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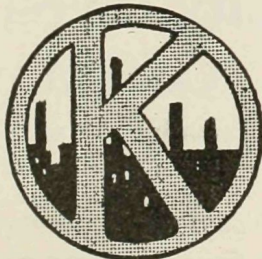
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E D I T O R I A L

Sanity Before Sentiment

If Grover Cleveland, instead of Warren G. Harding, were present occupant of the White House, the nation would have expected from the President just such a vigorous and convincing message as President Harding sent to Congress on Tuesday vetoing the bonus bill. It makes no difference whether a person favors or opposes a bonus to the World War Veterans—the advocates, as well as the opponents, of the pending bonus plan must admit the logic of President Harding's position and the inexorable facts upon which he bases his veto.

Entirely regardless of the merits or demerits of the bonus proposition itself, no satisfactory answer can be made to the President's position that the finances of the Government make this a most inopportune time for the undertaking. It will be difficult for any bonus advocate to make convincing answer to President Harding when he declares:

"The passing problem of the Government is that of diminishing our burdens rather than adding thereto. It is the problem of the world. War inflations and war expenditures have unbalanced budgets and added to indebtedness until the whole world is staggering under the load. We have been driving in every direction to curtail our expenditures and establish economies without impairing the essentials of governmental activities. It has been a difficult and unpopular task. It is vastly more applauded to expend than to deny. After nearly a year and a quarter of insistence and persuasion with a concerted drive to reduce Government expenditure in every quarter possible, it would wipe out everything thus far accomplished to add now this proposed burden, and it would rend the commitment to economy and saving so essential to our future welfare.

"The financial problems of the Government are too little heeded until we are face to face with a great emergency. The diminishing income of the Government, due to the receding tides of business and attending incomes, has been overlooked momentarily, but cannot be long ignored. The latest budget figures for the current fiscal year show an estimated deficit of more than \$650,000,000 and a further deficit for the year succeeding, even after counting upon all interest collections on foreign indebtedness which the Government is likely to receive.

"To add to our pledges to pay, except as necessity compels, must seem no less than governmental folly. Inevitably it means increased taxation, which Congress was unwilling to levy for the purposes of this bill, and will turn us from the course toward economy so essential to promote the activities which contribute to common welfare."

This war-wrecked world cannot recover, none of the nations—not even the United States—can recover, unless every effort is made to curtail public expenditures at the present time. To pursue any other policy can only result in bringing the United States dangerously near to the verge of bankruptcy which already threatens to engulf more than one of the foreign nations.

It is the part of real statesmanship in this crisis not to be swayed by sentiment, and it is evident that President

Harding's action on the bonus has the approval of thinking men in all parts of the country, regardless of politics.

Coal Conservation Imperative

Those officials who are working to adjust the distribution of coal supplies to household demands and the needs of commerce have had sufficient time since they have taken up this arduous task to acquaint themselves with the several factors entering into the problem. It is noticeable that as time progresses and they become more familiar with their duties and responsibilities there is rather an increased intensity of warning than a diminution of pessimism in their utterances to the public.

State Fuel Administrator Woodin has issued orders that no more than a two weeks' supply of anthracite in domestic sizes shall be delivered to any one consumer, and has outlined regulations for distribution and penalties for infraction of these rules. No prices at mines or at tidewater have been fixed, and dealers are predicting a scramble for the short supplies likely to arrive at terminals here. Conferences are being held at Washington between Secretary Hoover and the representatives of various commercial associations and of the railways, with other governmental chiefs in attendance, for the purpose of organizing voluntary campaigns to induce consumers of anthracite and bituminous coal to reduce their demands to a minimum. Coal administrators along the Atlantic Seaboard are meeting rail operatives in the attempt to work out a just plan for the protection of industries in the New England States and in New York and New Jersey. The miners are returning to work more slowly than was anticipated, and coal loadings have not yet reached the average figures for the five last years. Railroads are still hampered by a diminished but steadily-increasing shop force, and by a shortage of cars and engines for hauling coal. Some passenger trains on the coal roads have been cut off and the engines and crews turned over temporarily to the freight departments.

All these facts are symptoms of a disruption of the coal industry that betokens serious business ahead unless consumers generally fall in with the official recommendations for handling the situation and give the administrator and his aides hearty support. There are one or two encouraging signs—the announcement of Administrator Woodin that he believes there will be ample supplies of bituminous coal, being the one that promises most, and the increased supplies of British anthracite coming over-seas adding to the reassurance.

What effect the shortage of anthracite in this city will have on the rental situation is an interesting question. With coal high in price and the drastic laws requiring certain degrees of heat for prescribed hours enforced, landlords cannot be expected to grant concessions in rentals. The fuel shortage may offset in large measure the effect of the extensive building operations since the Tax Exemption Law went into effect. It is for this reason, as well as to bring about reassurance on the part of the public generally, that there should be speedy decision by officials as to what regu-

lation of price can be ordered and enforced. A reasonable advance over last year's prices may be tolerated, but if the shortage is to be the occasion of wild bidding for supplies and profiteering on the part of holders the public may be expected to and will put the coal business on a basis which will prevent periodical recurrences of similar crises.

The greatest preventive of future disorders in the mine fields would be the insistence on the part of the public, expressed through governmental authorities, that the cost of the strike shall not be paid by the public in an increased

price at the mine of \$1.00 per ton, as is now proposed. The miners, in striking, suffered losses in wages which they can only make up by increased hours of labor. The operators should make up their losses by increasing their output, not by increasing the price on a reduced output. The public must stand its loss in suspension of business, in impairment of efficiency and health through poorly-heated lodgings and business quarters, and in other ways. Even if the miners and operators eventually make up their losses the public never can.

Many Organizations Endorse Mayor Hylan's Subway Plans

THE first public hearing on Mayor Hylan's program for extensions of the subway system was held by the Board of Estimate and Apportionment on Friday, Sept. 15. The room was crowded when the Mayor opened the proceedings and asked for criticisms of his plan and suggestions for improving on it.

Mayer C. Goldman, counsel for the Washington Heights Taxpayers' Association, suggested that the plan provide six tracks instead of four on the proposed Amsterdam Avenue subway between Seventy-second and 162d Streets, and four tracks instead of three from 162d Street to the city line.

Reginald Pelham Bolton, of the Washington Heights Taxpayers' Association, suggested that the plan offered favorable opportunity for ultimate tunnel connection with New Jersey.

Isaac Menlein, of the Washington Heights Chamber of Commerce, favored the six-track subway suggestion and the plan in general. Charles H. Fuller, of the Harlem Board of Commerce, asked for priority in construction of the proposed Triborough bridge.

Dr. Michael C. O'Brien, chairman of the Transportation Committee of the Harlem Board of Commerce, and J. Conrad Schneider, of the Washington Heights Chamber of Commerce, Benjamin Franklin, of the Harlem Board of Trade, and William J. Donovan, of the Hamilton Grange Community Council, spoke in favor of the plan.

Thomas F. Burke of the Minqua Club, the Democratic organization of the Twenty-third Assembly District, said that wealthy residents whom he characterized as the "big four," including a "Mr. Delafield," had blocked the transit development of the Riverdale section.

"Is that the man who was appointed to the Governor's Charter Revision Commission?" asked the Mayor.

Mr. Hulbert said that it was, and the Mayor said he wished this noted on the record.

Former Congressman James V. Ganly and Charles V. Halley, Jr., former Deputy Public Service Commissioner, objected to the continuation of the high rates charged by the New York Central and New Haven Railroads from Bronx stations to Grand Central, which were put into effect during the war. Mr. Halley said there was no reason why the Transit Commission should not hold a hearing and put the fares down.

Andrew Cokeley, from the Bronx, invited the Mayor to visit the East Bronx with a view to establishing bus lines.

"What I wish the people of the city would do is this: Regardless of party affiliations, I wish they would write to their candidates for Senator and Assemblyman and ask them how they stand on legislation favoring the right of the people to own and operate buses," said Mayor Hylan.

Edward Polak, Register of Bronx County, advocated the Mayor's plan as a business proposition which would put into the city treasury the profits that would otherwise go to private interests. "The old subway has paid for itself thousands of times over," he said. "Why will the people of the city insist that we turn over the greatest social wealth of the country to private interests when they ought to take it and put it in the treasury to pay the expense of Government and not tax capital and labor."

"I don't think the people insist on it being turned over,"

said the Mayor. "It is the subsidized press that is on the payroll of the interests and speaking as the mouthpiece of those interests that are exploiting the people. When the people thoroughly get onto the newspapers that mouth the ideas of these interests then we will begin to get a government, as Abraham Lincoln said, I think it is, of, by and for the people."

Mrs. Harry C. Arthur, chairman of the Bronx Transit Committee, said that organization was behind the Mayor's plan.

"I only wish McAneny was here to hear that," said the Mayor.

"Do you think the people ought to take over these old surface junk lines and pay \$350,000,000?" the Mayor continued.

"Absolutely and unequivocally no," replied Mrs. Arthur.

The only objections to the Mayor's proposals were voiced by Irwin Kurtz, of the Central Republican Club, 19th Assembly District. Mr. Kurtz asked the Board to "cut out the conversation and give us subways."

Mr. Kurtz asserted that the Transit Commission was the sole body authorized by law to initiate rapid transit routes and that the Mayor and the other members of the Board of Estimate in discussing a transit plan had no more legal authority than any other group of citizens at a mass meeting.

President Hulbert read part of the resolutions adopted by the Central Republican Club, declaring against the municipal operation of transit facilities. Mr. Kurtz asked that he read the rest of the resolutions, which called upon the Mayor and the Board to stop playing politics with the transit situation.

"We want subways and I agree with everything that the Washington Heights and Harlem gentlemen have said." Mr. Kurtz continued: "but you can not get subways with injunctions and you can not get them by holding political mass meetings. Comply with the law and you will get subways."

The hearing on lines south of 125th Street in Manhattan was held last Wednesday and the Board of Estimate room was again filled with those friendly to the Mayor's plan.

The only suggestion offered by speakers was that the construction of the First Avenue line should be placed in Group 1, advocates pointing out that the transit facilities of residents along the line were extremely bad.

Dr. Henry W. Berg of the Greater New York Taxpayers' Association described the inadequacy of existing facilities on the east side below Fourteenth Street, where, he said, 600,000 people were left without means of getting conveniently from one point to another.

Alexander I. Rorke, former Assistant District Attorney, representing the Amsterdam Democratic Club, suggested that the southern extension of the Amsterdam Avenue-Tenth Avenue line should be put in Group 1 instead of Group 2. He praised the Mayor's plan and attitude for a five-cent fare.

Among the organizations represented by spokesmen at the meeting were the Murray Hill Taxpayers' Association, Miami Club, Horatio Seymour Club, Downtown League, Forty-second Street Property Owners and Merchants' Association and the Real Estate Owners' Association of the Nineteenth Ward.

The next hearing will be on Tuesday afternoon, when the Brooklyn phase of the plan will be discussed. Other hearings will be held later, each section of the city being taken up in turn.

REAL ESTATE SECTION

High and Medium Priced Apartment Rentals Holding Firm

Fall "Moving Day" Finds Most Tenants Willing to Stay Where They Are, the Building of Small-Suite Houses Not Having Effected Lower Prices

WITH the renting season for leases dated October 1 in full swing after a period of unusual activity in the building of apartments and one- and two-family houses the attention of those interested in real estate is centered on the question of whether prices for residential space is likely to be maintained at present levels or, if not, whether advances or declines are in order. The views of a number of leaders in the real estate field, representative of the different classes of housing as measured by the price per room, giving a very accurate resume of the rental situation, as it exists today, have been obtained by THE RECORD AND GUIDE, as follows:

SHAW, ROCKWELL & SANFORD:—"There will be no reduction in rentals during the rental period about to set in, unless perchance there might be a slight reduction on some of the new apartments in certain sections of the Bronx. Some of them are vacant, largely for the reason that there are more small suites of two and three rooms than there are suites of four to six rooms. All of the new buildings in the Bronx were built during an era of high building material and labor costs. Speculative builders, under the circumstances, doubted the wisdom of putting up many buildings of five to seven room suites, such as were built in Harlem and elsewhere in Manhattan long previous to the war. They feared they might not be able to rent many of them at the prevailing rate of \$20 to \$25 a room per month. So they erected buildings mostly containing suites of two to four rooms. Houses throughout the eastern part of the Bronx are well rented with practically no vacancies. This section has drawn on old parts of Manhattan for tenants and the regions they deserted have been immediately filled with newcomers. Probably it has been wise to refrain from building many houses containing large suites. The vacancies in the Bronx are caused by having too many small suites. There is no question about filling these if rents are shaved somewhat and the tendency is now in that direction.

"So far as apartments for the medium and middle class of persons in Manhattan are concerned there will be no reductions. Competition is too keen for apartments to warrant reductions. Most of those having apartments here are satisfied to remain in them for another year. Most leases on such apartments run for a year only. The question in all parts of Manhattan is not how to fill apartments but how to turn applicants for them away.

"The shortage of apartments in Harlem has caused a strong demand for old high stoop three-story dwellings and there are not enough of them. Most of the apartments in Harlem and the Upper West Side are larger than the new ones built in the Bronx. The demand this side of the Harlem River is somewhat different in character than in the Bronx for that reason. Any kind of an apartment in Upper Manhattan rents easily nowadays. There is no marked tendency for rentals to go higher, but they are holding firm for the reason that the demand exceeds the supply and for the reason that there are more middle class persons than there are of the upper class. It is an economic question pure and simple."

F. S. BANCROFT, VICE-PRESIDENT OF PEASE & ELLIMAN, INC.:—"The idea which is prevalent in some quarters and which was reflected in a newspaper article recently that there will soon be a panic in rentals of apartments throughout this city is erroneous. Rentals are firm and will

hold firm generally so far as Manhattan is concerned. The reason is not hard to find. There has been comparatively little apartment house construction on Manhattan Island since before the war. Those that have been built are primarily high-priced apartments. It is safe to say that it is now difficult to obtain an apartment at \$2,500 a year in this borough. With the cost of mechanical labor high, material prices high and a minimum of building being done, how can apartment houses for the medium class of people be built in Manhattan? The shortage of this kind of living space has been so prolonged as to make a premium on what there is. When by any chance there is a vacancy someone is willing to pay a little more rent than the vacating tenant in order to make sure of it. I cannot tell you where all prospective tenants are going. They must go somewhere. I only know that there is no recession of rentals for the reasons I have stated.

"This is a better autumn for the landlords of the better class of apartments than was the same period a year ago. Then there were a few vacancies caused by rental increases. Somehow or other vacancies in these buildings are almost nil and many fine new apartments have been leased on the plans. There are no new medium-priced apartments in Manhattan and there are no immediate prospects of them. Competition for the old ones is keen and few tenants are vacating. How can there be a panic in rentals?"

J. CLARENCE DAVIES:—"There is a tendency in some parts of the Bronx for apartment rentals to drop from the basis of \$20 to \$25 a room per month to a slightly lower basis. This is because there are too many small apartments and not enough new large ones. In addition more of the three- and four-room suites are in course of completion and will be in the market before the first of the year. This is tending to pull prices down somewhat. They will not be sufficient in number, however, to flood the market with apartments. Even though this is a period of shortage of living space there are bound to be some vacancies in new apartment houses for a short time after completion. But they will be absorbed before a great while. New inhabitants are coming into the Bronx from other parts of the city, especially from Manhattan, where no apartment houses for the middle class are being built. Rents on new Bronx apartments for this element of the population are bound to be higher than in the past on account of the high cost of building material and of labor. Everything that enters into construction is comparatively abnormal in price. The public has a habit of visualizing old rental conditions, which is futile. The past is no criterion to go by. There is no prospect of the return of low rentals because there is no prospect of a return of normal building costs. There must be one in order to get the other. It would not surprise me if the slight recession of Bronx rentals today is offset by a big demand for apartments next spring. Manhattan is not meeting the demand of the average man for living space."

SCHINDLER & LIEBLER:—"There are practically no vacancies of apartments in the eastern part of Harlem nor in Yorkville. There are many old types of apartment houses there. When a tenant vacates an apartment it is immediately snapped up by a new tenant at few dollars higher rental than the previous tenant paid. There has been comparatively little controversy between landlord and tenant in Yorkville. Many

(Continued on page 392)

Administrator Perfects Organization to Handle Coal

Appoints Deputy for Each County and Limits Deliveries of Domestic Sizes to Two Weeks' Supply to Each Consumer

WILLIAM H. WOODIN, State Fuel Administrator, has issued a basic order regulating the distribution of domestic sizes of anthracite, as follows:

1. By virtue of the power vested in me under Legislative Act 1, of the extraordinary session of Aug. 28, 1922, it is directed that no dealer or distributor within the confines of New York State shall deliver greater quantity than two weeks' supply of the domestic sizes of anthracite coal, known as grate, egg, stove, chestnut and pea, inclusive, for any one household or other consumer of such sizes. Nor shall he deliver said two weeks' supply, or any part thereof, where there is already on the premises, in the cellar, or within the possessions of the consumer a quantity equal to or in excess of two weeks' supply, meaning thereby twice the average weekly consumption from present date to April 1, 1923. This order, under all the penalties of the act, will be strictly enforced, until modified.

2. If the distributor is not in possession of the facts necessary to enable him to carry out the foregoing, it is then a further part of the order that he can require the consumer to furnish him with

(a) A statement of his actual requirements to April 1, 1923.

(b) Size and tonnage of coal which he now has on hand.

(c) That no order is on file with any other source of supply.

Should the consumer make a false statement to the distributor he will be held liable under the provisions of this act.

Appointment of deputy coal administrators for the five counties in the greater city and for Nassau and Suffolk counties was announced by Arthur M. Learoyd, Deputy Fuel Administrator for the first and second administrative districts, which comprise the first and second judicial districts. George J. Eltz of the Coal Merchants' Association of Manhattan, 90 West street, was appointed administrator for Manhattan.

Alexander J. Fraiser of 220 East 138th street, a partner in the Stevens Fuel Company, was appointed administrator of The Bronx. Samuel Drummond, president of the Brooklyn Coal Exchange, will control the coal situation in Brooklyn, while W. Edward Ganon of the Summers Supply Company, Richmond terrace, was appointed administrator for Richmond Borough. Edward Schmidt, president of the Long Island Retail Coal Dealers' Association, was appointed administrator for Nassau and Suffolk counties. The administrators for other counties have not been announced as yet.

Recognizing that office buildings and their operation are essential to the welfare of business in America, the Department of Commerce, in an amendment to the priority coal orders, has placed coal for heating of buildings in the preferred classification.

The amendment to Service Order No. 23 of the Department of Commerce is the result of a campaign conducted by the National Association of Building Owners and Managers to secure adequate coal supplies.

