

# Real Estate Record and Builders Guide

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

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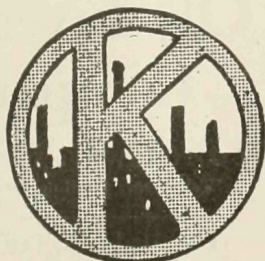
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# EDITORIAL

## Pressing Domestic Problems

President Harding, in bringing domestic problems to the front in his annual message to Congress, undoubtedly struck a popular chord. This is evidenced by the comment of newspapers and publicists all over the country. Regardless of political affiliations, the general tone of comment is that the President pointed the way to higher and safer ground by urging Congress to concentrate on the consideration of various domestic policies which must be acted upon before the nation can satisfactorily emerge from the mire of war.

Pointing out that although four years have passed since the war ended, President Harding declared that the inevitable readjustment of the social and economic order is not more than barely begun. "In short," he said, "everyone, speaking broadly, craves readjustment for everybody except himself, while there can be no just and permanent readjustment except when all participate." While conceding that our own people have emerged from the World War less impaired than most belligerent powers and that the United States has made larger progress towards reconstruction, the President struck forcefully when he added: "Had we escaped the coal and railway strikes, which had no excuse for their beginning and less justification for their delayed settlement, we should have done infinitely better. But labor was insistent on holding to the war heights, and heedless forces of reaction sought the pre-war levels, and both were wrong."

In marshaling the pressing domestic problems before the nation, President Harding laid especial stress on the need of relief for agriculture, indicating at the outset that no permanent good fortune for agriculture can be expected until better and cheaper transportation is assured. The President declared he knew of no problem exceeding in importance this one of transportation. The demand for lower cost on farm products and basic materials cannot be ignored, as the President insisted, nor can the cure be found in Government operation of the railroads. "It was," he said, "Government operation which brought us to the very order of things against which we now rebel, and we are still liquidating the cost of that supreme folly." Undoubtedly transportation conditions would be very greatly improved through adopting the President's suggestions for the merger of lines into systems, a facilitated interchange of freight cars, the economic use of terminals and a consolidation of existing facilities.

Back of the whole transportation problem, of course, is the question of freight and passenger rates and the question of wages. Existing agencies for handling these problems having failed to function, the President suggested that Congress should expand the powers and duties of the Inter-State Commerce Commission so as to cover all angles of these questions. The futility of having one Government agency fixing railroad rates and another Government agency fixing wages was demonstrated last summer to the serious loss of the entire nation. A new law is needed, and President Harding is right in insisting upon it, which will empower some Government agency

to fix rates and to fix wages, because both of these problems are vitally related. If Congress displays the good judgment to enact such a law, provision must be made in it to compel acceptance both by the railroads and their employees of all decisions rendered.

Another important subject treated in the President's message relates to tax-exempt securities, which are drying up the sources of Federal taxation and encouraging extravagance by state and municipal authorities. The point has been reached where, unless the issuance of tax-exempt securities is stopped by Constitutional amendment, this will constitute a grave menace, one which the President justifiably fears may soon threaten the stability of our institutions.

Much that is excellent is contained in the President's message and the sentiment of the country stands ready to acclaim Congress if the leaders in the Senate and the House of Representatives show the good judgment to carry out promptly the important domestic policies which the President advocates.

---

## Revival in Residential Building

Building activity in New York City has been greatly augmented within the past few months by the notable revival of interest in the construction of multi-family dwellings. During the latter part of the summer there was a decided falling off in the number of new apartment-house projects announced in the planning stages and the local industry generally believed that the fall and winter of 1922-3 would experience the usual seasonal decline in projects of this nature. There were frequent reports that the phenomenal residential building boom of the early spring and summer had practically satisfied the demand for living accommodations in this city and that construction of this type was destined for a dormant period.

Actual construction records for the past month or more, however, belie these statements and predictions. Beginning with the early autumn, speculative and investment builders in practically every section of New York City evidenced a reviving interest in the construction of additional residential accommodations. Architects have been especially busy recently in the preparation of plans for many modern structures, and the reports from the building bureaus in the various boroughs all indicate a potential movement, while not comparable to that of the early months of the present year, still vastly more active than has ever been known in any similar season for a long time past.

