

AUG. 28.
 118TH ST, 357-9 W; American Elevator
 & Machine Corp—Rachel Frederick
 et al; July5'22 189.75

AUG. 29.
 8TH AV, 301; Eyrich & Ward, Inc—
 Isaac Goldberg et al; July15'22 2,102.23
 151ST ST, 535 W; Bregman & Co—
 Forma Realty Co et al; Aug23'22 400.00

AUG. 30.
 42D ST, 247 W; Anderson Brick &
 Supply Co, Inc—Saml McMillian, Jr,
 et al; May15'22 1,121.50
 37TH ST, 313-21 W; Levering & Gar-
 riques Co—Herald Square Press Bldg
 Corp et al; Aug25'22 5,000.65

Bronx

AUG. 24.
 236TH ST E, ns, 23.7 e Furman av, 25
 x100; Henry Walsh—Wm Henderson
 et al; July26'22 99.00
 HOLLYWOOD AV, es, 250 s Barkley
 av, 25x100; John Simmons Co—W Ir-
 ving Kidd et al; June30'22 145.33

AUG. 25.
 KELLY ST, swc 167th, 90x100; Louis
 Berliant—Weingold Realty & Constn
 Co; Aug11'22 675.00
 SAME PROP; Fells Lent & Cantor,
 Inc—same; Aug15'22 650.00
 SAME PROP; John Eschini—same;
 July27'22 2,088.44
 SAME PROP; Alemanno Tozzini—
 same; July24'22 760.00
 SAME PROP; Willard Brick Co—
 same; July29'22 629.60
 SAME PROP; Rubin Bellovin et al—
 same; Aug4'22 1,000.00
 180TH ST W, nwc Davidson av, —x—;
 H W Bell Co—Val Constn Co et al;
 Aug11'22 1,388.24

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