Earle Shultz, manager of the Commonwealth Edison Building, and president of the National Association of Building Owners & Managers, in recent letters to Secretary Hoover of the Department of Commerce, pointed out the dangers to American business if office buildings were not given a preferred classification. Secretary Hoover wrote him:

"The best method of procedure to obtain priority of coal for the heating of office buildings is to get in touch with the individual State Fuel Commissions as the Federal Fuel Commission does not consider individual cases or classes, its chief function being to advise and regulate for the entire country, leaving to the State Commissions the distribution of coal in accordance with its general edict and recommendation."

In the first announcement of anthracite retail prices since the coal strike, Burns Brothers in a circular letter Wednesday quoted prices effective at present at \$13.25 a ton plus labor charges where necessary in Manhattan and the Bronx, and \$13.50 a ton delivered in the bin for Brooklyn and Long Island City. This coal can be obtained at present only in moderate amounts. How long the price will stand as announced it is impossible to say, the circular said.

Prices of the various grades of coal were quoted as follows:

"We have gone over the matter carefully and find that, based on company coal, we are able to make prices at present as follows for delivery in Brooklyn and Long Island City from our Astoria yard:

"Broken, egg, stove, nut, \$13.50 delivered in the bin; pea, \$11.25 delivered in the bin; No. 1 buck, \$8.30 per ton without labor; No. 2 buck, \$7.30 per ton without labor; No. 3 buck, \$6.30 per ton without labor.

"We are able to make prices at present as follows for delivery in Manhattan and the Bronx: Broken, \$13 a ton; egg, \$13.25; stove, \$13.25; chestnut, \$13.25; pea, \$10.75; buck, \$8.20; rice, \$7.20; barley, \$6.20. Plus any labor needed for storing and trimming."

High and Medium Priced Apartment Rentals Holding Firm

(Continued from page 391)

tenement houses are owned by old and rich estates and their managers are conservative and do not care to go to court and fight with tenants. They make slight increases in rents which are satisfactory to both landlord and tenant. The difference between old and new construction is illustrated by the fact that in Yorkville old cold-water, unheated apartments are renting, in their entirety, at from \$25 to \$65 a month and heated and hot water supply apartments are renting at the rate of \$10 to \$12 a room a month, whereas modern buildings in the Bronx containing similar apartments are renting at from \$20 to \$25 a room per month. The difference, of course, is in the cost of the buildings and a few more modern conveniences. In the Bronx houses containing small suites are in the vast majority, while in Yorkville and Harlem large and medium-sized apartments prevail. The result is that these sections have met the demand for families with numerous children better than has the Bronx or even Washington Heights. While small suites in the Bronx are the more numerous, they are built with larger rooms than in the past. In other words, the demand is for as much room as possible in a small apartment. Large families today cannot occupy the average new apartment anywhere. These families are sticking to the older sections where apartments are larger and where they can get more for their money. There is no tendency for rentals in the old parts of Harlem and

Yorkville to come down, as they did not go up to any marked extent in recent years."

HENRY G. LEIST:—"There is little if any change in the rental situation. There is not likely to be any in medium-priced apartments for the reason that there are so few available that a seeker after one is willing to pay a slight bonus to get it, thus keeping the rental standard high. The law of supply and demand is being aptly demonstrated in the housing situation, and has been right along. Instead of the clamor of two years ago among tenants about rentals a new temperamental state has developed among them. As they have observed no new apartment houses for the masses going up in Manhattan, and as they have found competition for wholesome living space, they have become reconciled to the situation and have acceded to reasonable rental increases. There will be very little moving this fall, especially among large families. They will hold fast to what they have, feeling that a bird in the hand is worth two in the bush. Where will they go for apartments of from five to seven rooms at comparatively reasonable rentals except to the older sections where such suites abound? There is no considerable number of new large suites being built in any borough of the city. The fact is the building situation is such that there can be no return to the rental standards that prevailed before the war as it is not in the nature of things to impel such a return."

Mr. Cushman Analyzes Science of Building Management

Opens Season's Discussion of Realty Topics at Dinner Given by Club Composed of Attendants at Y. M. C. A. Real Estate Class Lectures

FORMER members of the real estate class at the West Side Branch of the Y. M. C. A., who have formed a club, held a dinner at the West 57th street building on last Tuesday night, September 19. W. A. Wyckoff, of Pease & Elliman, presided and there was a large attendance. J. Clydesdale Cushman, President of Cushman & Wakefield, Inc., and Vice-President of the Building Managers & Owners Association of New York, spoke on building management as a science, pointing out the necessary qualifications for becoming a building manager and the service which he should render to building owners. Mr. Cushman said:—

"Until the universities include in their curricula special courses of study on the scientific art of building management, which it is hoped will before long be accomplished, recruits must be drawn from all walks of life, and must pass the examinations of the 'College of Hard Knocks.' In this connection, the West Side Y. M. C. A. is doing a praiseworthy work, and is a long step ahead of the colleges, for it has already accomplished excellent results, while the colleges are not yet alive to the fact that a new profession has sprung up within the last decade, in which instruction is denied to aspiring young men of today.

"Most men in the profession of building management have been drawn into it through force of circumstances, or accident, and have been previously engaged in other pursuits, such men before entering the profession as a rule possessing certain very necessary qualifications, temperamental, and otherwise, which peculiarly fit them to one, or more, of the many departments which make building management one of the most fascinating and highly specialized professions in America today—for it is strictly an American profession. Once a man embarks, however, in building management, he usually sticks to it in some capacity, or another, the rest of his business life.

"The most successful building managers are those who have taken up the profession at the average age of those of you who are here tonight, or comparatively early in life, but who, for the sake of greater versatility, have had a few years of previous business training in other lines. This condition is largely attributable to the fact that the profession of building manager is, as I have remarked, comparatively young, and ascension from the ranks of building operating departments has only recently commenced. It is an exception for a man who has reached middle age to enter the profession, for he cannot stand the strain to which a building manager is constantly subjected, nor would an older man be content to go through the rigid and usually unremunerative years that are necessary to qualify one with the ground knowledge which develops into that all important factor, experience, requisite before one can aspire to the responsibilities of a full fledged building manager, on whose shoulders rest the destiny of probably several millions of dollars' worth of buildings in which are housed several thousands of human souls.

"For the purpose of explaining in greater detail just what I consider are the most important elements that form the foundation upon which may depend the success of any young man in the capacity of building manager, let me assume that one of you, in this class tonight, has concluded to take a position which will eventually lead up to your undertaking the duties of a building manager. Let me assume again that you by chance, come to me for advice, and that you should ask me this question: 'What are the necessary qualifications with which I must be endowed in order to become a building manager?' My answer to you would be, that you must be honest. You must have a good disposition, and that undefinable thing known as good judgment. You must possess diplomacy, and should have had a good general education. You must possess executive ability, and initiative. You must possess a good understanding of human nature, and be able to handle any kind of an

emergency with firmness, and calmness. You must possess a fondness for hard, unremitting and oftentimes, unremunerative work, and a desire for the acquirement of a better and broader understanding of the many ramifications connected with running a building for profit.

"After your talk with me, we will assume that you have not become too discouraged to present yourself to your employer. You tell him you understand that he is considering the selection of a man to manage his buildings, or if it be an agency business, his management department. If he is a wise employer, he will probably lead you on, and ask you a few pointed questions in a manner designed to induce you to tell something about yourself, your ability, and experience. Whilst he is in a receptive mood, you should be able to tell him that you have acquired some knowledge of mechanical engineering, architecture, building construction, electricity, plumbing, steam-fitting, carpentry, painting and plastering, and all other building trades. You must have an understanding of real property law, and the rights of landlord and tenant. You must have a knowledge of insurance, and banking. You must be a salesman, and have a knowledge of credits. You must be a purchasing agent and have a knowledge of building materials, merchandise, and discounts. In common with all employers of labor, you must possess that in handling employees, and be sufficiently broad-minded to see the other man's point of view. You must possess a cheerful and equable disposition in receiving and disposing of all manner of complaints. You must remain unruffled in spite of an infinite number of harassing details. Above all, you as a diplomat, and serving in the capacity of intermediary between tenant and owner, must deal fairly with, and sense, and serve the desires of, both.

"It is not my purpose to tell you what you should, or should not, do, but rather to convey to you an impression, that you may have a better understanding, of what the average owner of buildings requires of a building manager, or what you should be required to do in such a capacity every business day of your life.

"Again we will assume that you were successful in landing your job as manager of the management department of a large real estate office. If, temporarily overwhelmed for the moment with your success, it is reasonable to suppose that you might, when calmer moments overtake you ask, 'What services then must I, as a specialist called building manager render to a building owner, who will pay me to manage his properties?' If I chanced to overhear you I would say that as a building manager, you are paid not so much for what you do, but for the mistakes you do not make. You must render to owners, and in the case of new buildings, to architects, engineers and builders as well, advice on planning, and on arranging details of elevators, and interior layouts. You must render advice, based on practical experience, regarding the proper equipment and materials, which will become a part of the building to be later maintained by you. You will be required to supervise the operation of renting plans, and booklets. Establish the renting schedules, and prepare the advertising and publicity matter in order to put the owner's building 'on the map.' You will, of course, manage the renting; and as a credit manager investigate rigidly the responsibility and desirability of all applicants for space. The success or failure of the building under your charge in which large capital is invested will depend, in no small measure, on the care and judgment which you must exercise in the selection of your tenants. In this respect, credit foresight on your part as a building manager differs from credit judgment as applied to merchandise, for in the first instance, the tenant's character must be considered as well as his ability to pay during the period, as long often times as twenty-one years, and in the latter instance a customer for merchandise is

(Continued on page 404)

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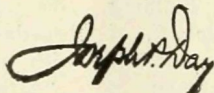
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Review of Real Estate Market for the Current Week

Recuperation from Summer Dullness Was Evident Throughout Length and Breadth of the City, While Large Leases Were a Feature

THIS week was marked by the greatest activity of the real estate market since early summer. Operators who had been away for many weeks, returned and made good purchases and a sprinkling of investors appeared through the dealing in all kinds of real estate. Heavy sales formed the climax of the week whereas the early part of it was featured with a sparse number of substantial sales.

Crowning the week's activity was the sale by Max N. Natanson to Colonel Jacob Ruppert of the 16-story office, loft and store building at the northeast corner of Fourth avenue and 29th street, at the reported sum of \$1,500,000. The buyer gave in part payment seven parcels of real estate scattered through the East and West sides primarily. Another sale of marked interest was that to Ludwig, Bauman & Company of a large warehouse in West 125th street extending through to 124th street. This firm during the last two years has been investing substantially in Manhattan real estate. It would seem that the furniture business is good in spite of shortage of living space. Another feature transaction in mercantile property was the sale of the southeast corner of William and Ann streets to an ancient nearby business firm that has been in the neighborhood since 1847. Some former dwellings in the Fifth avenue region changed hands for business purposes, among them the last private dwelling on 48th street, between Fifth and Madison avenues. Several smaller business parcels in various parts of town were bought.

Dealing in apartment houses on Washington Heights was fairly heavy. A block front apartment house, known as the Paul Jones, went into the hands of out-of-town investors at about \$375,000. A group of Heights-Harlem apartment houses found new owners. The Pinkney estate sold to the Reid Ice Cream Company a vacant tract fronting on 141st and 142d street, near Fifth avenue, for improvement with a building for its business purposes. Michael Paterno bought the northeast corner of Park avenue and 89th street, holding a group of old buildings, as the site for a large new apartment house. Adjoining owners bought a group of Columbus avenue flats, while a row of apartment houses with stores in Amsterdam avenue passed to new ownership. Lexington avenue corners also found buyers.

Among the private dwellings that were bought for business uses was that of Henry W. Taft at 36 West 48th street, which the owner had long occupied. Business was surrounding him so rapidly that the block has lost its attractiveness for residential purposes. It illustrates the constant drawing power of the Fifth avenue section for trade. Numerous fine dwellings elsewhere in the city were bought for occupancy. Frederick Brown bought a small office building in West 39th street, just east of Sixth avenue. A trust company bought the southeast corner of Madison avenue and 40th street.

Large leases were effected in various parts of the city, some of them as sites for new buildings.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 88, as against 51 last week and 85 a year ago.

The number of sales south of 59th st was 18 as compared with 15 last week and 19 a year ago.

The number of sales north of 59th st was 70 as compared with 36 last week and 66 a year ago.

From the Bronx 58 sales at private contract were reported, as against 32 last week and 53 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 402.

Bronx Parkway Opens

Bronx Parkway was formally opened on September 16 when the string across the driveway was cut by Joseph P. Hennessey, Bronx Park Commissioner. The ceremony was held at Williamsbridge.

The driveway provides for an unbroken highway from 159th st to Kensico Dam. The work was begun in 1907. It was interrupted by the World War.

Figures show that 75 per cent. of the expense was borne by the City of New York and 25 per cent by Westchester county. Along the road are 20 bridges. The road at certain points fringes both sides of Bronx

River. The parkway reservation is 200 feet wide in some places and 1,200 in others. The average width is 600 feet. The driveway proper is 40 feet in width. The parkway reservation was created to eliminate sewerage leading into the Bronx river and to connect the New York city park system with the city watershed lands at Kensico Dam.

Realty for Tunnel Purposes

The State Attorney General, in behalf of the New York Bridge and Tunnel Commission, has filed in the Registrar's office notices of appropriation and affidavit of service involving 27 parcels of real estate to be taken over for the vehicular tunnel under the Hudson River to Jersey City.

The properties affected by the filings are 296 Hudson st; 450 Canal st; 446 and 448 Canal st; 8 and 10 Vestry st; 428, 430 and 458 Canal st; 288 Hudson st; 41, 45 and 47 Dominick st; 290 Hudson st; 470, 454 and 440 to 444 and 466 and 468 Canal st; 204 and 206 Hudson st; 452 and 462 Canal st; 298 Hudson st; 460 Canal st; 456 and 440 to 444 Canal st; 4 Vestry st; 432 Canal st; 6 Vestry st; and 434 Canal st; land under water between Piers New 34 and 35 and part of Marginal st, near foot of Canal st.

Buyers of Co-operative Apartments

Joint-Ownership Construction Co., Inc., Frederic Culver, president, sold apartments in the new 100 per cent. joint-ownership buildings which it is about to erect on the north-

east corner of 69th st and Lexington av to E. E. Moore, Mrs. George W. Young, R. Davis Halliwell and David V. Sutton.

William Street Corner Sold

Charles F. Noyes Co. sold for the Broadway-John Street Corporation, Elias A. Cohen, president, to Louis Annin Ames, head of the firm of Annin & Co., flag and bunting dealers, the 4-sty brick mercantile building 152-154 William st, southwest corner of Ann st, on a plot 40x51.3x40.8x51.9. By this purchase Mr. Ames completes his ownership of the entire block on the east side of William st, from Fulton to Ann sts, where the firm of Annin & Co. is located.

This is the third purchase in the block by Annin & Co. The original purchase, 144 William st, was in 1897 for \$100,000. This was then one of the few sales of downtown real estate at the rate of \$100 per square foot, and attracted considerable attention. In 1907 they acquired 146-48-50 William st. The property just sold to Annin & Co. has been sold three times by the Charles F. Noyes Co. Within ten years the rentals have increased from \$4,800 per annum to about \$17,000 per annum, and this increase emphasizes the strong increment of property values on William st in the vicinity of Fulton st. One reason why the combined plot and purchase has attracted attention is because of the fact that only at this point the Broadway-Seventh Avenue Subway has stations on the east side of a thoroughfare. Subway stations are at both ends of the plot, one at Fulton st and

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one at Ann st, the latter station going through the building. The combined plot now owned by Annin & Co. contains 6,000 square feet with 220 feet of street frontage, and it is stated that there is no other block front downtown of 6,000 feet with street frontages of 220 feet. The property just purchased is valued at \$185,000 and the Annin holdings at this point are valued at approximately \$900,000. No announcement as regards plans for the property has been made, but it is believed that it is not unlikely that a modern office building will be erected on the combined plottage at the expiration of present leases.

Ruppert Buys Fourth Ave. Corner

Col. Jacob Ruppert bought, through C. E. Deppeler from Max N. Natanson, 432 Fourth av, northwest corner of 29th st, a 16-sty loft, office and store building, on a plot 107x80. The building rents for about \$155,000 and was held at \$1,500,000. Col. Ruppert, besides paying to Mr. Natanson a large amount of cash, gave him, in exchange, a number of free and clear properties, among them the following: 888 Eighth av, southeast corner of 53rd st, a 5-sty flat, on lot 20x80, renting for \$5,900; 600 East 83rd st, southeast corner of East End av (Av B), a flat, on lot 26x81, renting for \$2,800; 1717 First av, southwest corner of 89th st, a 5-sty flat, on lot 25x77, renting for \$3,400; 1433 Av A, northwest corner of 76th st, a 4-sty flat, on lot 25x75, renting for \$2,800; 632 Tenth av, southeast corner of 45th st, a 5-sty flat, on lot 25x75, renting for \$4,000; 300 West 141st st, southwest corner of Eighth av, a 5-sty flat, on lot 25x100, renting for \$4,900; northwest corner of Third av and 137th st, a vacant lot 22x102x30.

An interesting sidelight on the transaction is that the Metropolitan Life Insurance Co. had a mortgage for \$600,000 on the property, but thought so well of it that it recently increased its loan to \$725,000.

Resale and Lease Near Fifth Ave.

Max N. Natanson, who awhile ago bought the residence of the late Edmund Randolph, at 6 East 48th st, has resold it to Henry A. Siegel. It was scheduled to be sold at auction on October 4 in the Hotel Plaza. The property is a 4-sty and basement stone dwelling, on a lot 25x100.5.

The new owner has leased the building to the Ragor Corporation, which will remodel it into a mercantile building. The term of the lease is 31 years, at an aggregate rental of \$600,000.

Pease & Elliman were the brokers in both the sale and the lease, and have been appointed renting agents for the new building. The remodeling of the structure means the passing of the last dwelling on the block.

Yale University Closes Deal

Cammann, Voorhees & Floyd sold for Yale University 136 West 54th st, a 3-sty brick garage, on a lot 25x100.5. The property was a bequest to the seller by the late William B. Ross, who bought it in 1868.

Good Sale in East 23rd Street

The 12-sty brick office and showroom building, 30 East 23d st, on a lot 25x98.9, has been purchased by Frank J. Welton, an investor. Stewart Forshay is the owner of record. Byrne & Bowman were the brokers. In part payment the buyer gave 39 East 20th st, an 11-sty building, 25x92. The entire transaction involved about \$500,000.

The store is occupied under a long term lease by the Mirror Candy Co. The remainder of the building is fully rented for about \$50,000 a year.

Paterno Buys Park Ave. Corner

Alliance Realty Co. sold through Electus T. Backus to Michael E. Paterno the northeast corner of Park av and 89th st, a plot fronting 100.8 feet on the avenue and 133 feet on the street. It is at present covered with six old 5-sty flats.

The new owner will reimprove the site with a 14-sty apartment house with suites of from 4 to 8 rooms. The total cost of the project will be about \$2,000,000.