There are two potent reasons for the apparent rush to get new apartment buildings under way. Early next spring the Tax Exemption Law will expire, and unless projected residential structures are substantially advanced by that time they will lose the benefits of exemption from low taxation; yet, this is not the only motive behind the prevailing apartment-house building activity. An outstanding reason for the haste of builders is the fact that the demand for living accommodations in modern structures,



while not so insistent as it was a year ago, is still sufficient to warrent builders in proceeding with their plans with full assurance of a continued good market for their buildings at rentals that will leave a satisfactory margin over carrying and operating costs. Rentals in apartments

in this city, while generally well-stabilized, have not dropped to any great extent, and it is the feeling of confidence that local rental values cannot be materially reduced for some years to come, which is prompting builders to immediately proceed with their projects.

## Declares Tenement House Law Prolongs Shortage in Low Priced Houses

Editor, THE RECORD AND GUIDE:

One feature of the Housing Emergency legislation which commanded the most widespread attention was the bill passed early this year permitting life insurance companies to invest a certain portion of their assets in new housing. The only company which evinced any intention of taking advantage of the law was the Metropolitan Life Insurance Company, which announced its intention of trying out the experiment, to a certain extent. At the public hearing before Governor Miller, plans were submitted of the apartments which, it was represented by the Lockwood Committee, would be erected at once. Apparently there was no reason to believe that after receiving the Governor's approval, any undue delay could ensue, and that by now the pioneer houses would be completed and occupied.

The startling fact is, however, that the production of these houses as planned, which could have been started last May and completed by to-day, cannot be started before February or March of next year, and then only in the event of successful legislative action at Albany.

An astounded public, led by press to believe that the Metropolitan housing was virtually an accomplished fact, may well rub its eyes and demand the reasons why. The answer is simple, for the obstacle is that constant stumbling block in the path of progress, the holy, sacred, super-perfect Tenement House Law. ("Sole proprietor, The Uplift, Ltd., trespassing forbidden.")

"Why," asks the bewildered Man in the Street, who knows not Uplift and its strange, devious ways, "why is this law permitted to prevent the production of the only new housing the rents in which are within the reach of the average man. Oh, why, tell me why?"

This is the discouraging answer. The Metropolitan selected plans ideal for its purpose. Now, therefore, be it known that ideal plans comprising the maximum of safety, comfort, light, ventilation, convenience, sanitation, etc., cut no ice whatever with this plu-perfect law, unless they comply with its exact requirements. No matter how excellent or superior these plans may be, if they deviate a hair's breadth from the mandatory, inflexible provisions of the law they are illegal and must be rejected by the Tenement House Commissioner, who is absolutely devoid of power except to enforce the law as it stands. The superior plans of the Metropolitan, although fully in keeping with the spirit of the law, failed to comply with its technical demands, and were rejected. Hence, the project is held in abeyance for ten months until the Legislature meets and amends the law, such power being exclusively lodged in the Legislature.

New York claims to be an intelligent, progressive community; hence, it is almost incredible that a law passed to relieve the housing conditions should be nullified by the Tenement House Law, merely because it is the only law of its nature which is not subject to appeal, review, modification or variation, not even by the courts.

In glaring contrast to this detrimental lack of the power to appeal, in the Tenement Law, be it known that the Building Code under which every building is planned and erected; hospitals, hotels, office buildings, public schools, theatres and similar buildings housing great numbers of people; the Zoning Law, which governs the height, area and use of land and buildings; the Factory or Labor Law, controlling the type of construction, occupancy, exits, etc., of our great factories and mercantile establishments, and the highly important Fire Prevention Law, with its numerous provisions for safety and fire prevention, are all subject to prompt local appeal and desirable, needful, honest variations and modifications. These gov-

erning laws are all equally important, if not paramount, to the Tenement House Law, yet the latter only is exempt from the operation of common sense, civic decency and simple justice.