Sells Amsterdam Ave. Parcels

M. M. Hayward & Co. sold for the McKeon estate the three 5-sty brick tenement houses with stores at 471-473-475 Amsterdam av, on plot 74.4x80; also, for Christian Gerhardt, the 5-sty brick tenement house, on a lot 25x105.3, at 168 West 83d st, forming an L around the southeast corner of 83d st and Amsterdam av, to Charles S. Morris.

Alfred Somborn and Herbert Jacques Morris sold to Louis Kramer for two clients of Jackson & Brock 1528-30 and 1532-34 Amsterdam av, adjoining the southwest corner of 136th st, two 6-sty brick apartment houses with stores, each on a plot 40x100.

Adjoining Owners Buy Flats

Overbeck Properties (Frederick, Emma and George W. Overbeck), owners of 561-9 Columbus av and 65 West 87th st, plot 53x100, has



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purchased from Mary B. Noble, Irene M. and Emily L. Braman the three 5-sty single flats adjoining their holdings to the west, being numbers 59-63 West 87th st, on a plot 71.10x100. This purchase gives the Overbeck properties a corner plot of 125x100. The purchase was an all cash one, and was negotiated through F. J. Guilfoyle & Co.

Henry W. Taft Sells Residence

After owning and residing in 36 West 48th st many years, Henry W. Taft has sold the property through Douglas L. Elliman & Co. to interests who will remodel the structure for business purposes. It is a 4-sty and basement stone dwelling, on a lot 25x100.5. Business is fast invading the block.

Mr. Taft recently leased through the same brokers a large apartment in Sherry's, at 300 Park av, for occupancy. He is a brother of former President Taft.

Lexington Ave. Corner Bought

John Finck sold for William N. Schroeder and Catherine Krueger 1754-1756 Lexington av, northwest corner of 109th st, a 5-sty brick and stone apartment house with stores, on a lot 25x100.11. It is the first sale of the parcel in 40 years.

Brown Buys in Fifth Ave. Zone

Frederick Brown, operator, bought through James B. Speyers & Co. from the Holmes Electric Protective Co. 66 West 39th st, a 5-sty stone mercantile building, on a lot 21x84.7. The seller acquired it several years ago and altered it from a dwelling to a business building.

Paul Jones Apartments Sold

Investors from Rochester, N. Y., bought through A. V. Amy & Co. from Isidor Zimmer, Samuel Reznick and Frank Locher 220-234 Wadsworth av, forming the west block front from 184th to 185th st, a 6-sty four sectioned brick and stone apartment house, known as the Paul Jones, on a plot 179.10x70. The buyers are Morris Goldberg and Elias Chatkin, who conduct a department store in the up-State city.

The structure, rated as among the finest built on Washington Heights, has accommodations for 48 families, and is laid out in suites of from 4 to 7 rooms. There are 8 apartments on a floor.

The house has been held at \$375,000 by the sellers, who acquired it 3 years ago. It returns an annual rental of about \$60,000.

Sells Heights-Harlem Group

The Manport Realty Co., I. Portman, president, bought from the estate of Charles E. Saulpaugh 502-506 West 177th st, three 5-sty brick apartment houses, with 4 families on a floor, each on a plot 42.6x99.11, renting for about \$9,000 and held at \$55,000; 521 West 151st st, a 5-sty and basement brick apartment house with 3 apartments on a floor, on a plot 33.4x99.11, held at \$43,000 and renting for about \$6,000; and 246 West 112th st, a 5-sty and basement brick apartment house arranged for 3 families on a floor, 33.4x100.11, renting for about \$7,500 and held at \$45,000. Alfred Katz was the broker.

Manhattan Ave. Corner Sold

Charles S. Kohler, Inc., sold for Edw. B. Lapham 73 Manhattan av, northwest corner of 103d st, a 3-sty and basement brick dwelling, on a lot 17.7x75; and 75 Manhattan av, adjoining, a 3-sty and basement brick dwelling, on a lot 16.8x75.

Buy Abutting Harlem Parcels

Wilcox & Shelton sold to Jacob Goodman the two 3-sty and basement stone dwellings, each on a lot 16.8x99.11, at 144 West 130th st and 143 West 129th st. The properties abut each other.

Palace Theatre in New Hands

The Palace Theatre and store property, at the northwest corner of Amsterdam av and 157th st, has been sold. It occupies a frontage of 100 feet on Amsterdam av and 125 feet on 157th st. The theatre is at the rear of the plot and there are 9 stores in the building. Title stands in the name of Irene C. McCormack, who acquired it in April last year from Max N. Natanson.

Quick Possession of Title

Douglas L. Elliman & Co. sold for Henry R. Stern to a buyer, for occupancy, 131 East 62d st, between Park and Lexington avs, a 5-sty stone American basement dwelling, on a lot 23.6x100.5x28.8. It was held at \$90,000. An unusual feature is that title will pass in 10 days.

\$400,000 Brooklyn Deal

I. Jerome Riker resold for the Stanley Holding Corporation and the 726 Ocean Avenue Co. to Emil F. and Mary Kupfer of Saville, L. L., the three 4-sty double flats 163 and 165 South 9th st and 878 Driggs av, Williamsburg, each 36x100; also four 4-sty double flats

807, 809, 813 and 815 Eighth av, on the Park Slope, to the same buyers.

The sellers took in part payment four free and clear dwellings on Green av and Great South Bay, part of the Kupfer development in Sayville, which was immediately resold by the same broker; also the 3-sty double flat, 2334 Bedford av, Brooklyn, and cash. The exchange involved properties valued at \$400,000.

Pictorial Review Buys Building

The Pictorial Review Holding Corporation bought the 6-sty warehouse 553 to 557 West 33d st, on a plot 75x98.9, adjoining the north-east corner of Eleventh av.

It formerly belonged to the Rolled Plate Metal Co., which conveyed it last July to Nancy Goldstein, who reconveys it to the publishing company. It carries a mortgage for \$62,500. The sale is recorded.

From Carriage Builder to Realtor

Christian W. Schildwacher, who, has been engaged in the manufacture and building of carriages and automobile bodies since 1867, has retired to engage in a general real estate business at 110 East 125th st. Mr. Schildwacher has been the treasurer of the Harlem Property Owners' Association for the last 20 years.

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Harlem Plot Sold for Improvement

Reid Ice Cream Co. bought from the estate of Mary G. Pinckney the plot of 11 lots extending from 141st to 142d st, 100 feet west of Fifth av. The buyer will improve the tract with an ice cream manufactory and a garage. Real Estate Management Co. was the broker.

Large Second Ave. Corner Sold

The 8-sty brick elevator apartment house with stores, known as the Victoria, at 104 and 106 Second av, northeast corner of 6th st, has been purchased by clients of Kleiner, Britwitz & Nadel, attorneys, from Annie Rosen. The structure fronts 51.10 feet on the avenue and 87 feet on 6th st. It was held at \$220,000.

Trust Company Buys Gen. Porter's Home

Estate of Gen. Horace Porter sold to the New York Trust Co. 277 Madison av, southeast corner of 40th st, a 4-sty and basement stone dwelling, on a lot 24.9x100. It was long owned and occupied by Gen. Porter.

The trust company will remodel the property and use a good part of it for its branch in the Grand Central zone.

Sell Many Brooklyn Houses

Realty Associates sold the entire row of eight 2-family houses and one dwelling just completed on the block fronting on the north side of Sullivan st, between Stoddard pl and Ludlam pl. These houses are 2-sty brick semi-detached with enclosed porches, driveways, etc. No. 153 Sullivan st to James H. Voxiou, 157 to Henrietta Casey, 161 to Helen M. Pearson, 163 to H. I. Smith, 167 to Benjamin Schwartz, 169 to C. J. & N. Papanicolopolos, 173 to J. & M. C. Burns, 175, corner Ludlam pl, to Charles T. Murphy, and 155 to Robert J. Beatty. All in Sullivan st.

Staten Island Estate Sold

Thomas M. Rianhard, former president of the Barrett Co., has sold his residence adjoining the Richmond County Country Club golf course at Dongan Hills, Staten Island, to Roscoe T. Holt, also a member of the Country Club, who will occupy.

The house is a large 2-sty frame dwelling containing 8 bedrooms and 4 baths. There is also a 2-sty garage on the premises which consists of over two acres of ground.

Rockland County Estate Bought

The chateau mansion known as Tower Lea and 7 acres of land in South Nyack, belonging to former Judge Leo C. Dessar of this city, have been sold to Harry C. Lee, manufacturer of sporting goods, with offices in this city and London. Hugh J. McGinley was the broker. The property was sold completely furnished. It was assembled at a cost of about \$150,000.

Some Recent Buyers

Buyers of seven of the Astor estate tenements on Tenth av, recently reported resold by Max N. Natanson, are as follows: 66S, B. & M. Realty Co.; 670, Charles Brandt; 684, Frank Knobowitz; 705, Benjamin Rattner; 707, Adolf and Henrietta Gunther; 711, Joseph K. Pittluck, and 719 Catherine Kelly.

Dietrich Kligenberg is the purchaser of the 4-sty building 118-122 Sixth av, the sale of which by the Dillon estate was reported on Sept. 8. J. P. & L. A. Kissling and Louis Wetzler were the brokers.

Adds to Queens Factory Site

Richard Hellman, manufacturer of the food product, "Blue Ribbon Mayonnaise," purchased from Gustave Steiner the plot adjoining his own recently completed 6-sty concrete building in Long Island City, as a site for enlargement of his building. Roman-Callman Co., who one year ago assembled the plot on which the original factory was constructed, are also the brokers in the

additional purchase. The property acquired fronts on Jackson av, one of the main thoroughfares of Long Island City, and runs back to the Long Island Railroad, from which siding facilities are obtained. Upon the expiration of the present leases on the new site an additional 6-sty concrete fireproof building will be erected conforming to the present structure.

MORTGAGE LOANS

Metropolitan Life Insurance Co. loaned to the Ecalow Co. \$315,000 to erect two apartment houses on the east side of Haven av, from 172d to 173d st.

Joseph Paterno obtained a first mortgage of \$545,000 from the Bowery Savings Bank, at 5 per cent, interest, for a term of 5 years, on the 13-sty fireproof apartment house, known as the Regnor, at the northwest corner of 115th st and Broadway. This is one of the first large loans made at 5 per cent, interest.

Thoens & Flaunlacher, Inc., obtained for Filippo and Antonina di Stefano a mortgage of \$11,500 on 167 East 106th st.

Shaw, Rockwell & Sanford placed a loan of \$10,000 with the Lawyers Title & Trust Co. on 307 West 28th st, a 4-sty and basement brownstone dwelling, on a plot 20x98.9.

Prudence Bonds Corporation loaned \$400,000, for a term of 10 years, on the new George Washington apartment house at the northeast corner of Eastern parkway and Washington av, Brooklyn. The house contains 80 suites of from 3 to 7 rooms with one or two baths each. These have been leased in advance at rentals ranging from \$1,100 to \$3,600. Kellner Bros. & Sons, Inc., are the builders and owners.

The Metropolitan Life Insurance Co. has authorized loans on bond and mortgage amounting to more than \$7,000,000 of which over \$2,800,000 were on dwelling and apartment houses in various parts of the United States and in New York city; more than \$2,400,000 on 18 business buildings in various parts of the United States, and more than \$2,000,000 on farm loans. The dwellings and apartment houses will accommodate 841 families and were made in 24 states, Connecticut, Massachusetts, New York, Pennsylvania, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Tennessee, Alabama, Ohio, Michigan, Indiana, Minnesota, Illinois, Iowa, Missouri, Nebraska, Kansas, Utah, Oregon, Florida and Wisconsin.

Farm loans were authorized mainly in the west and southwest in the states of Alabama, Arkansas, Georgia, Iowa, Indiana, Idaho, Illinois, Kansas, Kentucky, Minnesota, Missouri, North Carolina, Nebraska, Oklahoma, South Carolina, South Dakota and Tennessee.

Interest rates in New York city and vicinity were 6 per cent per annum and in other states at 6 per cent or higher according to location.

The American League Baseball Club of New York has obtained from the Equitable Trust Co. a building loan of \$750,000 at 6 per cent per annum on the proposed new home of the Yankees on the blocks bounded by River av, 157th, 161st and Doughty sts, Bronx.

Steel Realty Development Corporation obtained a first mortgage of \$24,000 on 1477 Washington av, Bronx.

Lawrence, Blake & Jewell placed for the estate of J. C. Fargo \$100,000 for 5 years on 630-636 West 172nd st, Bronx, two 5-sty apartment houses bringing in an annual rental of \$36,000, and assessed by the city at \$190,000.

New York Title and Mortgage Co. made a loan of \$500,000 on 146-52 West 55th st, where a 9-sty apartment house will be erected by the Jatison Construction Co., Inc. (Julius and

David Tishman). This structure will be similar in many respects to the one recently completed by them at 110 West 55th st.

Duross Co. placed the following mortgages: \$66,500 on 865 Pox st, corner of Intervale av, Bronx; \$22,000 on 71 Eighth av; \$13,000 on 37 West 92nd st; \$8,500 on 6301 Twentieth av, Brooklyn; \$5,500 on 900 Edison av, Throgs Neck, Bronx; \$4,500 on 1827 Bathgate av, Bronx.

Duff & Brown placed for Anna Brinkman a loan of \$40,000 on the northwest corner of Lenox av and 142d st, and for Charles Seipp a loan of \$10,000 on 716 Fairmount pl, Bronx.

Among recent loans made by The Franklin Savings Bank are \$8,000 on 459 West 46th st; \$10,000 on 124 Lexington av; \$42,000 on 270-271 West st; \$10,000 on 517-19 West 51st st; \$225,000 on the southwest corner of Broadway and 152nd st; \$21,000 on 129 West 69th st; \$134,000 on the southeast corner of Northern av and 181st st; \$110,000 on southeast corner of St. Nicholas av and 189th st; \$9,000 on 370 West 46th st; \$30,000 on 112 East 55th st; \$8,000 on 436 West 45th st; \$30,000 on 490 Eighth av; \$20,000 on 112 West 90th st, and \$28,000 on 412-414 West 37th st.

J. P. & L. A. Kissling placed for the Republic of Panama a first mortgage loan of \$45,000 on the 4-sty business building 118-122 Sixth av, for a term of years, at 5½ per cent, per annum. The same brokers recently sold the property for the Dillon estate.

Brooklyn Savings Bank loaned through the M. Morgenthau Jr. Co., and Frederick Zittel & Sons to Dr. A. L. Garbat \$60,000, for a term of 5 years, at 6 per cent, per annum, on 113-115 East 81st st, two 3-sty and basement brick dwellings, altered into non-housekeeping suites and physicians offices.

Lawrence, Blake & Jewell placed for the Ruella Realty Co. for a term of 5 years, a first mortgage of \$75,000 on 227-231 East 72d st, a 7-sty elevator apartment house known as the Elmont and two adjoining 5-sty brick walk-up apartment houses, all covering a plot 75x102.2.

New York Title & Mortgage Co. loaned to the Charles Mark Realty Co., Inc., \$325,000 on the two 5-sty apartment houses on the west side of St. Nicholas av, from 188th to 189th st.

Edwards, Dowdney & Richart placed the following first mortgages: \$125,000 on 1167-85 Boston rd for the Jakmers Realty Co., Inc.; \$100,000 on the northwest corner of Morris and Burnside av for the Rothaus Realty Co.; \$48,000 on the northwest corner of Mt. Eden and Weeks avs for Philip Krumholz Building Co., Inc.; \$40,000 on premises on the north side of 137th st, 150 feet east of Brook av, for the W. C. P. Realty Co., Inc.; \$31,500 on premises on the east side of Findlay av, 40 feet north of 169th st, and \$17,000 on premises 156 Monroe st for Dora Kessler, all in the Bronx.

MANHATTAN SALES

South of 59th Street

STANTON ST.—Edco Holding Corporation, with H. Cohen, B. Edelman and C. Goldner as directors, purchased the three 5-sty brick tenement houses with 11 stores at the southwest corner of Stanton and Lewis sts, on a plot 50x100, held at \$68,000. L. Rosenbaum was the broker.

11TH ST.—The recently formed West Eleventh Street Realty Co. has purchased from the Terrain Realty Co. the recently remodeled 3-sty and basement brick dwellings at 132-134 West 11th st, now apartment houses, on a plot 45x108.9. The M. Morgenthau, Jr., Co. and Everett M. Seixas Co. were the brokers. They have been appointed agents of the property.

15TH ST.—Duross Co. sold for Margaret C. Marsh to a buyer, for occupancy, 342 West 15th st, a 3-sty and basement brick dwelling, on a lot 18.9x81.6.

21ST ST.—A. H. Levy resold to H. Weisner 224-226 East 21st st, two 5-sty and basement brick apartment houses, on a plot 37.8x92.

39TH ST.—Henry Hof sold for Dr. Thomas F. Quinlan to Mrs. Martha Hirsch 218 East 39th st, a 4-sty and basement stone dwelling, on a lot 16.8x98.9, remodeled into suites.

41ST ST.—Maurice Wertheim sold for the Neivel Realty Corporation, Arnold Levien, president, the 3-sty front and rear buildings, 228 East 41st st, on lot 22.6x98.9. After extensive alterations the building will be used by the purchasers for their own business.

46TH ST.—Douglas Gibbons & Co. sold for Mrs. H. B. Goetting to Samuel A. Clark 146 East 46th st, a 4-sty and basement stone dwelling, on a lot 18x100.5, adjoining the southeast corner of Lexington av.

57TH ST.—William D. Kilpatrick sold through John Pinck 431 West 57th st, a 5-sty brownstone apartment house, on a lot 20x100.5.

Classified Advertisements

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

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

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WANTS AND OFFERS

LANDLORDS having leases or holdover tenancies expiring September 30, or who want undesirable tenants dispossessed or who want disbursements in non-payment dispossess cases should immediately consult with the United Real Estate Owners' Association, 280 Broadway, Manhattan. Phone, Worth 9298.

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ELEVENTH AV.—Smith-Coogan, Inc., has been formed for the purpose of acquiring the block front on the east side of Eleventh av, between 18th and 19th sts, for improvement with a 3-sty garage. The property is owned by the Consolidated Gas Co. and Minnie Bottjer and contains one and 2-sty buildings. It fronts 197.3 feet on Eleventh av. The incorporators of the new company are E. Smith, J. A. Coogan and M. Runkle. James F. Swanick is attorney.

FOURTH AV.—The 323 Fourth Avenue Corporation has been formed by A. J. Halprin, attorney, for the purpose of taking over the 3-sty brick building at the northeast corner of Fourth av and 24th st, on a lot 20x83. Title stands in the name of Walter H. Saltzfelder and others. The property will be altered into a store and showroom.

North of 59th Street

61ST ST.—Mrs. A. H. Blum sold through Douglas Gibbons & Co. to A. L. Wollbart 114 East 61st st, a 3-sty and basement stone dwelling, on a lot 18.6x100.5.

62D ST.—Douglas L. Elliman & Co. sold for Ellery James to Casilear Cobb, for occupancy, 234 East 62d st, a 3-sty and basement stone dwelling, on a lot 20x100.5. It was held at \$55,000.

66TH ST.—William S. Baker sold for the Bankers Trust Co. as trustee to Charles M. Rosenthal the two 5-sty brownstone apartment houses 45 and 47 West 66th st, each on a lot 25x100.5.

75TH ST.—Slawson & Hobbs sold for the estate of Walter Luttgen the 5-sty and basement dwelling, 49 West 75th st, on a lot 21x102.2. The purchaser, Mrs. Clara C. Monell, after extensive alterations, will occupy the premises. The late Walter Luttgen was a partner of August Belmont & Co., and had owned the property for many years.

73D ST.—Douglas Gibbons & Co. sold for R. Burnside Potter to Frank L. Crocker 123 East 73d st, a 4-sty brick American basement dwelling, on a lot 25.7½x102.2.

74TH ST.—Howard Greenley sold through Douglas Gibbons & Co. to Mrs. Henry Alexander 167 East 74th st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

76TH ST.—James H. Cruikshank sold to Frances Victoria Bellew 143 West 76th st, a 3-sty and basement stone dwelling, on a lot 17x102.2.

76TH ST.—Pease & Elliman sold for Louis Stearns 323 West 76th st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

83D ST.—George S. Runk sold for George H. Shaffer 108 East 83d st, a 2-sty brick garage, on a lot 25x102.2. The building is 100 feet east of Park av. It was held at \$50,000.

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

90TH ST.—Wood, Dolson Co., Inc., sold for Charles M. Haynes the 5-sty brick American basement dwelling, on lot 18x101.5, at 307 West 90th st. The property will be altered and rented as apartments, with one to a floor. The J. Romaine Brown Co. were associate brokers.

92D ST.—John J. & Theodore A. Kavanagh resold for James H. Cruikshank to Dr. Charles J. Thatcher, for occupancy, 70 East 92d st, a 4-sty and basement brownstone dwelling, on a lot 16.5x100.8½.

100TH ST.—Arthur Cutler & Co. sold for August Lauter, 137 West 100th st, a 4-sty brick double tenement house with 2 stores, on a lot 25x100.11.

103D ST.—P. A. Edmiston sold for Lillian Jarecky 112-114 West 103d st, a 6-sty brick apartment house, on a plot 42.10x100.11. It was held at \$45,000 and rents for about \$8,500 per annum.

112TH ST.—Brown, Wheelock-Harris Vought & Co., Inc., sold for the Glaslyn Realty Co. to Dennis Cavanagh the 5-sty and basement brick double apartment house 244 West 112th st, on a plot 33.4x100.11.

114TH ST.—Florea & Herbst, Inc., resold for a client to Mrs. Ermelinda Perella 153 East 114th st, a 2½-sty and basement brick dwelling, on a lot 18.9x100.11, adjoining the northeast corner of Lexington av.

114TH ST.—David Lion purchased for cash from the Selda White estate the 3-sty and basement brownstone dwelling, 214 East 114th st, on lot 19.2x100.11. E. A. Pollak was the broker.

114TH ST.—Slawson & Hobbs, Inc., sold for Charles D. Hobbs, secretary of the corporation, to Nathan Maiseles 614 West 114th st, a 4-sty brick American basement dwelling, on a lot 14x100.11. The seller had owned and occupied the premises for 15 years. The buyer will occupy.

115TH ST.—Ennis & Sinnott sold to a client of Hall J. How & Co. the three 5-sty brick apartment houses, 408, 410 and 412 West 115th st, each on a plot 33.4x100.11. The houses were recently modernized and rent for about \$30,000 a year.

120TH ST.—George W. Sasse sold for the estate of Rebecca Gilbert 304 West 120th st, a 5-

sty and basement brick apartment house, on a lot 25x100.11.

121ST ST.—Mulvihill & Co. sold for Annie Hoffensack to Mary Marine 116 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Albert H. Stout sold to Mrs. E. Perrone, for occupancy, 122 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

122D ST.—Porter & Co. sold for the estate of Mary J. Havemeyer to a buyer, for occupancy, 207 West 122d st, a 3-sty and basement brick dwelling, on a lot 18x100.11.

123D ST.—Clark Bros. sold to the Hudson P. Rose Co. 404-406 East 123d st, two 4-sty brick single flats, on a plot 35.6x100.11.

127TH ST.—James L. Van Sant purchased from Mildred D. Rosekrans 222 West 127th st, a 3-sty and basement stone dwelling, on a lot 18x99.11. The brokers were R. S. Morgan and Henry Weil.

130TH ST.—James L. Van Sant purchased from Thomas O'Reilly 262 West 130th st, a 3-sty and basement stone dwelling, on a lot 16x99.11. The broker was Ernest T. Bower.

134TH ST.—Benjamin Harris resold for Max Rosenfeld to Joseph Rubin the 5-sty brick 20-family apartment house 515 West 134th st, on a plot 39.3x99.11. It was held at \$60,000 and rents for about \$10,000.

141ST ST.—The Manport Realty Co., I. Portman, president, bought from the Trevoe Realty Co. the 6-sty brick elevator apartment house, arranged for 4 families on a floor, at 552 West 141st st, on a plot 55x99.11. The house was held at \$110,000 and returns an annual rental of about \$20,000. Blackner & Goldner were the brokers.

151ST ST.—Harry H. Uhlfelder, Inc., bought the plot, 100x100, on the north side of West 151st st and 100x100 feet on the south side of West 152d st, between Broadway and Riverside dr, which will be improved with two 6-sty elevator apartment houses, containing 110 suites, to cost \$500,000. The same corporation is now erecting a 6-sty apartment house, containing 72 apartments, on west side of Haven av, opposite Ben Riley's Arrowhead Inn at 178th st, overlooking Riverside dr, which will be completed by December 1, 1922.

171ST ST.—The 6-sty elevator apartment house nearing completion at 651 West 171st st, adjoining the northeast corner of Fort Washington av, has been purchased by A. H. Levy and associates under the title of the Rebenel Realty Co. from the West 171st Street Corporation, A. Bricken, president. The sellers are the builders. The house covers a plot 125x95 and is held at \$350,000. The building contains 47 apartments of from 3 to 5 exceptionally large rooms and two doctors' suites of 9 rooms each on the main floor. Forty-one of the apartments have been rented.

CONVENT AV.—Charles A. DuBois sold for Elias Silverstein to Mrs. Katharine Rathmacher 280 Convent av, northwest corner of 143d st, a 4-sty and basement stone dwelling, on a lot 19.11x100.

EDGEcombe AV.—John H. Pierce resold for Jacob Goodman to Mrs. Estelle M. Johnson

194 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 18.2¼x68x irregular.

EIGHTH AV.—George W. Sasse sold for the Clem Realty Co., Inc., 2112-2114 Eighth av, two 5-sty brick apartment houses with stores, on a plot 40x80, adjoining the northeast corner of 144th st. It is the first sale of the properties in 25 years.

EIGHTH AV.—Charles W. Wynne and Louis H. Low, operators, sold to John Simak, the 5-sty brick apartment house, containing 15 suites and 2 stores, at 2655 Eighth av, adjoining the southwest corner of 142d st. The property has been in possession of the sellers for 17 years. Charles Cohn was the broker.

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FIRST AV.—Harlem Realty Co. resold for clients to David Kernason 1883 First av, adjoining the northwest corner of 97th st, a 5-sty brick tenement house with stores, on a lot 25x80. Also resold for a client to A. Grant 1885-1887 First av, two 5-sty brick tenement houses with stores, one on a lot 25x80 and the other on a lot 24.8 $\frac{3}{4}$ x80.

FT. WASHINGTON AV.—Ecallow Co. purchased the vacant block fronting 196 feet on the west side of Ft. Washington av, 110 feet on 172d st and 128 feet on 173d st, from Jacob E. Lewis, who bought the property in August from the Myron Development Corporation. The Ecallow Co. has obtained building loans aggregating \$315,000 from the Metropolitan Life Insurance Co. for the construction of elevator apartment houses.

LEXINGTON AV.—Henry Bach sold for the estate of Mali Bach 1665 Lexington av, a 3-sty and basement stone dwelling, on a lot 15.10x55, to a buyer, for occupancy.

RIVERSIDE DR.—The Kingsland, a 6-sty elevator apartment house at 838 Riverside dr, has been sold by Joseph Shenk to the newly formed Essentee Realty Co., composed of C. I. Stein, J. Toff and S. Kosman, directors. It occupies a plot 102.9x151.6x irregular, located north of 158th st, and was held at \$365,000. Mr. Shenk bought the property last May.

SEVENTH AV.—Louis Gold & Co. sold the northeast corner of Seventh av and 126th st, fronting 99.11 feet on the avenue and 33.8 feet on the street. The buyer contemplates altering the present dwellings on the site into a commercial structure.

ST. NICHOLAS AV.—Louis George resold for the 251 West 129th Street Corporation to Romayne Adams, of Scranton, Pa., the 5-sty and basement brick apartment house, on a lot 18.3x92.2x irregular, at 608 St. Nicholas av, overlooking St. Nicholas Park.

BRONX SALES

CHARLOTTE ST.—Clemence G. Lemle sold to Joseph Tuerkel, 1511 Charlotte st, a 5-sty and basement brick apartment house on a plot 37.5x100.

FOX ST.—I. M. L. Realty Co. sold to Meyer

Markowitz 548 to 552 Fox st, two 5-sty and basement brick apartment houses, each on a plot 40x115.

HOFFMAN ST.—Pierre & Golden Co. sold for Samuel Bell 2419-2421 Hoffman st, a 5-sty and basement brick apartment house, on a plot 50x96.8. It contains 30 apartments.

SIMPSON ST.—Charles Birnbaum sold to Morris Weichbrod 1158 Simpson st, a 4-sty and basement brick flat, on a lot 25x100.

135TH ST.—J. Lemle sold for Rudolph Feirabend the 4-sty and basement brick apartment house 631 East 135th st, on a lot 25x100.

137TH ST.—Harry Cahn sold through J. & B. Langsan to Dr. David Shorr 523-533 East 137th st, a new taxpayer building, on a plot 100x100. It was held at \$85,000.

146TH ST.—Joseph Webber sold to Carlo Regalli, 467 East 146th st, a 4-sty brick flat with stores, on a lot 25x99.7.

152D ST.—Sedgwick Avenue Garage Corporation sold to S. Gatty Sellars the 5-sty and basement brick flat 377 East 152d st, on a lot 25x100.

152D ST.—The Roemon Realty Co. sold through the George Goldblatt Co. and H. Mendelson the 4-sty and basement brick apartment house, on a lot 25x86.5, at 757 East 152d st to an investor.

154TH ST.—Arthur Eckstein sold for Louis G. Blume 328-330 East 154th st, two 4-sty and basement brick tenement houses, on a plot 49.5x100. The new owners will make extensive alterations to the premises. The broker has been appointed agent.

168TH ST.—Schwab & Co. sold for D. Fried and I. Herman 288 East 168th st, southeast corner of College av, a 5-sty brick apartment house with stores, on a plot 100x50.

170TH ST.—The Claremont-West Corporation purchased the vacant block front on the north side of 170th st, between College and Teller avs. The property fronts 112.6 feet on College av, about 135.7 feet on Teller av and 250 feet on 170th st. The sellers were the Dayton Building Co., William J. Brown, John Gurlach and Edward J. Mallen. A private hospital will be built on the site, whose head is Dr. Walter C. Cramp.

170TH ST.—Claremont Palace Gardens Corporation sold through Fred G. Blechner to Harry Cahn the vacant plot, 110x160, on the

south side of 170th st, 96 feet west of Fulton av, and adjoining the property known as Niblo's Garden. The plot will be improved with a garage.

174TH ST.—Albert L. Lowenstein sold the vacant block front on the north side of 174th st, from Webster to Carter avs, to Fred Childwacher. The plot is 110.6x94x irregular.

177TH ST.—Frederick Sauter sold for George W. Halsey the 2 $\frac{1}{2}$ -sty detached frame dwelling in 58 East 177th st, on a plot 50x125, to Mary Crowley. The seller purchased the property from the Lewis Morris estate in 1886.

183D ST.—Rashbaum & Levine Realty Co. sold to Aisik Paigen the vacant plot, 50x90, on the south side of 183d st, 47 feet east of Park av, and adjoining the southeast corner thereof.

ALEXANDER AV.—G. Tuoti & Co. sold for Mrs. Giuseppina Dado to M. Toccillo 153 Alexander av, a 3-sty brick single flat, on a lot 16.8x65.8.

BOSCOBEL AV.—George Hastings sold to Gertrude E. McDermott the vacant plot, 75x103x irregular, on the west side of Boscobel av, 84.4 feet north of Plimpton av.

BOSTON RD.—The 6-sty apartment house 1025 Boston rd, 18.2x161x irregular, is to be taken over by the newly formed 1025 Boston Road Corporation, with A. R. Cobin, S. H. Burstein and S. H. Simon as directors. Nathaniel Brenner is attorney for the new company.

BRIGGS AV.—Elizabeth Burke sold to John P. Ogden the southwest corner of Briggs av and 201st st, a 2 $\frac{1}{2}$ -sty and basement frame detached dwelling, on a plot 35x100.

BRIGGS AV.—East River National Bank sold to the Adriatic Realty Corporation the plot, 57.6x100x irregular, on the west side of Briggs av, 47.4 feet north of 198th st.

BRIGGS AV.—Mart T. Domidson sold to James H. Miles the southwest corner of Briggs av and 199th st, a 5-sty and basement brick apartment house, on a plot 48x102x irregular.

BRIGGS AV.—Theresa Otto sold to Emily Boeckel 2667 Briggs av, a 3-sty and basement brick 2-family house, on a lot 18.7x88.

CLAREMONT PARKWAY.—Mae Ketcham sold to Obadiah A. Ramsay 546 Claremont parkway, a 6-sty and basement brick apart-

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ment house with stores, on a plot 50x104.7x irregular.

CLINTON AV.—Samuel Brener bought from George Davis the 5-sty and basement brick apartment house, known as the Fairmount, at the southwest corner of Clinton av and 175th st, on a lot 100x25, through C. P. Cohen.

DAVIDSON AV.—Alexander Selkin, Carl Jaffe and Samuel Hochstein sold for Glick Herschorn & Co. the 5-sty and basement brick apartment house, with 3 to 5 room suites, at 2190 Davidson av, on a plot 75x100, adjoining the southeast corner of 190th st.

EAGLE AV.—Active Development Co. sold to the Crotona Improvement Co. the northwest corner of Eagle av and 149th st, a 2½-sty frame detached dwelling, on a plot 49.3x 129.9x irregular.

FINDLAY AV.—John Burfeind sold to Carl Barth 1122 Findlay av, a 5-sty and basement brick apartment house, on a plot 38.4x 100.

HOE AV.—K. N. G. Realty Co. sold to the H. A. D. Realty Corporation 1545-1551 Hoe av, two 5-sty and basement brick apartment houses, each on a plot 75x100.

JEROME AV.—Land Estates, Inc., sold through J. L. & R. W. Davis the vacant plot, 150x219, west side of Jerome av, 336 feet south of 192d st.

JEROME AV.—Samuel Berner resold to Frederick M. Czaki the vacant plot, 107.4x 100.3, at the southeast corner of Jerome and Tremont av, being part of the block front on Tremont av, extending to Walton av, recently acquired from Thomas Walker.

LONGFELLOW AV.—Gisella Berger sold to Jennie Kirschkopf the southeast corner of Longfellow av and 174th st, a 5-sty and basement brick apartment house, on a plot 50x100.

PROSPECT AV.—William J. Gabel sold for Max Notess to Minnie Freedman 1817 Prospect av, a 2½-sty and basement frame 2-family house, on a lot 25x100.

PROSPECT AV.—Shaw, Rockwell & Sanford sold for the Lawyers Title & Trust Co. to a builder, for improvement, the plot of 4 lots on the west side of Prospect av, 270 feet south of East 187th st.

SARATOGA AV.—Hudson P. Rose Co. purchased from the Bankers Trust Co. the three detached dwellings on Saratoga av, near Elberon av, in Westchester Heights section.

SHERIDAN AV.—Samuel Kaplan sold to Charles Charcowsky, 1061 Sheridan av, a 5-sty and basement brick apartment house on a plot 80.11x100.

STEBBINS AV.—Minnie B. Stein sold to Minnie Goldberg 1279 Stebbins av, southwest corner of Chisholm st, a 5-sty and basement brick apartment house, on a plot 54.1x47.3x 120x irregular.

STEBEN AV.—Lillian Salovin sold to Thiessa Newman the vacant plot, 50x100, on the east side of Steuben av, 225 feet north of 208th st.

ST. ANNS AV.—August Vollmar sold to Dora Moskowitz 223 St. Anns av, a 5-sty and basement brick apartment house, on a lot 25x 102.7.

ST. PETERS AV.—M. M. Reynolds sold for Philip A. Moore, the 2-sty and basement brick 2-family house, on a lot 25x100, at 1700 St. Peters av, northeast corner of Maclay av.

THIRD AV.—John M. Bissert sold to H. & H. Kilbanoff the 4-sty brick flat with store at 3782 Third av, on a lot 25x100.

TREMONT AV.—Mulvihill & Co. sold for the estate of Mary E. Kerr to Christian W. Schildwacher 255 East Tremont av, a 3-sty frame single flat with store, on a lot 25.4x95. It is the first sale of the parcel in more than 30 years.

TRINITY AV.—David S. Gerstenfeld sold for a client to the Hudson P. Rose Co. 944-946 Trinity av, two 3-sty and basement frame single flats, on a plot 34x100, adjoining the northeast corner of 163d st.

WASHINGTON AV.—K. N. G. Realty Co. sold 2330 Washington av, a 5-sty and basement brick apartment house, known as the Colorado, on a plot 50x88.7, adjoining the northeast corner of East 184th st.

WEBSTER AV.—Triangle Home Builders, Inc., sold the three buildings, 1374, 1376 and 1378 Webster av, to the New Jersey Home Builders Corporation, taking back as part of the purchase price several mortgages on the 7-acre plot known as Shepard Mansion at Scotch Plains, N. J. The Webster av property was held at \$40,000 a parcel.

WEBSTER AV.—Abraham Goldberg sold to Chiel Rabinowitz 2376 Webster av, a 4-sty and basement brick flat, on a plot 36x107.8.

UNIVERSITY AV.—Jubius Rhonheimer sold to Augusta C. Hemsley 2192 University av, a 2½-sty and basement brick detached dwelling, on a plot 37.5x102.