It is nothing less than a crime against the community that the intentions of the Metropolitan to provide ideal, moderate rent homes are frustrated by the sheer stupidity and injustice of a law which is a lineal descendant of the laws of the Medes and Persians.

Comparisons are odious, but as illustrating the cheerful idiocy of the Tenement Law, the situation may well be compared to the case of a community suffering from a plague, which an eminent physician can relieve and help cure with an efficient brown-colored medicine, whereas the law governing the treatment of plagues mandatorily and inflexibly dictates a pink-colored medicine. As pink is the exact shade ordained by the Legislature, and can only be changed by the same authority, the suffering commonwealth must wait for ten months or more for treatment and relief.

For many years architects and builders, have sought vainly the creation of an unsalaried, practical, responsible, conscientious, intelligent official body with power to permit variations from the strict letter of, but in keeping with the spirit of, the law. Be it also known, that if such a board had been in existence last April, the housing project of the Metropolitan would not be a hole in the ground awaiting legislative action in 1923, but an accomplished fact.

The state of affairs herein set forth constitutes a most powerful indictment of the Tenement House Law, and supplies an incontrovertible argument for the immediate creation of the appeal board referred to. The argument that the law has functioned successfully for twenty years without right to appeal is a fallacy, unless rank injustice and sheer stupidity constitute successfully functioning. No amount of "Humanitarian" bletcher or sob-squad stuff alters the fact that a mandatory law, without provision for simple, inexpensive redress, is wrong in principle, and an open invitation to graft and tyranny.

Governor Alfred E. Smith again has the opportunity to act, and he might well incorporate in his message to the Legislature a suggestion for immediate action on this important matter.

That the proposed creation of the needful authority above mentioned will meet with the immediate organized hostility and opposition of all the Ultra Righteous societies in the city, the self-constituted Guardian Angels of the Tenement House Law; this sacred Ark of the Covenant, the Holy of Holies, into which none but the High Priests of Uplift can enter, is a foregone conclusion. They will, as usual, instigate the flooding of the press with denunciatory letters; likewise, with their peculiar, not to say sinister, influence, they will obtain editorial assistance, and the cartoonists will draw sweet little pictures of a shrouded, grinning skeleton, a coffin and a weeping widow with her half orphans, as the supposititious result of touching the Tenement House Law.

This sort of propaganda, with the old bag of Uplift tricks, hoary with age, will follow, as the night the day, the introduction of a bill at Albany to make the Tenement Law a human document, but the long-delayed day of reckoning for this law, which recognizes no civic need and scorns civic righteousness, is nigh at hand. New Yorkers, the innocent bystander victims of the Tenement House Law, will demand a showdown on the heretofore successfully maintained Uplift contention that blind, unreasoning, rigid adherence to a mandatory, unjust, harmful law is preferable to common sense, civic virtue, simple justice and the production of needed housing.

WM. DOUGLASS KILPATRICK.

New York, Dec. 11, 1922.



# REAL ESTATE SECTION

## Managers' and Owners' Association Elects Officers

At Annual Meeting Louis B. Dailey Is Chosen as President for 1923 and Well-Known Members Elected to Other Offices

**A**T a well-attended meeting of the Building Managers' and Owners' Association, held at the Advertising Club, in East Twenty-fifth Street, on Tuesday evening, the annual election of officers of the association took place. The monthly dinner preceded the election. E. Everett Thorpe, retiring president of the association, presided at both functions. There was much enthusiasm at the gathering, which was attended by the managers of some of the largest office buildings in the city.

The new officers elected are: Louis B. Dailey, Manager of the Equitable Building, President; William S. Denison, of William S. Denison & Company, Vice-President; Charles E. Forster, of Stafford Brothers, Secretary, and Jerome G. Young, Manager of Buildings for Albert B. Ashforth, Inc., Treasurer.