UNIVERSITY AV.—Harding Construction Co. sold to the H. S. & Z. Realty Co. the 6-sty brick apartment house 2552 University av, on a plot 122.9x100.

VALENTINE AV.—Max Notess, operator, bought for his residence the former George Allen mansion at 2965 Valentine av, on plot 50x125, located 117 feet north of Bedford Park bldg. The seller was the B. L. W. Construction Co., which recently improved the corner of Grand Concourse and Bedford Park bldg. The old mansion stood on this site and the builders moved it over to the Valentine av

plot and remodeled it. It is 3 stories high. Jacob Kronenberger was the broker.

BROOKLYN SALES

ST. MARKS PL.—Henry L. Nielsen Offices sold the 3-sty dwelling 52 St. Marks pl for J. O'Connor to Miss P. M. Burnes.

DEAN ST.—Bulkeley & Horton Co., with J. Howard Ashfield, Inc., sold 1240-1242 Dean st, two 3-sty dwellings, on a plot 40x100, for Mrs. E. Peck.

HAULSEY ST.—Bulkeley & Horton Co. sold for the estate of Mary Cammeyer to a buyer, for occupancy, 187A Halsey st, a 3-sty and basement brick and stone dwelling, on a lot 20x100.

50TH ST.—The Land Estates, Inc., associated with the New York Title and Mortgage Co., sold to Steinberg Holding Corporation a plot of 21 lots on 50th st, near Eighteenth av, which are to be improved with 2-family houses.

EAST 38TH ST.—Knox Realty Co. sold for Antonio Nitti 907 East 38th st, a frame dwelling.

AV I.—A. Mishkin sold for B. Bayleys the southwest corner of Av I and East 9th st, a vacant plot, 60x100.

AV J.—J. Lacey sold for Sadie Hertz to the Art Building Co. the vacant plot, 60x100, northwest corner of Av J and East 8th st. The buyers will erect a private dwelling thereon.

BEDFORD AV.—Douglas & Gettell sold for A. Oppenheimer the apartment house 1524 Bedford av, on a plot 32.7x100, to Henry Glaser. The buyer gave in part payment the 3-sty dwelling 2309 Creston av, Bronx.

CLARKSON AV.—Davenport Real Estate Co., Inc., and Fred. F. Smith Co. sold the 2½-sty frame detached dwelling, on a plot 40x 200, with garage, at 76 Clarkson av, Flatbush, for Emil Martin to M. Doonan, for occupancy.

ELEVENTH AV.—P. Munger sold to P. Levin the southwest corner of Eleventh av and 52d st, a vacant plot, 140x100. It will be improved with five 2-family houses.

FIFTH AV.—Edward C. Cerny sold for Samuel Ort 5501 Fifth av, southeast corner of 55th st, a 4-sty brick apartment house with store, on a lot 20x100. The buyer gave in part payment 6725 Fifth av, a 3-sty brick apartment house with store and garage.

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REAL ESTATE NOTES.

THE CORPORATION of Holt & Merrill, brokers in industrial real estate, has been dissolved, Mr. Holt retiring, Mr. Merrill will continue the business at the same location.

EDWARD J. LUSK, who was long associated with the Brett & Goode Co., has opened a real estate office on his own account at 25 West 43d st, suite 605.

NEW YORK TITLE & MORTGAGE CO. has declared a quarterly dividend of two per cent, payable October 2, 1922, to stockholders of record at the close of business September 22, 1922.

J. SCOTT was the broker in the recently reported sale of 534-538 West 181st st, southwest corner of Audubon av, a 2-sty brick mercantile and store building, adjoining the Empress Theatre.

BENJAMIN J. COLVIN, M. E. & E. E., recently associated with the Fred T. Ley Co., Inc., and Woodwell, Risler & Colvin, consulting engineers, is now associated with Thoens

& Flaunlacher as supervising engineer of buildings under their management.

NATHAN L. OTTINGER, operator and broker, has removed his office from 148 West 57th st to 250 West 57th st (Fisk Building). When the Rutland apartment house stood on the Fisk site, 11 years ago, Mr. Ottinger predicted that the structural character of the neighborhood would be what it has become.

JOSEPH E. MARX is the buyer of the two 4-sty business buildings at 210 and 212 West 28th st 33.4x98.9, sold recently through Snowber & Co. It is reported that the buildings will be altered for a fur merchant who will lease it for 21 years.

KEMPE & CO., whose members are Sydney M. Kempe, Clarence Cohen and J. Allen Kempe, and who have carried on a general real estate brokerage and management business on the West Side for 15 years, have removed to new and larger offices at 67 West 90th st. Clarence Cohen, of the firm, is retiring therefrom. The business will continue under the same firm name by the remaining partners.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 12 to Sept. 18	Sept. 13 to Sept. 19
Total No.....	241	194	235	234	958	804
Assessed Value.....	\$21,510,700	\$10,563,400	.....	.....	.....	.....
No. with consideration	16	19	11	14	30	35
Consideration.....	\$9,588,700	\$1,252,027	\$46,774	\$239,933	\$303,666	\$253,266
Assessed Value.....	\$8,976,500	\$1,218,500	.....	.....	.....	.....
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19
Total No.....	8,406	7,858	9,373	7,281	29,972	28,310
Assessed Value.....	\$581,632,950	\$430,002,849	.....	.....	.....	.....
No. with consideration	815	850	1,229	649	1,135	1,531
Consideration.....	\$50,814,261	\$45,385,141	\$7,910,467	\$5,077,199	\$15,348,339	\$16,895,865
Assessed Value.....	\$47,240,550	\$40,375,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 12 to Sept. 18	Sept. 13 to Sept. 19
Total No.....	226	167	191	175	1,051	615
Amount.....	\$5,189,361	\$4,748,802	\$1,858,597	\$1,216,622	\$5,493,514	\$3,648,698
To Banks & Ins. Co.	42	21	25	17	193	106
Amount.....	\$1,837,500	\$2,546,500	\$308,500	\$136,393	\$1,496,160	\$676,650
No. at 6%.....	184	143	171	151	999	591
Amount.....	\$3,717,676	\$4,000,302	\$1,702,327	\$1,091,004	\$5,019,647	\$3,548,078
No. at 5 1/2%.....	10	3	4	6	17	16
Amount.....	\$496,000	\$69,000	\$38,000	\$55,925	\$388,275	\$78,900
No. at 5%.....	4	1	2	6	1	5
Amount.....	\$45,000	\$15,000	\$41,000	\$30,800	\$600	\$15,420
No. at 4 1/2%.....	.....	1	.....	.....	.....	.....
Amount.....	.....	\$6,000	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	.....	1	.....	.....	1	2
Amount.....	.....	\$700	.....	.....	\$1,200	\$6,000
Interest not given...	28	18	14	12	33	1
Amount.....	\$930,685	\$657,800	\$114,170	\$38,893	\$83,792	\$300
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19
Total No.....	7,114	6,142	7,765	4,744	32,275	23,711
Amount.....	\$239,263,570	\$183,795,178	\$82,401,691	\$36,690,457	\$178,712,533	\$126,081,562
To Banks & Ins. Co.	1,098	976	922	420	6,556	3,304
Amount.....	\$81,139,917	\$75,780,427	\$16,095,295	\$6,959,232	\$53,502,211	\$30,781,401

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20
Total No.....	58	34	8	15
Amount.....	\$3,535,400	\$10,481,750	\$483,333	\$416,350
To Banks & Ins. Companies...	35	26	4	8
Amount.....	\$1,523,135	\$10,332,750	\$204,500	\$229,750
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20
Total No.....	1,971	1,636	681	543
Amount.....	\$141,080,473	\$130,965,873	\$19,859,277	\$12,653,916
To Banks & Ins. Companies...	1,319	1,024	384	277
Amount.....	\$105,928,585	\$110,914,154	\$12,951,457	\$7,748,875

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20	Sept. 13 to Sept. 19	Sept. 14 to Sept. 20
New Buildings...	9	7	112	135	262	256	404	367	53	168
Cost.....	\$989,700	\$183,200	\$1,632,470	\$1,397,620	\$2,212,910	\$1,901,585	\$2,424,040	\$1,700,350	\$140,035	\$433,225
Alterations.....	\$376,100	\$254,725	.....	\$43,650	\$94,937	\$109,150	\$16,525	.....	\$6,450	\$32,935
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20
New Buildings...	632	536	3,052	2,070	8,390	6,155	14,646	9,233	1,534	2,016
Cost.....	\$100,378,412	\$92,741,048	\$71,063,558	\$42,429,385	\$85,967,031	\$68,031,490	\$89,812,530	\$52,288,715	\$5,067,868	\$6,165,965
Alterations.....	\$20,492,893	\$18,854,917	\$2,390,665	\$1,844,654	\$6,955,657	\$5,667,745	\$2,725,971	\$2,584,213	\$232,175	\$349,974

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BUILDING SECTION

A. F. of L. Bars Jurisdictional Strikes in Building Trades

Drastic Action Taken by Executive Council of National Labor Organization Will Reform a Serious Menace to Progress of Construction Industry

THE Executive Council of the American Federation of Labor, which met at Atlantic City last week in an effort to settle the long-standing dispute between the Brotherhood of Carpenters and Joiners and the sheet metal workers over a matter of jurisdiction, adopted a resolution designed to prevent all inter-union strikes in future.

During the past few years the jurisdictional strikes in the building trades, which have held up active construction to the value of many millions of dollars throughout the United States because of difference of opinion between unions as to which should do certain work, have been one of the most costly as well as the most unnecessary of the labor troubles. Realizing the adverse effect of these jurisdictional strikes on the entire building industry, the Executive Council of the American Federation of Labor has taken a step, which although drastic in character and scope, will do much to further the future elimination of serious labor difficulties on construction projects.

Although the text of the resolution adopted by the Executive Council, which will prevent future building trade strikes over matters of jurisdiction, has not been divulged and will not be publicly announced until after it has been communicated to the building trades department of the Federation, it is stated that the resolution is one of the most drastic on record and serves notice on the various building trades unions as well as all others that strikes of one union against another are entirely at variance with the policy and spirit of the American trade union movement, and will not in future be condoned by the American Federation of Labor.

Prominent labor leaders and others interested in the welfare of the construction industry have expressed considerable surprise at the severity of the action of the Executive Council of the Federation, but when it is considered that the jurisdictional strikes have developed into such a serious problem that drastic action was essential, the trade opinion is unanimously in support of the resolution as adopted.

According to reports received by the Council it was shown that construction work in Cleveland, Detroit, Indianapolis and New York had frequently been interrupted by disputes between unions as to which should or should not do certain work. This matter was recently brought officially to the attention of the Executive Council of the American Federation of Labor in a hearing on the dispute between the Sheet Metal Workers' Union and the Brotherhood of Carpenters and Joiners which resulted from the refusal of the carpenters to abide by the decisions of the National Board of Jurisdictional Awards, a body specially organized to arbitrate jurisdictional questions and prevent inter-union difficulties.

As a result of the refusal of the Carpenters' Union to obey the decision of the Board of Jurisdictional Awards which awarded the work of installing metal trimmings and doors in buildings, the Building Trades Department of the A. F. of L., in Denver, in 1921, censured the Carpenters' Union, which retaliated by withdrawing from the national organization. In many sections of the United States carpenters' unions have subsequently withdrawn from the central building trades' organizations and have adopted a policy of non-co-operation.

The Executive Council of the national labor body also decided at its recent meeting to call a national conference of the building trades' unions in Washington or Indianapolis as soon

as possible in an effort to adjust the jurisdictional dispute between the sheet metal workers and the carpenters' union, which already has tied up millions of dollars' worth of construction in various parts of the country.

The proposed conference to adjust the question of jurisdiction will be held just as soon as William Hutcheson, president of the Brotherhood of Carpenters and Joiners returns from Europe, probably during the latter part of October or early in November.

At the recent meeting of the Board of Jurisdictional Awards in Washington, which, in conjunction with the presidents of the various international unions of the building trades, sought a solution of the controversy over the metal trim and door award, it was finally decided to try to come to an understanding with the recalcitrant unions, before using drastic methods. As Cleveland is the center for most of the jurisdictional troubles of a severe nature, the joint meeting of the presidents of the unions and the members of the board will convene there on September 26 to attempt to bring the situation to a sensible settlement and restore complete harmony between these two unions.

John Donlin, president of the Building Trades Department of the American Federation of Labor, attended the Atlantic City conference and presented the case to the Council in the hope that body would act as mediator and bring peace to the two unions. Frank Duffy, secretary of the Brotherhood of Carpenters and Joiners and a vice-president of the American Federation of Labor, presented the claims of the carpenters before the Council.

In his address to the Council Mr. Donlin stated that the bricklayers and other trade unions are fully satisfied with the award of the Board and are united in many cities in upholding the metal workers on jobs where the carpenters attempt to install metal doors and trim. Failing in this, they are withdrawing their men from all jobs where the carpenters refuse to agree to the decision of the National Board of Jurisdictional Awards.

Addressing the Council, Mr. Donlin urged that in behalf of peace in the building industry, the carpenters be disciplined by the American Federation of Labor and that all pressure be brought to bear in compelling them to obey the decisions of the jurisdictional board.

The disposition on the part of the carpenters to refuse to abide by the ruling of the Board of Jurisdictional Awards has aroused the opposition of the Bricklayers' Union, which recently started a movement among the building trades' unions urging them to refuse to work on any building construction where the carpenters attempt to do work awarded to the sheet metal workers. Since the withdrawal of the carpenters from the Building Trades Department of the American Federation of Labor, President Samuel Gompers has attempted repeatedly to settle this difficulty, but has so far failed. At the recent convention of the Federation in Cincinnati he was rebuked for injecting himself into the controversy.

Building progress in the Metropolitan district has been seriously hampered in the past by jurisdictional strikes and local contractors are unanimous in commending the action of the Executive Council.

Mr. Cushman Analyzes Science of Building Management

(Continued from page 393)

expected to pay within one to three months, the element of character not being involved, at all.

"As a sales manager, you will be required to fill your building. You will assist your attorney in the preparation and printing of lease forms. You must draw with accuracy and exactness all leases; with your acquired legal knowledge prepare special clauses to fit unusual existing conditions, and for the better protection of the owner's interests, whom you represent, make special provisions covering future possible contingencies.

"You must organize a complete operating organization, and must keep it running smoothly and without friction. As the best means of obtaining the desired results, you should engage as your lieutenants, experienced, competent and dependable superintendents. In a supervisory capacity you will be obliged to engage and direct the help. You will supervise the preparation of pay-rolls, and the paying of the help. You will, of course, bill tenants for rent, electricity, and other miscellaneous charges, such as tenant's alterations, and collect such accounts. When occasion requires you will have to institute dispossess proceedings against non-paying tenants, and, as witness for the owner as plaintiff, testify in court proceedings in landlord and tenant actions.

"You will place all insurance for your owners, with the view of procuring the utmost protection against fire, provide proper protection against liability of accidents, workman's compensation, boiler, plate glass, and other kinds of insurance, at the lowest possible rates.

"As a building manager, you will have to maintain the buildings under your charge, and must see that they are kept in a cleanly condition, and good repair. You will supervise the operation of your building's high, or low pressure boiler plants, the elevators, and their intricate machinery, around which all buildings are evolved. On the proper, or improper operation of an elevator system alone, may depend the success or failure of a tall building, from a renting standpoint; and if improperly handled may prove a costly experience. You will have charge of, and direct the making of all repairs, and tenant's changes, and make structural alterations. You will assume the role of general contractor, as a means of reducing operation expenses, to a minimum.

"You will organize the bookkeeping systems, and originate card and record systems, for the proper administration of the

buildings under your charge. You must supervise the bookkeeping and must keep accurate accounts. In your capacity of purchasing agent, you must buy judiciously all materials and building supplies from pins to boilers, and pay the bills. Here again, you must keep the operating expenses down, through exercising your knowledge of values. You will be forever engaged in producing a maximum income at a minimum of expense, commensurate with the character of the building you manage, and of course, you must render to the owner of your building each month a complete, accurate, and comprehensive statement of collections and disbursements.

"You will do well to keep in touch with civic affairs, state legislative matters, and local city codes, and ordinances, and departmental rulings. You must attend hearings of property bills which aim to curb the constitutional rights of property owners. You must watch city taxes and assessments, and, for all practical purposes, assume the roll of owner, that the owner's interests may best be served and safeguarded.

"Your best aid towards such an end will be a membership, and the active part you probably will, or should take, in local and national associations of building owners and managers, and of real estate boards. As a building manager you must be 'a jack of all trades,' and must be at the beck and call of hundreds of people for as many reasons, both day and night. You must always subordinate your own time and convenience to the special exigencies of the occasion, and the work at hand. If you have a well organized office you may get home at night for a late dinner, and may see your family on Sunday, if business does not interfere. All of which recalls a passage in 'The Redskins,' by James Fennimore Cooper, which in reference to the real estate conditions existing in New York in 1837, reads, 'In America it requires almost as much vigilance to take care of property as it does industry to acquire it.' It is readily seen that if vigilance was required in the management of property in those days of two and three-story structures, there must be a multiplicity of perplexing problems which beset the modern building manager who is called upon to operate simultaneously hundreds of buildings, ranging from five to fifty stories in height. The largest office buildings of today contain as much as 25 acres of floor space, provide business quarters for upwards of 10,000 people under one roof, and the modern type of city dwellings rear twenty stories in the air, cover as much as two city blocks, and house as many as 150 families within their walls."

Brokers and Salesmen Must Have Licenses October 1

THE Real Estate Board calls attention to the penalties for non-compliance with the law enacted last April requiring the licensing of real estate brokers and salesmen on and after Oct. 1, 1922. After this date no person, corporation or co-partnership shall engage in realty transactions in a city having a population of one million or more without first procuring a license; nor bring an action in any State court for the recovery of commissions in realty transactions, including negotiations loans, unless such license was in force on the date when the alleged cause of action arose. Violation of the law is a misdemeanor and the penalty for violation of the provision of the law relating to commissions is a fine of not less than the amount of the commission nor more than four times this sum.

Questions submitted to the Tax Department by the Real Estate Board, with the answers, follow:—

QUESTION—A trust company, besides doing the ordinary business of such a corporation, performs certain acts for its clients which bring it under the provisions of Chapter 672 of the Laws of 1922.

It has a subsidiary corporation which acts entirely for the parent corporation, attending to its real estate business, such acts bringing it under the provisions of Chapter 672, Laws of 1922.

ANSWER.—A trust company which does the ordinary business of such a corporation, and also performs certain acts for its clients which bring it under the provisions of Chapter 672 of the Laws of 1922, is required under the act to secure a broker's license. The subsidiary corporation, although acting entirely for the parent corporation, which also performs any of those acts included in Sec. 440 defining a real estate broker, is considered a separate person and is also required to secure a broker's license. Employees of either corporation, performing

any acts which would constitute them as being real estate salesmen should properly apply for salesmen's licenses.

QUESTION—In question 14 it was asked "whether a bookkeeper who sometimes collects rents over the counter, a stenographer who may be called upon to give information about sales, rents, etc., and inside clerks who occasionally or incidentally may have to perform any of the above mentioned duties, should be licensed as salesmen. The answer was:

Should inside clerks perform any of those acts included in the definition of what constitutes a Real Estate Salesman, they should properly apply for a license. I do not think we should make any distinction as between those who work outside and those who work inside.

This seems to have created the impression that bookkeepers, cashiers and stenographers, as such, are to be licensed as brokers. This seems to be entirely outside of the intent of the law, and we are asked for a specific answer as to whether bookkeepers, cashiers and stenographers who do nothing whatever but the clerical work implied in their duties should be licensed.

ANSWER—Bookkeepers, cashiers and stenographers employed in the office of a licensed real estate broker and doing only the clerical work as required to be done, and who do not perform any of those acts as specified in the definition of what constitutes a real estate salesman, are not required to secure a salesman's license.

The Real Estate Board has issued approximately the following application blanks for licenses to date:

	Members	Non-Members	Total
Brokers' blanks.....	500	1300	1800
Salesmen's blanks.....	1300	650	1950

The Board has forwarded applications to the Tax Department, on behalf of members, for 300 brokers and 450 salesmen, the total fees being \$8,000.

Autumn Prospects Bright for Local Building Trades

Weekly Construction Statistics of F. W. Dodge Company Warrant Prediction of Marked Activity During Coming Months

BUILDING in the Metropolitan district continues at an active pace and from all accounts the coming autumn and winter months will witness more construction in progress than has been noticeable for many years past. Reports from the offices of local architects and engineers indicate a splendid outlook for construction interests and the marked improvement in the railroad freight situation, which has increased the supplies of basic building materials, has removed one of the most serious retardants to continued activity in the building field.

Construction statistics for the thirty-ninth week of 1922, as tabulated by the F. W. Dodge Company, show that in New York State and in New Jersey, north of Trenton, 504 new building and engineering operations were announced at a total estimated cost of \$17,200,100. During the same week in this territory 412 contracts were awarded which represent a total outlay of more than \$13,161,800.

Although the construction figures for New York City show a slight decline for the week of September 9 to 15 included when the totals are compared with those of previous weeks,

the amount of active construction in this city is sufficient to keep the industry well engaged. New work reported last week involved 234 new structures being planned at an estimated total cost of \$9,403,500, and 111 contracts awarded at a total value of \$5,467,700.

The list of new projects being planned for New York City includes 34 business projects such as stores, offices, lofts, commercial garages, etc., \$1,726,000; 6 educational buildings, \$153,000; 1 hospital, \$5,000; 5 industrial buildings, \$74,000; 2 public buildings, \$95,000; 7 public works and public utilities, \$3,616,000; 5 religious and memorial structures, \$146,000; 172 residential prospects including apartments, flats and tenements, and one and two-family dwellings, \$3,535,500; and 2 social and recreational buildings, \$53,000.

Among the 111 contracts awarded in New York City during the thirty-seventh week of this year were 18 commercial projects of various types, \$1,466,000; 3 educational projects, \$1,617,600; 3 industrial buildings, \$60,500; 1 public building, \$79,000; 3 public works and public utilities, \$214,600; 2 churches, \$36,000; 82 residential operations, \$1,944,000, and 1 theatre, \$50,000.

PERSONAL AND TRADE NOTES.

H. R. Woodrow, formerly connected with the Westinghouse Electric & Manufacturing Company at New York, is now associated with the Brooklyn Edison Company as assistant electrical engineer.

W. F. Davison has severed his connection with the University of Michigan to accept a position as director of engineering investigation with the Brooklyn Edison Company.

Knickerbocker Slate Corporation has been awarded the contract for all of the interior slate work to be installed in the Federal Reserve Bank Building; York & Sawyer, architects.

John T. Simmons was recently appointed sales manager for the New Brunswick Iron Works, New Brunswick, N. J., which purchased the Worthington Water Tube Boiler Company of New York. A New York office will be maintained at 145 West 38th street.

John H. Dunlap, secretary of the American Society of Civil Engineers, has started on an extensive speaking tour which will terminate on October 4 at San Francisco, where the Fall meeting of this society is to be held.

The New York Wire Cloth Company recently moved its office from the Woolworth Building, 233 Broadway, to the Canadian Pacific Building, 342 Madison avenue. F. J. Root is president of the company and L. D. Root, secretary-treasurer.

Louis Gold, prominent builder and real estate operator, returned last Thursday from an extensive vacation trip to the Pacific Coast and Alaska. Accompanied by Mrs. Gold, he was away exactly three months and in his travels covered approximately 25,000 miles, equal to a trip around the world. On his way to the Coast Mr. Gold stopped at Yellowstone and Yosemite National Parks. After spending several weeks visiting points of interest from San Diego in Southern California to Vancouver, B. C., he sailed to Skagway, Alaska. While in Alaska Mr. Gold visited Nome and Dawson.

His return to the East was by way of the Canadian Rockies, with stops at Banff and Lake Louise. From Duluth his trip was via the Great Lakes to Buffalo. Mr. Gold has spent considerable time in travel throughout North America, and including

his latest trip has visited every city of the first, second and third class in the United States and Canada.

British Laud American Architects

European architects are reported to be showing unusually marked interest in the exhibition of American architecture at the tenth International Congress of Architects at Brussels. The exhibition was organized last year by the American Institute of Architects as a special section at the Spring Salon in Paris. At the close of the salon the exhibition was loaned to the Royal Institute of British Architects and hung in London. The exhibit has been so well received that requests have been received to have it shown in Edinburgh, Glasgow, Liverpool, Birmingham, Manchester and Newcastle, and other cities.

"The effect and the results of the exhibition were far beyond all expectations," wrote the secretary of the Royal Institute of British Architects. "It was an absolute revelation to the press and to the general public, as well as to the profession. It brought home to them in the most conclusive way that the accounts that British visitors to America had brought back with them fell short of the truth, and that, in sober truth, the achievements of American architects in the last thirty years were without parallel in our times."

Watson Elevator Company, Inc., Is Busy

Among the large number of contracts recently obtained by the Watson Elevator Co., Inc., for installations of their equipment are included two passenger and one freight elevator for the new building for the Merchants and Manufacturers Exchange, Warren & Wetmore, architects; a push button type elevator at 42 Cedar street, Hollingsworth & Bragdon, architects; an electric passenger elevator at 56 West 14th street, Geo. Keister, architect, and a passenger elevator at Broadway and 70th street, for the Studebaker Corporation, Tooker & Marsh, architects.

New York Electrical Show

The New York Electrical and Industrial Exposition of 1922 will be held in the Grand Central Palace, October 7 to 14, inclusive. The coming exposition will occupy three floors of the Palace. Radio, industrial and other appliances will be featured and one floor will be devoted to electrical equipment of special interest to various industries, including banks, butcher shops, bakeries, laundries, groceries and other stores, shoemaking factories, print shops and the building industries.

TRADE AND TECHNICAL SOCIETY EVENTS.

First National Fire Prevention Exposition will be held in the Twenty-second Regiment Armory, New York City, during the week of October 2 to 7 inclusive.

National Association of Electrical Contractors and Dealers will hold its annual convention at the Hotel Sinton, Cincinnati, O., October 18 to 20 inclusive.

American Society for Steel Treating will hold its annual convention and exposition at the General Motors Building, Detroit, Mich., October 2 to 7 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.

National Hardware Association of the United States will hold its annual convention at Atlantic City, October 17 to 20 inclusive. Headquarters will be at the Marlborough-Blenheim Hotel.

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, October 18 to 20 inclusive, with headquarters at the Marlborough-Blenheim Hotel.

National Retail Lumber Dealers' Association will hold its annual meeting at Cleveland, Ohio, October 25 to 27 inclusive. The plans for this meeting are now in preparation and will be announced later.

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

CURRENT BUILDING OPERATIONS

DECIDED improvement in the local building material supply situation, brought about by settlement of the railroad difficulties, has been reflected during the past week in the increased interest in construction. Several large Metropolitan operations have been reported as being planned, and some interesting work has recently been placed under contract. The outlook for an exceptionally busy autumn building season is bright and as labor is being released from speculative work there is less comment upon the scarcity of mechanics for commercial and industrial projects.

The scarcity of certain essential basic building materials, which a few weeks ago was the chief source of worry to the contractors, is not nearly so acute at present, and as the railroad freight situation improves there will be consequent relief to the builders who have been waiting for delayed deliveries. The demand for building materials and supplies is very keen, and from all accounts will continue so for some time to come. Prices are very firm.

Common Brick—Business in the New York wholesale market for Hudson River common brick was fairly active during the past week. Demand continues strong and it is the general trade impression that the recent easing off of prices has stimulated buying to some extent. Reported sales during the past week were slightly in excess of the brick arrivals and as a consequence there is less brick being held over from week to week. At the present time common brick prices in the wholesale market range from \$15 to \$18 a thousand, and although there have been rumors of offerings under the lower figure they were for off-quality brick. There is nothing of special interest reported from the manufacturing district. The season is rapidly approaching when brickmakers must suspend operations in the open yards for the winter, but there is a vast amount of brick in the kilns ready for burning as soon as fuel becomes available and obtainable at a reasonable price.

Summary—Transactions in the North River common brick market for the week ending Thursday, September 21, 1922. Condition of market: Demand strong; prices slightly easier. Quotations: Hudson River, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 35; sales, 41. Distribution: Manhattan, 8; Bronx, 5; Brooklyn, 17; New Jersey points, 7; Astoria, 2; Flushing, 2. Remaining unsold in the New York wholesale market, 14.

Lumber—Current reports from both wholesale and retail branches of the local lumber business indicate an excellent demand and a very favorable outlook for the remainder of the year. The high rate of building activity in the Metropolitan district has created an extremely busy retail market and the large movement of lumber through the retail channels is reflected in the active demand in the wholesale markets for replenishing stocks. The wholesale market, however, has been handicapped to some extent because of delayed shipments from manufacturing

centers, due to the railroad freight situation and the embargoes on certain lines. Prices on practically all lumber items are very firm and there is a decided inclination toward higher levels in those lines which are in particular demand for building purposes.

Structural Steel—There has been a decline in the demand for fabricated steel during the past week, but it is likely that the market will recover shortly. It is the general feeling that the lack of interest is due to the high prices and the extended deliveries. There is a vast amount of new

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..\$15.00 to \$18.00
Raritan

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

Face Brick—Delivered on job in New York:

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

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries .. 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.
Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton
Hydrate Common, in paper bags\$19.50 per ton

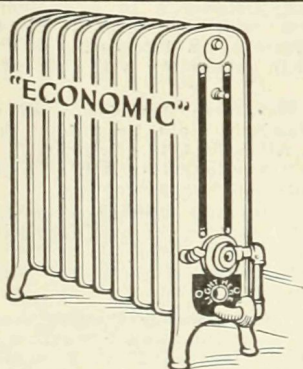
Plaster—

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

Neat Wall Cement, in cloth bags\$21.00 per ton
Brown Mortar, in cloth bags. 18.00 per ton
Lath Mortar, in cloth bags... 18.00 per ton
Finishing Plaster, in cloth bags 24.50 per ton
Rebate for returned bags. 15c. per bag
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.
Finishing Plaster (320-lb barrel) 5.35 per bbl.

Plaster Blocks—

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



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MATERIALS AND SUPPLIES

construction in early prospect, but quite some proposed construction is being held in abeyance in the hope of easier prices and better deliveries. The monthly report from the Department of Commerce shows a slight increase in structural steel sales for the month of August. According to this report, the sales of fabricated material in August showed an increase over the low figure reached in July. August sales amounted to 65.2 per cent. of shop capacity, as compared with 62 per cent. in July and 72 per cent. in June. Reports have been received from 125 firms for each

of the five months, April to August, inclusive. These 125 firms report a total shop capacity of 208,245 tons per month. The actual sales for the past five months were: April, 181,947 tons; May, 165,272 tons; June, 149,907 tons; July, 129,160 tons, and August 135,843 tons.

Reinforcing Bars—The demand for concrete reinforcing bars shows some improvement, and as there is every prospect for increased industrial construction during the next few months manufacturers look favorably upon the future. Prices are very firm at present.

Electrical Supplies—Business in this line is improving speedily and there has been a slight increase in demand since the railroad freight situation changed for the better. The autumn building program is heavy, and the requirements from this industry are expected to amount to very substantial orders. There has also been a decided improvement in the demand for materials and devices for repairs and replacements, which is a reflection of the brighter outlook for greater industrial activity in this locality. It has been reported that the larger sizes of conduit are running low, with prices stronger and further increases likely in the near future. Flexible armored conductor stocks are also lower than desirable, with prices correspondingly stiff. Prices on appliances are firm.

Cast Iron Pipe—Manufacturers of cast iron pipe report that they are booked up to capacity for the remainder of the year, and according to the present rate of new inquiry the first quarter of 1923 will be exceptionally busy for the producers. Although new municipal business is scarce, there is a large volume of business being placed by private sources. Deliveries on the small sizes are still extended, with from three to four months about the best to be done by some of the Eastern producers. Prices are very firm, with New York quotations as follows: 6 in. and larger, \$54.50 per net ton, in carload lots, f. o. b., 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

Linseed Oil—Slightly improved demand has firmed up the market for linseed oil to some extent, but dealers are of the opinion that it will be some time before the market gets back to a really firm basis. The demand is far below what it should be, but recent inquiries denote better prospects for the future. Prices are steady and unchanged.

Nails—The demand for nails is very active and likely to hold while building maintains its current rate of progress. Due to the fuel scarcity and the railroad freight delays, local stocks are dangerously low and consequently prices are advancing. New York quotations on wire nails are \$3.35 to \$3.50 base, per keg, and cut nails \$4 base per keg.

Window Glass—Buying continues active and as long as the building industry continues its prevailing rate of progress the demand for glass will hold strong. Stocks are not quite as complete as they might be, but all requirements are being met. Prices are very firm.

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.
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Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	2.14c. to —
Beams and channels over 14 in.....	2.14c. to —

Lumber—

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

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

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

Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime.....	13.00 to —
Quartered Oak.....	163.50 to —
Plain Oak.....	129.00 to —

Flooring:

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

Window Glass—

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

Linseed Oil—

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

Turpentine—

Turpentines.....	\$1.28 to \$1.30
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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

FORT WASHINGTON AV.—Alexander Deserty, 110 West 34th st, has plans in progress for a 4-sty brick apartment, 50x100 ft, on the east side of Ft. Washington av, between 183d and 187th sts, for owner, care of architect. Cost, \$60,000.

DWELLINGS.

61ST ST.—Eisendrath & Horwitz, 18 East 41st st, have completed plans for alterations to the 3-sty brick dwelling, 18½x52 ft, at 114 East 61st st, for Abe L. Wolbarst, 792 Lexington av, owner. Cost, \$15,000. Architect will take bids on general contract about September 23rd.

STABLES AND GARAGES.

13TH ST.—Jacob Fisher, 25 Avenue A, has completed plans for a 1-sty brick garage, 50x103 ft, at 614-16 East 13th st for Herman A. Roussel, 520 East 14th st, owner. Cost, \$15,000.

132D ST.—Harold Birkmire, 1133 Broadway, has plans in progress for alterations to the 3-sty brick garage, 50x99 ft, at 57-59 West 132d st for Jos. Mulholland, 560 Lenox av, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MORRIS PARK AV.—Phil Bardes, 230 Grand st, has plans in progress for a 3-sty brick and limestone store building, 92x35x21x86x41 ft, with garage, at the corner of Morris Park av and Union Port rd for Morris Cohan, 644 Morris Park av, owner. Cost, \$20,000.

60TH ST.—Rouse & Goldstone, 512 5th av, has plans in progress for an 11-sty brick office building, 109x100 ft, with shops, at 27-37 West 60th st for Harby, Abrons & Melius, 15 East 40th st, owner and builder. Cost, \$500,000. Owner will take bids on separate contracts about September 25.

Bronx

CHURCHES.

204TH ST.—Hoppin & Koen, 4 East 43d st, have been retained to prepare plans for a 2-sty stone church at the southwest corner of 204th st and Bainbridge av for Church of the Holy Nativity, F. Kennedy, rector, owner, on premises.

DWELLINGS.

SACKETT AV.—A. Pirner, 206 Westchester av, has completed plans for a 2-sty frame dwelling, 17x17 ft, on the north side of Sackett av, 50 ft east of Paulding av, for Hedwig Nowack, 634 East 6th st, Plainfield, owner. Cost, \$5,000.

SOUTH OAK DR.—Jos. Ziccardi, 912 Burke av, has completed plans for a 2-sty brick and limestone dwelling, 24x38 ft, on the north side of South Oak dr, 141 ft west of Bronxwood av, for Lawrence Pettinati, 3644 Olinville av, owner. Cost, \$7,500.

STABLES AND GARAGES.

FERRIS PL.—E. Ebeling, 2400 Westchester av, has completed plans for a 1-sty brick garage, 100x100 ft, at corner of Ferris pl & Kirk st, for Pujo Realty Corp.—G. T. Brady, president—Foot of Main st, Westchester Village, owner. Cost, \$25,000.

WHITE PLAINS AV.—McKenzie, Voorhees & Gmelin, 432 Madison av, have completed plans for a 2-sty brick garage, 202x155 ft, on the east side of White Plains av, from Penfield av to 242d st, for New York Telephone Realty Corp.—D. F. Thurber, president—15 Dey st, owner. Cost, \$200,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

HEGEMAN AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 2-sty brick and limestone apartments, 20x75 ft, or

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VALVE ALARM SERVICE
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the south side of Hegeman av, 25 ft west of Pennsylvania av, for Hold Construction Co., owner. Cost, approximately \$80,000.

CHURCH AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 4-sty brick and limestone apartments, 50x90 ft, at the northwest corner of Church av and East 34th st for Sivin Building Co., owner. Cost, approximately \$150,000.

DWELLINGS.

21ST ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty frame dwelling, 22x63 ft, in the east side of 21st st, 220 ft south of Av L, for Hattie W. Marx, 1525 Foster av, owner and builder. Cost, \$12,000.

79TH ST.—Herman A. Weinstein, 375 Fulton st, has plans in progress for three 2-sty frame dwellings, 18x43 ft, in the south side of 79th st, 350 ft west of 21st av, for Julius Kruger, 850 East 164th st, Manhattan, owner. Cost, \$19,500.

STONE AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for three 2-sty brick and limestone dwellings, 20x45 ft, with stores, on the east side of Stone av, 50 ft north of Dumont av, for David Blumberg, owner. Cost, approximately \$30,000.

20TH AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick and limestone dwellings, 20x60 ft, with stores, at the northwest corner of 20th av and 76th st for Brown Building Co., owner. Cost, approximately \$60,000.

HOSPITALS.