The members of the new executive committee are: E. Everett Thorpe, retiring president and head of the Morewood Realty Holding Company; Edward K. Van Winkle, Real Estate Broker and Manager; Theodore L. Waugh, Attorney; J. Arthur Pinchbeck, Manager of the Metropolitan Life Insurance Building; J. Clydesdale Cushman, head of the real estate firm of Cushman & Wakefield, Inc., and Maurice B. Spear, of Spear & Company. All of the members of the committee are to serve for three years from January 1, 1923, excepting Mr. Spear, who will serve for one year to complete the unexpired term of Leslie H. Moore.

Much laughter and good cheer were evoked by the announcement that the association had renewed its lease on its offices at 220 Broadway for a term of four years without increase in rent.

Discussing the course of the association during the year, President Thorpe, in part, said: "The president's report for 1922 is not a report of the proceedings of the executive committee, nor is it a complete résumé of the activities of the association. The reports of the various committees embody that.

"In reviewing the work of the year now ending I will note some developments as being of the greatest importance to the welfare and progress of the association. Before doing so I should mention the strength of the body. An organization must either progress or go backwards. It cannot stand still. In our case progression is the fact. A year ago we finished a remarkable membership drive which, in two months from the time it began, increased our membership eighty-six per cent. We started this year with the largest membership in the history of the association. Most of the new members have retained their membership and those we lost have been replaced with other new ones, who are remaining.

"The developments I alluded to constitute the following important changes: First, the creation of a Plan and Scope Committee; second, the subdivision of certain committees; third, Revision of the By-Laws; fourth, the establishing of a bureau of exchange of information concerning applicants for rented space.

"The Plan and Scope Committee has no power. It consists of the officers in power and all past presidents of the association. It was created to act in an advisory capacity to the president. The Executive Committee has all the power. The members of the Plan and Scope Committee are who they are because of their close touch with current affairs, and the former presidents among them are on it because of their experience in disposing of matters. I urge upon you all, gentlemen, the advisability of continuing the Plan and Scope Committee. It can be, and is, of great assistance to the president and of consequent benefit to the association.

"On account of the increased membership of our association, which results in more work for the committees and because of the various classes of property represented, such as downtown office

buildings, loft buildings, uptown office buildings and apartment houses, it was considered wise to divide the Employees' Committee and the Committee on Rental Conditions each into four parts, each part representing one of those classes of property which I have mentioned, and each part being composed of members controlling property in its class. Consequently, both these committees were divided into four sub-committees, the chairman of each sub-committee being a vice-chairman of the whole committee.

"The first test of working under this plan showed an excellent result in the final complete report of the Employees' Committee. This committee was able to collect data of greater accuracy and in larger quantity than would have been possible under the old plan.

"It also became apparent in the functioning of the Committee on Rental Conditions that such a plan was not only practical, but actually worked more efficiently than it could possibly have done without subdividing the committee.

"The interests in our association are so varied that it seems to me necessary to so subdivide certain committees in order to best serve the interests of our membership.

"A special committee was appointed to draft a revision of the by-laws. This committee expended a great deal of time and intelligent effort in its work, and finally presented to the association a proposed draft of the by-laws, which was accepted without debate. They are generally conceded to be an improvement on the old by-laws and to fully suit the needs of the association. The most radical change was that which eliminated the associate class of membership, which virtually merged it with the active membership.

"At the last meeting of the Executive Committee a bureau for the exchange of information concerning applicants who wish to rent space was established. This will be a list of names of tenants or former tenants of our members. All of our members who will be requested to send the names of such tenants as they desire to the executive office. There the names will be filed in alphabetical order, and opposite each name will appear a number, which will identify the member sending in the name. No other information will appear. When a member has an application for space to rent he may telephone the executive office, and if the name of the applicant appears in the file the member asking for the information will be given the name of that member who sent the name in, and he can then go to that member and learn what he knows about the desirability of the applicant as a tenant. The Executive Committee appropriated a small amount of money for the establishing of this bureau."

President Thorpe, upon retiring, thanked the members of all committees for their earnest co-operation. He then introduced the president-elect, Louis B. Dailey, who was given an ovation.

Charles Holbrook, a well-known office building manager of Portland, Ore., was a guest of the association, and spoke briefly.