MASON ST.—L. Berger & Co, 1632 Myrtle av, Ridgewood, has completed plans for alterations and an extension to the 6-sty & basement brick & concrete hospital, 39x64 ft, at the northwest corner of Mason st & Myrtle av, for Central Sanitarium—Eugene Koelmel, superintendent—Mason st & Myrtle av, owner. Cost, \$50,000.

SCHOOLS AND COLLEGES.

GEORGIA AV.—C. B. J. Snyder, southeast corner of Flatbush av ext and Concord st, has completed plans for a 5-sty brick and steel P. S. 190, 192x120 ft, at Georgia & Sheffield avs for City of New York, Board of Education, Geo. Ryan, president, 500 Park av, Manhattan, owner. Cost, \$30,000. Owner will take bids about October 15.

STORES, OFFICES AND LOFTS.

BUSHWICK AV.—Shampan & Shampan, 188 Montague st, have completed plans for a service station at the southeast corner of Bushwick & Furman avs, for Groves Motor Corp., owner.

FT. HAMILTON AV.—Seelig & Finkelstein, 44 Court st, have completed plans for a 1-sty brick store, 32x100 ft, with market, at the northeast corner of Ft. Hamilton av and 56th st for Chas. Israel, 1449 55th st, owner and builder. Cost, \$15,000.

MISCELLANEOUS.

ATLANTIC AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick, concrete and steel ice plant, 100x150 ft, at the southwest corner of Atlantic av and Fountain av for Rubel Coal & Ice Corp., owner. Cost, approximately \$500,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

HEMPSTEAD, L. I.—Goodwin, Sullivan & McCullough, 350 Madison av, Manhattan, have been retained to prepare plans for a contemplated 3-sty brick apartment house on Fulton av, Hempstead, for a company to be formed by Chas. Carman, Hilton av, Hempstead, owner.

FOREST HILLS, L. I.—R. C. P. Boehler, 166 West 39th st, Manhattan, has plans in progress for a 4-sty brick, limestone and stucco apartment, 50x90 ft, in Roman st. Forest Hills, for Zeron Bros., Forest Hills, owner. Cost, \$75,000.

DWELLINGS.

RICHMOND HILL, L. I.—Geo. E. Crane, Richmond Hill, has completed plans for sixteen 2-sty frame dwellings, 18x51 ft, in the west side of 108th st, 175 ft south of 109th av, Richmond Hill, for Gascoyne Realty Co., 8919 Jamaica av, Woodhaven, owner. Cost, \$136,000.

EAST ELMHURST, L. I.—De Rose & Cava-heri, 370 East 149th st, Manhattan, have completed plans for ten 2-sty frame and stucco dwellings, 42x18 ft, between Gillmore and Schurz avs, East Elmhurst, for Elm Estates Corp., East Elmhurst, owner. Cost, \$50,000.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has completed plans for a 2-sty frame and stucco dwelling, 20x33 ft, on the west side of Marlborough rd, 300 ft north of Hempstead turnpike, Flushing, for Robert Allen, 303 West 117th st, Manhattan, owner and builder. Cost, \$10,000.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 26x20 ft, on the south side of Lincoln av, 71 ft west of Garden av, Jamaica, for Geo. Wagner, Lincoln av, Jamaica, owner and builder. Cost, \$5,000 each.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 16x38 ft, on the north side of 103d av, 50 ft east of 121st st, Richmond Hill, for Well Built Homes Co.—E. Tillies, president—103 Globe av, Jamaica, owner and builder. Cost, \$5,000 each.

ST. ALBANS, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame & shingle dwelling, 18x36 ft, in the east side of 192d st, 220 ft north of 119th av, St. Albans, for A. Stahman, 2018 Clinton pl, Woodhaven, owner and builder. Cost, \$7,000.

CORONA, L. I.—A. F. Brems, S3 Corona av, Corona, has plans in progress for a 2-sty frame & stucco dwelling, 30x50 ft, on the north side of Alstyn av, 140 ft east of Corona av, Corona, for Corona Model Homes Co., 174 Corona av, Corona, owner and builder. Cost, \$10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have plans in progress for seven 2-sty frame & shingle dwellings, 17 x34 ft, on the west side of Ridgewood pl, 108 ft north of Myrtle av, Ridgewood, for Geo. Westhall, 1830 Myrtle av, Ridgewood, owner and builder. Cost, \$5,000 each.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 2-sty frame & stucco dwelling, 20x55 ft, at the northwest corner of Olmstead pl & Indiana pl, Glendale, for Wm. Joyce, 1137 Broadway, Brooklyn, owner and builder. Cost, \$8,000.

MASPETH, L. I.—A. Brems, Corona av, Corona, has plans in progress for two 2-sty frame & cement block dwellings, 17x50 ft, with garage, on the west side of Lexington av, 147 ft north of Grand st, Maspeth, for Stines & Epstein, 5 Lexington av, Maspeth, owner and builder. Cost, \$9,000 each.

VALLEY STREAM, L. I.—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 22x24 ft, at Valley Stream, for Henry Zyfers Bldg. Co., P. O. Box 45, Valley Stream, owner and builder. Cost, \$7,000.

ST. ALBANS, L. I.—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 24x25 ft, on Fennymore st, St. Albans, for Niel Muncester, Fennymore st, St. Albans, owner and builder. Cost, \$8,000.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 20x47 ft, on the west side of Deplyster st, 100 ft north of Edson st, Corona, for Jos. Locaster, 146 Havemeyer st, Corona, owner and builder. Cost, \$10,000.

SCHOOLS AND COLLEGES.

PORT WASHINGTON, L. I.—Wesley Bessell, 58 West 49th st, Manhattan, has plans nearing completion for a 3-sty brick school on Middleneck rd, Port Washington, for Board of Education of Port Warrington, J. Henry Decker, chairman, Port Washington, owner. Cost, \$350,000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 1-sty and basement brick department store, 21x75 ft, on the west side of Albertis av, at Lurting st, Corona, for J. Brienza, 4 S. Albertis av, Corona, owner and builder. Cost, \$8,000.

Suffolk.

SCHOOLS AND COLLEGES.

AMITYVILLE, L. I.—Louis Inglee, Broadway, Amityville, has plans in progress for a 3-sty limestone and terra cotta high and elementary school, 168x60 ft, on Broadway, Amityville, for Joint Union Free School District No. 6, Town of Babylon, Nassau County,

owner, care of architect. Cost, \$200,000. Bids will be advertised for after October 15.

Westchester DWELLINGS.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2-sty frame & stucco dwelling, 23x24 ft, with garage, on Webster av, New Rochelle, for M. Bartnett, Kings Highway, New Rochelle, owner and builder. Cost, \$6,000.

BRONXVILLE, N. Y.—Rogers & Smith, 101 Park av, Manhattan, have plans in progress for a 2½-sty stucco and frame dwelling, 31x52 ft, at Crow's Nest Woods, Bronxville, for Herbert C. Durand, Tanglewild av, Bronxville, owner. Cost, \$20,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 4-sty brick and limestone apartment, 70x93 ft, on the east side of Seymour av, 300 ft from Brookfield av, Montclair, for Active Const. & Investment Co., Max Levine, president, 634 Belmont av, Newark, owner. Cost, \$106,000.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington pl, Jersey City, has completed plans for four 4-sty brick apartments, 64x51 ft, on Van Wagren av, Jersey City, for Hyman Temkin, 134 West 30th st, Bayonne, owner and builder. Total cost, \$300,000.

EAST ORANGE, N. J.—Daniel J. Scrocco, 185 Market st, has plans in progress for three

4-sty brick and limestone apartments, 100x90 ft, on Park av, South Parkway and South Munn av, East Orange, for Lawrence Construction Co., owner and builder, care of architect. Cost, \$150,000 each.

BANKS.

MONTCLAIR, N. J.—Thomas M. James Co., 342 Madison av, Manhattan, has plans in progress for alterations and an addition to the 2-sty brick bank, 42x65 ft, at 491 Bloomfield av, Montclair, for Bank of Montclair, T. W. Stephens, president, 491 Bloomfield av, Montclair, owner.

DWELLINGS.

NORTH PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, has completed plans for a 2½-sty frame dwelling, 34x38 ft, on Prospect pl, North Plainfield, for Jacob A. Foss, owner, care of architect. Cost, \$16,000.

RIDGEFIELD PARK, N. J.—Herman Fritz, News Bldg., Passaic, has been retained to prepare plans for a 2-sty frame dwelling at Ridgefield Park for John A. Balwin, 1 Mt. Vernon st, Ridgefield Park, owner. Cost, \$10,000.

EAST ORANGE, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for ten 2½-sty frame, clapboard and shingle dwellings, of various dimensions, on South Munn av, near Park av, East Orange, for Lawrence Construction Co., owner and builder, care of architect. Cost, \$8,000 each.

HOMES AND ASYLUMS.

NEWARK, N. J.—Warren & Wetmore, 16 East 47th st, Manhattan, & Neil J. Convery,

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942 Broad st, Newark, have completed plans for a 12-sty brick and stone Elks home, 100x150 ft, at Broad & Camp sts, opposite Lincoln Park, Newark, for Newark Lodge No. 21, B. P. O. Elks—Samuel Roesler, exalted ruler—37 Green st, Newark, owner. Cost, \$1,000,000. Architect will soon take bids on general contract from a selected list of bidders.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 102 Sip av, Jersey City, has plans in progress for an addition to the brick school No. 14, in Union st, Jersey City, for City of Jersey Board of Education—Fred Ege, clerk—Administrations Bldg., Harrison av, Jersey City, owner. Cost, \$400,000. Bids will soon be advertised for.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, has completed plans for two 1-sty brick and hollow tile stores, 77x74 ft, on Park av, between Depot av and East 4th st, Plainfield, for Manning & Brouard, 307 Park

av, Plainfield, owner and builder. Cost, \$12,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—Wm. Neumann, 314 Palisade av, Jersey City, has plans nearing completion for a 5 and 7-sty brick chamber of commerce building at Montgomery st and Newark av, Jersey City, for Chamber of Commerce of Jersey City, W. O. Stanton, general manager, 76 Montgomery st, Jersey City, owner. Cost, \$250,000.

JERSEY CITY, N. J.—Wm. Neumann, 314 Palisade av, Jersey City, has completed plans for a 5 and 7-sty brick Chamber of Commerce building at Montgomery st and Newark av, Jersey City, for Chamber of Commerce of Jersey City, W. O. Stanton, general manager, 76 Montgomery st, Jersey City, owner. Cost, \$250,000. Heating and ventilating elec. engineer, Sprague & Slocum, 167 West 13th st, Manhattan.

PATERSON, N. J.—Walter Kidde & Co., 140 Cedar st, Manhattan, have preliminary plans in progress for a reinforced concrete publishing building on blocks bounded by 24th to 26th sts, 18th and 19th avs, Paterson, for Paterson Industrial Development Co., M. Fitzgerald, in charge, 5 Colt st, Paterson, owner. Cost, \$400,000.

JERSEY CITY, N. J.—Wm. Neumann, Lerner Bldg., Jersey City, has been retained to prepare plans for a contemplated 6-sty reinforced concrete auto exchange building, 100x200 ft, at Boulevard and Communipaw av, Jersey City, for Automobile Exchange Corp., Lewis Max, president, 52 Greene st, Jersey City, owner. Cost, \$500,000.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Bldg., Newark, have plans nearing completion for a 2-sty brick and limestone branch library, 41x75 ft, in Van Buren st, Newark, for Board of Trustees of the Free Public Library of Newark, Chas. P. Gillen, director, City Hall, Newark, owner. Cost, \$25,000. Bids will soon be advertised for.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Hegeman & Harris, 185 Madison av, have the general contract for two 11-sty and basement brick and steel apartment houses, 73x179 ft, at the northeast corner of Lexington av and 69th st for Joint Ownership Construction Co., Frederick Culver, president, 342 Madison av, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, \$1,500,000. Steel engineer, H. A. Balcom, 10 East 42d st.

DWELLINGS.

BROOKLYN.—H. Duscharme, 285 East 15th st, has the general contract for a 2½-sty brick dwelling, 47x43 ft, with garage, on the east side of Buckingham rd, south of Church av, for Louis Roossin, 228 West 23d st, Manhattan, owner, from plans by Slee & Bryson, 154 Montague st, architect.

YONKERS, N. Y.—Triangle Construction Corp., Proctor Bldg., Yonkers, has the general contract for thirty 2-sty brick dwellings, 18x52 ft, at Yonkers, for Midvale Construction Corp., Proctor Bldg., Yonkers, owner, from plans by George Nordham, 18 West 34th st, Manhattan, architect. Total cost, \$450,000.

MONTCLAIR, N. J.—The J. S. & L. Carlson Co., Walnut st, Montclair, has the general contract for a 2½-sty brick dwelling at 194 S. Mountain av, Montclair, for T. Holt Haywood, owner, on premises, from plans prepared privately. Cost, \$15,000. Heating and plumbing, Wm. Chestnut, 29 Brookfield rd, Montclair.

BRANTWOOD, N. J.—Hans Harmanson, 340 Oakland av, West New Brighton, has the general contract for a 2½-sty frame stucco dwelling, 30x42 ft, on West rd, Brantwood, for J. A. De Camp, Brantwood, owner, from plans by Alex. MacIntosh, Bible House, Manhattan, architect. Cost, \$22,000. Plumbing, P. H. Beyer, 250 Brd. Stap., Tompkinsville.

BOUND BROOK, N. J.—F. R. Graham, Somerville, has the general contract for a 2½-sty frame dwelling, 50x75 ft, and T. J. Miller, Somerville, for a garage and pump house at Bound Brook for E. Jinushi, 600 Lenox av, Westfield, owner, from plans by Rockrise & Thompson, 597 5th av, Manhattan, architects. Cost, \$40,000.

BROOKLYN.—Triangle Construction Co., Proctor Bldg., Yonkers, has the general contract for thirty 2-sty brick dwellings of various dimensions in Midwood st, Maple st, Lincoln rd & Rutland rd, Brooklyn, for owner, care of architect, from plans by Geo. Nordham, 18 West 34th st, Manhattan, architect. Cost, \$450,000.

ORANGE, N. J.—Williams Bros., Roselle, have completed plans for a 2½-sty frame dwelling, 24x28 ft, at 429 Conover terrace, Orange, for R. A. Young, Jr., 429 Conover terrace, owner, from plans by C. C. Bell, 8 South av, West Cranford, architect. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Commonwealth Engineering Corp., 103 Park av, Manhattan, has the general contract for a 9-sty and basement stone and brick storage warehouse, 75x200 ft, at 370-390 Gates av for Ed. T. Jenkins, 390 Gates av, owner, from plans by A. Schwartz, 156 West 120th st, Manhattan, architect.

MANHATTAN.—White Construction Co., Inc., 95 Madison av, has the general contract for an 8-sty reinforced concrete and brick storage building, 75x200 ft, at the southeast corner of 45th st and Marginal (11th av) for Republic Storage Co., A. B. Harington, in charge, 541 West 34th st, owner, from plans by Walter M. Corey, 30 Church st, engineer.

BRONX.—Smith & Leo, 103 Park av, have the general contract for a 1½-sty brick storage building, 57x149 ft, at northeast corner of Walnut av and 141st st for McLaury Marble & Tile Co., owner, on premises, from plans by Thos. J. Bird, 103 Park av, engineer. Cost, \$15,000.

NEWARK, N. J.—Ralph Sallett, 2 No. La Salle st, Chicago, has the general contract for a 5-sty reinforced concrete warehouse, 49x100 ft, on Central av, Newark, for Joseph J. Kroeger, 546 Central av, Newark, owner, from plans by Moores & Dunford, Inc., 38 So. Dearborn st, Chicago, engineers.

SCHOOLS AND COLLEGES.

BROOKLYN.—P. J. Hoey, 166 Montague st, has the general contract for a 2-sty brick parochial high school, 91x145 ft, at the southeast corner of Av T and East 19th st for R. C. Church of St. Edmund, Right Rev. Thos. E. Malloy, 367 Claremont av, owner, from plans by Gustave E. Steinbeck, 157 West 74th st, Manhattan, architect. Cost, \$115,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Chas. Money, Inc., 241 West 36th st, Manhattan, has the general contract for alterations and an addition to the 3-sty brick store building, 150x26 ft, in Fulton st, Jamaica, for Plaut Realty Co., owner, at site, from plans by W. H. Spaulding, 375 Fulton st, Jamaica, architect.

MISCELLANEOUS.

MANHATTAN.—Chas. K. Hedden, 342 Madison av, has the general contract for a 3-sty and basement brick electric sub-station, 123x44 ft, at 10-12 Stone st and 27-29 Bridge st for New York Edison Co., 130 East 15th st, owner, from plans by Wm. Whitehill, Buckley Newhall Bldg., 41st st and 6th av, architect. Engineer, E. M. Van Norden, 130 East 15th st.

FLUSHING, L. I.—Triangle Construction Corp., Proctor Bldg., Yonkers, has the general contract for a 4-sty brick post office, 90x50 ft, with offices, at corner of Locust and Main sts, Flushing, for owner, care of architect, from plans by George Nordham, 18 West 34th st, Manhattan, architect. Cost, \$100,000.

KEARNEY, N. J.—United Fireproofing Co., 8 West 40th st, Manhattan, has the general contract for alterations to the 1-sty brick and reinforced concrete power plant, 58x160 ft, at Kearney, for Ford Motor Co., Edsel Ford, president, 14310 Woodward av, Highland Park, Mich., owner, from plans by Albert Kahn, 1000 Marquette Bldg., Detroit, architect.

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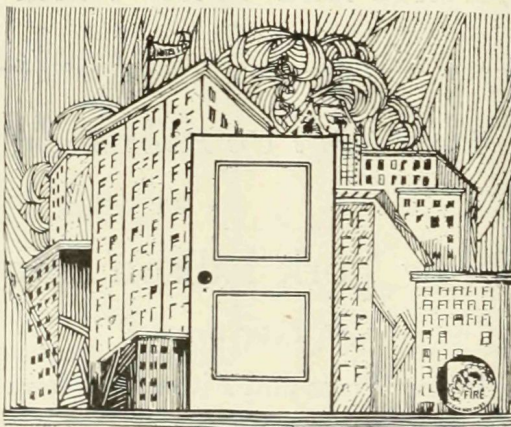
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Manhattan

STABLES AND GARAGES.

141ST ST, 14-16 W, 1-sty fr stable, 45x15, gravel rf; \$1,000; (o) B. D. & L. Realty Co., 12 W 141st (498).

STORAGE AND WAREHOUSES.

31ST ST, 316 W, 1-sty fr storage, 10x14, metal rf; \$200; (o) David Blum, 40 W 114th; (a) Willard Parker, 424 Ditmas, Bklyn (499).

STORES AND TENEMENTS

ORCHARD ST, 168-70, 6-sty bk stores & apt, 50x78; plastic slate roof; \$100,000; (o) Franklin Development Co., 15 Exchange pl; (a) David S. Long, 110 W 40 (496).