Among others present were Douglas M. Cruikshank, of the Cruikshank Company; W. H. Class, of George R. Read & Company; Henry Voorhis, R. W. Murray, E. K. Van Winkle, Charles E. Forster, William A. Stead, Raymond P. Roberts, of the Guaranty Trust Company; A. L. Hayman, Charles B. Best, Peter Grunin, W. Denzer, J. H. Meinke, F. J. MacMahon, E. T. Anderson, M. T. Nesbitt, H. D. Chapman, B. H. Belknap, J. L. Herndon, J. A. Pinchbeck, Hugh Rainey, A. C. Bang, C. T. Coley, Joseph S. Hynes, B. Wakefield, J. G. Young, H. L. Eckerson, Alfred J. Rowantree, Lee T. Smith, of Pease & Elliman; C. F. Merritt, Daniel Vossler, of Daniel Birdsall & Company; Frederick Scheibler, of the Baudodine Estate, and F. P. Burt.



# Significant Trend in Lexington Avenue Development

## East Side Thoroughfare Showing Important Changes in Its Character, Particularly in Sections Between Forty-Second and Ninety-Sixth Streets

LEXINGTON AVENUE, which since its first upbuilding has been a fine residential thoroughfare and later an admixture of residence and trade, is now in the process of changing into one of the finest apartment-house and high-class shopping thoroughfares for small shops in the city in that section from Forty-second to Ninety-sixth streets. The entire avenue runs from Gramercy Park north to the Harlem River. What the future holds for the sections north of Ninety-sixth Street and south of Forty-second Streets is as yet unrevealed to any extent, but the trend of events in all probability will bear on those sections most favorably. Real estate enigmas in this changing town do not long remain unsolved.

From Forty-second to Ninety-sixth Streets, Lexington Avenue seems destined to be a counterpart of Madison Avenue and of Park Avenue in value and largely in business and residential tone. The avenue was long a dormant and uncertain quantity because it lay beyond two avenues which had a lead over it. Since a rapid transit route has been operated under it Lexington Avenue has been a powerful contributing factor to improvement in the adjoining avenues, and has brought itself, through its transit position, within the zone of their influence. The accessibility of the thoroughfare is now beyond all peradventure. It is crossed by the same wide streets that cross the adjoining avenues. Even Third Avenue, discussed in THE RECORD AND GUIDE a short time ago, has been benefited much by the transit route through Lexington. The present trend in Lexington Avenue is practically an expansion of the character of Park and of Madison Avenues. The active movement of real estate in the avenue began about two years ago, but it has been pronounced during the year now drawing to a close. The next year will witness a still greater movement there as a result of the impetus prevailing.

That part of Lexington Avenue from Fifty-ninth to Ninety-sixth Streets has become the local shopping center for the apartment-house occupants in upper Park and Madison Avenues and the intersecting streets, where fine apartment houses are steadily increasing in number. In fact, for marketing and other household necessities, even the residents of Fifth Avenue are going as far east as Lexington in many cases. As fine apartment houses grew in number on Park and on Madison Avenues markets and other stores that abounded there were compelled to move farther east, with the result that Lexington Avenue took on the previous trade character of the other avenues. The circumstance has had, and is having, a strong bearing on the real estate movement in upper Lexington Avenue. The main structural difference eventually between Lexington Avenue and the avenues immediately to the west of it will be that Lexington will contain more stores in the fine apartment houses that will rise there than there are in the grade floors of the fine buildings on Park and on Madison Avenues.

For many years there has been only one department store adjacent to Lexington Avenue, and that is a large one at Third Avenue and Fifty-ninth Street. Since the rapid transit road has been in operation under Lexington Avenue this store's boundaries have been extended through to Lexington. Prophecies are numerous as to other large retail establishments coming into Lexington Avenue adjacent to Fifty-ninth Street. There are many rumors about the westerly block front of Lexington Avenue, from Fifty-ninth to Sixtieth Street, being reimproved for department-store purposes. It is even hinted that one of the big retail stores in Fourteenth Street may go as far north as Lexington Avenue and Fifty-ninth Street. The rapid transit road is expected to be the determining factor.

Lexington Avenue has a topographical feature unusual in longitudinal thoroughfares. Most of its lots are of shallow depth. They vary throughout its length from 55 to 85 feet. The circumstance is caused by the avenue having been built after the street system of the city was laid out. The thoroughfare was built about fifty-five years ago, from its beginning at Gramercy Park north to the Yorkville section. Later it was extended further north to the Harlem River. Consequently, in order to assemble a plot of good

depth anywhere in Lexington Avenue, at least two lots fronting on intersecting streets had to be added. In some cases this was done where fair-sized apartment houses were built in the remote past. They were, however, few in number. The same plan has been followed in the present era of dealing, especially where block fronts and half-block fronts are involved. As a result owners of properties in intersecting streets and close to the avenue are asking as much a front foot for their holdings as obtain in the avenue itself, and are getting it. Where the length of lots is on the avenue instead of on the streets then only are they of full depth. This condition is exceptional, however. They range in depth only from twenty-five to fifty feet, the greater width being caused by a lot in a given street having been added to the depth. The width of the lots fronting on the avenue vary from fifteen to twenty feet in most cases. They were originally improved with three-story-and-basement brick or brownstone dwellings, even corners. Operators now, in many instances, are buying one or two of these old dwellings with the hope of assembling more in a row, and will either reimprove the sites with a large apartment house or resell them. There also has been a great deal of reselling of individual parcels, notably corners. Many of these old dwellings in recent years have been remodeled into stores and parlor stores with apartments above. They are all destined to make way for large apartment houses with stores within the next few years.

This movement already has set in. It began with the seventeen-story Allerton apartment house for women, on a plot 75 x 67.6, at the southwest corner of Lexington Avenue and Fifty-seventh Street. Large apartment houses are under way at the northeast corner of the avenue and Seventy-third street and at the southeast corner of the avenue and Seventy-fourth Street. There is a large apartment house on another Seventy-third Street corner. There is a large, new apartment house, eleven stories, at the northeast corner of the avenue and Eightieth Street, on a plot 61.8 x 100, and a sixteen-story one at the northwest corner of the avenue and Seventy-second Street. Scattered through this part of the avenue—in the Seventies and Eighties—are a number of five-, six- and seven-story apartment houses, built during the last decade. The sites are becoming too valuable for their sizes, and they are destined to give way to larger buildings. Most of them cover plots 50 and 75 by 100 feet.

The trend of trade to Lexington Avenue is indicated by a sign a druggist at Lexington Avenue and Eighty-fourth Street has on his building. It reads: "For 22 years at Park Avenue and Eighty-fourth Street." He was in the retail trade that was forced into Lexington Avenue by the modern apartment-house construction in upper Park Avenue. There are large, new apartment buildings on the east side of Lexington Avenue from Sixty-sixth to Sixty-seventh Streets, and a new block-front apartment house on the east side of the avenue from Sixty-ninth to Seventieth Streets.

A real estate speculative, as well as a structural, landmark in Lexington Avenue is the Guilford mansion, on a plot 100.5 x 150, at the southeast corner of Forty-sixth Street. It is a three-story-and-basement brick dwelling. When the boom in the avenue began the Guilford family was offered \$450,000 for the property, and refused it. They did not care to move and they evidently did not realize the gradually changing character of the thoroughfare. Since then the estate has had to be settled, and the property was sold not long ago for \$390,000. It was resold, this week, to Max Natanson, who will build a large hotel thereon.