WORTH ST, 201-3, 4-sty bk stores & apt, 62x42; tar & gravel roof; \$25,000; (o) Edw. Santagota, 1 Mott; (a) Gibson & Kay, 2522 Pitkin av (492).

90TH ST, 115 E, 9-sty f. p. bk apt, 75x85; tar, gravel & tile roof; \$300,000; (o) Columbus Cont'g Co., 103 Park av; (a) Victor C. Farrar, 4 E 39 (497).

STORES, OFFICES AND LOFTS

60TH ST, 27-37 W, 11-sty f. p. store & office bldg, 109x100; slag roof; \$500,000; (o) 33 W 60 St Corp, 15 E 40; (a) Rouse & Goldstone, 512 E 39 (494).

BROADWAY, 3652-4, 2-sty bk & limestone store & office bldg, 50x80, slag roof; \$60,000; (o) Segal-Greenfield Corp., 56 W 46; (a) Ralph Segal, 56 W 46 (495).

7TH AV, w s, 30th & Commerce, 2-sty bk stores, 26x18, tar paper & gravel roof; \$2,000; (o) A. Pascale, 24 Cornelia; (a) V. M. Cayane, 239 Bleecker (491).

MISCELLANEOUS.

62D ST, 343 E, 1-sty bk workshop, 17x45, tin rf; \$900; (o) George J. Vogt, 1030 1 av; (a) John Ph. Voelker, 979 3 av (489).

64TH TO 67TH ST, AV H TO EXTERIOR ST, 1-sty conc car shed, corr asbestos rf, 15x70; \$1,500; (o) Rockefeller Institute for Medical Research, 64th & Av A; (a) Louis E. Ordmeim, 2078 Vyse av (500).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CAULDWELL AV, n w c 149th, 5-sty bk tnt, 59x102.11, slag rf; \$150,000; (o) St. Mary's Park Realty & Const. Co., Meyer Stern, 563 Cauldwell av, Pres.; (a) Wm. Koppe, 567 E Tremont av (2415).

WEEKS AV, w s, 51 n 174th, 2-3-sty bk str, tnts & garages, 24x55, 18x55, compo rf;

\$45,000; (o) Louis Zantely, 501 E Tremont av; (a) Meisner Uffner, 501 E Tremont av (2385).
DWELLINGS.

220TH ST, n s, 430 w White Plains av, two 2-sty fr dwgs & garages, 20.8x58, tar & gravel rf; \$22,000; (o) Wm. Halperin, 112 Glenwood av, Jersey City; (a) J. J. Gloster, 110 W 40th (2456).

231ST ST, s s, 185 e Paulding av, 2-sty fr dwg, 18x24, shingle rf; \$5,700; (o) Edw. M. Willi, 4440 Matilda av; (a) S. Habersham, Grand Central Terminal (2392).

233D ST, s s, 195 e Harper av, 2-sty fr dwg, 20x40, shingle rf; \$9,000; (o) Thos. Donohue, 272 Beach 83d, Rockaway; (a) S. Habersham, Grand Central Terminal (2452).

BARKLEY AV, s s, 25 e Swinton av, 1-sty bk dwg, 20x28, rubberoid rf; \$4,000; (o) Bernard H. Eck, 316 9 av; (a) F. R. Page, 217 W 125th (2451).

CONTINENTAL AV, e s, 176.48 n Westchester av, 2-sty fr dwg, 20x48, plastic slate rf; \$6,000; (o) Geo. W. Bentz, 2366 Westchester av; (a) John J. Bentz, 2366 Westchester av (2398).

DYRE AV, n w c Light st, 1-sty bk str & dwg, 25x55, rubberoid rf; \$5,000; (o) Rosario Di Cicco, 301 E 118th; (a) Anton Pirner, 2069 Westchester av (2457).

GRAND CONCOURSE, w s, 299.10 n 205th, 2-sty & attic bk dwg, 21x56, asbestos shingle rf; \$10,000; (o & a) W. T. Archer, 190 E 205th (2384).

LELAND AV, w s, 84 s Archer av, 3-sty bk dwg, 22.8x49, tar & gravel rf; \$15,000; (o) Howell Mapes, 1019 E 179th; (a) Le Roy Lent, 1518 Roselle (2387).

LOGAN AV, e s, 300 s Lafayette av, 2-sty fr dwg, 22x25, shingle rf; \$3,500; (o) Josephine Pfaffenbock, 842 Logan av; (a) Edw. F. Lawler, 157 E 44th (2447).

MATTHEWS AV, e s, 225 n Brady av, 2-sty fr dwgs, 20x35½, shingle rf; \$18,000; (o) Bertha M. Guenther, 1066 President, Bklyn; (a) W. S. Cooper, 50 Church (2454).

MIDDLETOWN RD, n s, 76 e Crosby av, 1-sty fr dwg, 21x40, rubberoid rf; \$2,000; (o) Ida C. Petersen, 3115 Morris Park av; (a) Della, Penna & Erickson, 370 E 149th (2450).

NEEDHAM AV, n e c 223d, 1-sty fr dwg, 19x28, slate rf; \$2,500; (o) Daniel Leary, 3437 Wickham av; (a) Robt. S. Moser, 1238 E 223d (2448).

OXFORD AV, w s, 500 s 235th, 2-sty fr dwg, 39x22, Spanish tile rf; \$5,000; (o) Harry E. Challenger, 522 W 123d; (a) Chas. A. Newberg, 889 Crotona Park N (2396).

OXFORD AV, w s, 425 s 235th, 2-sty fr dwg, 39x22, Spanish tile rf; \$5,000; (o & a) Chas. A. Newberg, 889 Crotona Park N (2395).

PROVOST AV, w s, 400 n 233d, 1½-sty fr dwg, 19x38, asphalt shingle rf; \$3,500; (o) Fredk. J. Albrecht, 121 E 88th; (a) Jos. S. Kling, 3410 Gunther av (2399).

ROBERTS AV, n s, 75 e Edison av, 2-sty bk dwg, 24x54, rubberoid rf; \$12,000; (o) Henry Cramer, 320 E 95th; (a) Geo. Duss, 116 W 39th (2386).

RONEBOUITS AV, e s, 350 n 233d, 4-2-sty fr dwgs, 22x27.6, shingle rf; \$18,000; (o & a) Todd Bldg. Co., Thos. J. Moore, 408 W 130th, Pres (2449).

SWINTON AV, w s, 370 s Lafayette av, 2-sty fr dwg, 22x28, shingle rf; \$5,000; (o) Frank Maszlanwacz, 2120 Mapes av; (a) E. A. Lynde, 3431 E Tremont av (2382).

UNIVERSITY AV, w s, 150 s 190th, 2-sty bk dwg, 21x74, slag rf; \$15,000; (o) Abraham Perlis, 812 Lafayette av, Bklyn; (a) Thos. C. Petersen, 1628 McCombs rd (2389).

VALENTINE AV, w s, 281.2 s 199th, 2-3-sty bk dwgs, 21x79, plastic slate rf; \$34,000; (o) Miller & Kaplan, 213 Clinton; (a) J. A. Rossi, 563 E Tremont av (2458).

WEBB AV, s w c 197th, 2-2-sty stn dwgs, 20x58, tile rf; \$16,000; (o) C. E. Nettle, 197th & Sedgwick av; (a) E. G. Worden, 63 W 91st (2446).

YATES AV, e s, 325 n Pierce av, 2-2-sty fr dwgs, 18x41, asbestos shingle rf; \$9,000; (o) Annie Fordyce, 1361 Herschell; (a) Wm. K. Fordyce, 1361 Herschell (2453).

YATES AV, w s, 100 n Pierce av, 2-2-sty fr dwgs, 19.6x37, asbestos rf; \$16,000; (o & a) Jacob Freudenmacher, 1617 Yates av (2383).

STABLES AND GARAGES.

HALSEY ST, s w c Kinnear pl, 2-1-sty fr garages, 41x95, 23.6x95, rubberoid rf; \$3,500; (o & a) Thos. L. Newman, 2236 Needham av (2443).

225TH ST, s s, 111.11 w Paulding av, 1-sty bk garage, 18x20, cement rf; \$800; (o) Jos. De Mastro, on prem; (a) M. W. Del Gaudio, 158 W 45th (2442).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

SEPT. 14.

16TH ST, 31-3 W; Herman Lory—Sarah E M Parker et al & Herman Freedman (50) 362.00
 82D ST, 9 W; Benj Fischer et al—Carrie Fries & Anton Strand (51)... 95.00
 5TH AV, es, bet 104th & 105th, 200x200; Angus Hopkins—Heckscher Foundation for Children; Joseph Stolz & Son, Inc (52) 3,291.00
 74TH ST, 29 W; Saml S Palmer—Maurice J Sittenfeld & Whitelaw Co (53) 1,263.19

SEPT. 16.

MURRAY ST, 6; Royal Iron Works—H Mankin (54) 335.00
 97TH ST, 52-8 E; Donner Lumber Co—Phelps Stokes Fund, Reddy Contracting Co & Patk Reddy (55)..... 154.11
 LISPERD ST, 45; Arnold E Krafft—Seymour Oppenheimer, Wm Rau & Alfred M Rau (56) 995.80
 76TH ST, 146 W; L W Stevens—Anna K Jones (57) 150.00
 BARROW ST, 16; Rudolph Levin—Casco Traders, Inc, & John E McCoy (58) 125.00

SEPT. 17.

OLD BROADWAY, 99-101; Jos Tessler—Barmor Realty Co & S & F Building Corp (59) 2,807.00
 PARK ROW, 83; Chrystie Cornice & Skylight Works, Inc—City of N Y & Great Grace Contracting Co (61)... 490.00
 MOTT ST, 17; Sam Iser—Margaret L White (62) 290.00
 148TH ST, 614 W; Julius Miller—Leon L Chock, H & H Constn Co & J Jaffee (63) 175.00
 39TH ST, 48 W; Chas Zucker & Co—Ella W Everett & Uptown Fixture Co (64) 80.94

SEPT. 18.

WARREN ST, 94; Max Gerstenfeld—Robert A Livingston; Wood Work Co (65) 150.00
 COLUMBUS AV, 493; Mex Gerstenfeld—Est Danuel Buckley; Century Wood Work Co (66) 450.00
 9TH AV, 607; Rudolph Levin—Louis Lublien; H Porter Co (67) 350.00
 DIVISION ST, 271-75; GOUVERNEUR ST, 1 to 9; EAST BROADWAY, 282-86; North River Sand Co—1 to 9 Gouverneur St Corp; Farnk Heitner Contracting Co (68) 152.40
 WADSWORTH TER, 46-52; Modern Plumbing Corp—Doelin Realty Co (69) 2,000.00
 12TH ST, 255 W; Jos Callahan—Henry O Cole—Mrs Cole (70) 135.00

SEPT. 19.

46TH ST, 542 & 544 W; Isidor Marcus—Arthur McConnell (71) 73.00
 42D ST, 224 E; Knickerbocker Electroler Co—Hup Realty Co; John S Buzinni Corp (72) 645.75
 GROVE ST, 18; Frank Heitner Contracting Co—Andrew H Lund; renewal (73) 8,418.75
 COLUMBUS AV, 493; Acme Tile & Marble Co—Estate of Daniel Buckley; Century Woodwork Co et al (74) 1,200.00

SEPT. 20.

124TH ST, 433 to 445 E; Tischler Roof & Sheet Metal Works, Inc—Eva J Rogers & Estelle M Ross; MacCracken Garage Equipment Co (75) 500.00
 74TH ST, 133 E; Nathan Lyons, Inc—Rose V Brand; Robert W Grange (76) 198.00
 COLUMBUS AV, 493 & 495; Nathan Lyons—Estate of Daniel Buckley; Joseph Carini; Century Wood Work Co (77) 156.53
 MURRAY ST, 6; Wm I Hohausser—Six Murray St Corp; Harris Mankin (28) 149.00
 MOTT ST, 17; Dominick Nuccio et al—Estate of John White; Mrs White (29) 196.95
 55TH ST, 542 W; Louis Stoltz—William S Dempsey Realty Co; Michael J Gilligan & Sheffield Garage Co; renewal (80) 190.00
 COLUMBUS AV, 493; Henry Karnig—Joseph Carrini; Century Wood Work Co (81) 315.00
 WARREN ST, 94; Henry Karnig—Philip Seeman & Carl Wistosky; Century Wood Work Co (82) 212.00
 SAME PROP; same—same (83) 66.50

Bronx

SEPT. 13.

161ST ST, 668-72 E; Louis Goldstein—Gabriel Realty Co; Merola Bros, Inc 703.40
 EDISON AV, 858; A M Oesterheld & Son, Inc—Albert J Fechter—Margaret Koruter; Walter Van Dorn... 1,286.07
 146TH ST W, swc St Anns av, 25x 100; Louis Wolfin et al—Pasquale Treco; Port Morris Roofing Co..... 180.00
 JEROME AV, nec Mt Hope pl, 50x 125; W Weinraub—Thomas J Waters Co 900.00
 CLAFLIN AV, 2802-4; Frank Ramstedt—Maria Baasch; Otto J Baasch BOSTON RD, ws, 1407 n 167th, 65x 100; Carmine Materasso—Sefir Holdign Corp; Louis D'Angelo 1,523.85 379.00

SEPT. 14.

STEBBINS AV, swc 165th, 38.6x96.2; Prudential Iron Works—Gold Gross Constn & Realty Corp & Solomon Goldstein 1,450.00
 DAWSON ST, 660; Julius Lowe—Walter Development Corp 492.75
 CEDAR AV, ws, 387 s Fordham rd, 50x100; W J O'Connor—Fred & Caroline Wilker 3,000.00
 189TH ST, 584 E; Hudson Sash & Door Co—Rosina Chianese & Joe Chianese WALTON AV, 2176; Hudson Sash & Door Co—Andrea Chiappe & Silvio E Boccanino 148.00 240.00

SEPT. 15.

KINGSBRIDGE AV, nec 230th, 83.6x 191.1; Gaetano Urdi—Saydill Realty Corp 75.00
 RYER AV, es, 300 s 181st, 30x54; University Plumbing & Heating Co—Saml Berman & Larson, Heitman & John 508.00
 SAME PROP; same—Saml Berman... 174.00

SEPT. 16.

161ST ST, 668-72 E; Louis Goldstein—Gabriel Realty Co & Merola Bros.. CITY ISLAND AV, nec Fordham, 33x 94; Henry G Silleck, Jr—Adolph Kline et al & Ernest Schmitz..... 1,477.33
 GRAND BLVD & CONCOURSE at intersection St Georges Crescent, 62.4x 30.1x irreg; Harlem Bldg Material Supply Co—Anna Monaco & H G Zinn 351.30
 206TH ST E, ns, 40.6 w Mosholu Pkway, 25x100; Jos E Borrelli—Jos N Provenzano & V Rossano 464.75
 MERRY AV, 1543; Wm C Boyle—Saml Taylor 800.00

SEPT. 18.

EXTERIOR ST, es, 100 s 140th, 25x50; North River Sand Co—Edwards & Co; Michael J Rush 113.40
 WHITE PLAINS RD, 1405; L J Van Scheuten—W A Leonard 1,124.00
 INTERVAL AV, 839; Washington Painting & Decorating Co—Benjamin D Perlman; Louis Wiener & Benj Perlman 850.00
 229TH ST E, ns, 225 e Barnes av, 125 x125; Metropolitan Lumber Co—Thos Duff Co; Thos & Annie Malcolm 838.93
 BOSTON RD, 1195; Gustav Haurun—Anna M Brown 340.87
 AMUNDSEN AV, ws, 140 s Strang av, 40x100; Alfonso Vacchiano—Frederick Wessburg; Themar Bldg Corp. 1,900.00
 AMUNDSON AV, ws, 137.6 s Strang av, 37.6x95; Themar Bldg Corp—Frederick & Anna M Wissberg.... 2,300.00

SEPT. 19.

233D ST, sec Carpenter av, 29x64.1; Philip Janofsky—Arthur B Rampe; Richard M Burkhalter 95.00
 204TH ST, 310-12; Philip Janofsky—John Watson; Richard M Burkhalter 80.00
 CITY ISLAND AV, nec Fordham, 33x 94; Frank Ramstedt—Adolph Klein; Ernest Schmitz 550.00

HOLLYWOOD AV, 915; Carmine Carmereto—Elizabeth Connelly & Matilda Wright; Fitz Reid & George Borrow 432.00
 OTIS AV, ss, 126 e Tremont av, 50x 117; Lanigan Bros, Inc—Charles Ringelstein & Andrew Craig 116.25

SATISFIED MECHANICS' LIENS

Manhattan

SEPT. 16.

ST NICHOLAS AV, 608; Harry Siegel—Isman Realty Co et al; Sept8'22... 265.35

SEPT. 16.

16TH ST, 319 W; M Reichbach & Sons—Teresa Panaro et al; Jan27'22... 2,585.00
 PARK AV, 485; Starobin Electrical Supply Co—485 Park Ave, Inc, et al; June20'22 (by bond) 2,842.80

SEPT. 19.

DELANCEY ST, 336-338; City Kalamain Co—Mangin Holding Co et al; July30'21 506.16
 WADSWORTH TER, 54 to 60; Salvatore Luckes—Arcutel Realty Corp et al; Sept16'22 750.00

SEPT. 20.

139TH ST, 303 W; Jacob K Nussenbaum—Chas C Taylor et al; Aug16 '22 140.00
 AMSTERDAM AV, nwc 75th; John A Carlucci—Eliza D Walton et al; Aug 18'22 2,175.00
 SAME PROP; Berger Mfg Co—Wm T Walton et al; July22'22 600.00
 SAME PROP; Henry M Seitzner—Eliza D Walton et al; July20'22... 3,225.00

Bronx

SEPT. 13.

JEROME AV, ws, 184.7 n 172d, 123.1 x140.8; G B Raymond & Co—Jerome Ave & 172d St Garage Corp et al; Feb23'22 1,572.66
 KINGSBRIDGE RD, 3237; George H Storm—Jacob I Eiferman et al; Apr14'22 800.00

SEPT. 14.

HOBART AV, 1913; Harvey F Deane—Alfred W Zucker et al; June6..... 250.00

SEPT. 15.

FARADAY AV, 34; Stertz Mullin & Co—Thos J Fanning et al; Mar24'22... 167.00

SEPT. 18.

WILLIAMSBRIDGE RD, es, 125 n Pierce av, 50x135; Liggie & Castorina—Mendel I Weisman et al; Aug14'22 576.00
 VICTOR ST, es, 125 s Rhinelander av, 60x45; Michael Reggie—F Zambetti & Bros et al; Aug18'22 184.10

SEPT. 19.

KINGSBRIDGE AV, ws, 195.1 s 234th, 75x150; John Zambetti—Jacob Eiferman et al; Dec7'21 1,856.00

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