Just as interesting is the large vacant plot at the southeast corner of Lexington Avenue and Forty-ninth Street, 140.5 x 145, with an L, 60 x 100, into Forty-eighth Street. It was bought by the International Sporting Club, which planned to erect an immense clubhouse. This plan later was abandoned, and the site was taken back. It has since been sold to James P. Lee, who is erecting on the site a large hotel that will be among the fine hostleries of the city, and will be the first modern hotel in Lexington Avenue. It

(Continued on page 777)



# May Have to Refund \$12,000,000 Taxes to National Banks

## Decision of Court of Appeals Just Rendered Declares Levies on Stock Shares Invalid Because Not in Accord with Federal Statutes

UNDER a decision rendered this week by the Court of Appeals the state will have to refund to national banks within its borders taxes collected during the last two years, the amount of which is estimated by the State Tax Commission at \$12,000,000, unless the decision of the Court of Appeals, in the case of Goldfogle versus The Hanover National Bank, is reversed on appeal to the United States Supreme Court. Taxation of national bank shares has followed the same method and rate for the last twenty years at which the taxes involved in the suit just decided have been collected, and no question of the validity of these taxes arose until a bank in Richmond, Va., carried a case, interpreting a tax law passed in 1864, up to the United States Supreme Court. The decision in this case was favorable to the bank, whereupon New York banks decided to test the question whether the law in this state came within the requirements of the Federal statutes giving the states authority to tax the shares of national banks under certain restrictions. According to the decision just rendered, which was written by Judge Cuthbert W. Pound, these taxes are invalid; and if this decision is upheld by the United States Supreme Court the taxpayers throughout the state will have to make up the amount illegally collected from the banks and returned to them.

There is a bill before Congress to remedy the conflict between Federal and state laws relative to the taxation of national banks. It was introduced in the House by Congressman McFadden and in the Senate by Senator Wadsworth.

Judge Pound referred to the provisions of the state law subjecting shares of stock in banks and banking institutions, state and

national, to a 1 per cent. valuation tax, and to decisions relating to the taxation of "moneyed capital" in the hands of individuals and private banks, and said the National Government permitted state taxation only on terms of substantial equality and fairness. He then continued:

"The question is, first, whether the State of New York discriminates against national bank shares by imposing a tax both on the shares and the dividends, while it imposes a tax on the income only of other competing capital in the hands of private bankers and other individuals. It was held below that if the direct tax and the income tax were both imposed the discrimination would be clear. The respondent contends, by a process of statutory construction which would exclude by implication the particular from the general, that no income tax is imposed on the dividends of bank stock. The question is not whether such dividends may lawfully be included in the income of the individuals taxed by the state, but whether they are in fact so included.

"It is urged that the state had no power to tax such income for the reason that Section 5129 of Revised Statutes of the United States permits a tax on valuation only and therefore that it did not tax it. The language of the statute suggests no such punctilious regard for those whose income is derived from dividends on national bank shares. On the contrary, it plainly includes such dividends in gross income. Gross income includes income from dividends. Dividends from stock in bank corporations owned by resident taxpayers is not included in the list of exemptions.

"A clear discrimination is made against resident holders of bank shares, which are taxed according to their book value, who are also taxed on their income. The shares of bank stock are taxed by one method and the dividends thereon taxed by another method. Competing moneyed capital in the hands of individuals is exempt from taxation according to its valuation, and is assessed according to income only. The provisions of the law are explicit. The discrimination is unfortunately too plain to escape recognition."

The case will probably be appealed to the United States Supreme Court.

## To Hold Hearings on Complaints of Violations of License Law

DEPUTY COMMISSIONER FRANK S. McCAFFREY, in charge of the Real Estate License Bureau, has arranged to hold hearings by the State Tax Commission, in its offices in New York City, Albany, Buffalo, Rochester, Syracuse or Utica, on complaints for violations of the new Broker's License Law. Commissioner McCaffrey has issued instructions governing the making of complaints as follows:

"The statute provides, under Section 441-d, that when charges are filed against an applicant for a license, or a licensee, he shall be notified of the charges and of their substance, and a date be set for a hearing, when the defendant can be heard in person relative thereto. Care should be taken, therefore, in being certain the complaint is a proper one and of sufficient weight, and the complainant should be willing, and hold himself in readiness to be present at the hearing.

"The complaint should state the specific charge or charges and

the exact date or dates when the actions provoking the charges occurred, and the name or names of the persons concerned. It should be made in *duplicate*, with both the original and duplicate sworn to before a notary public or commissioner of deeds.

"When there is more than one charge in the complaint make each charge a separate paragraph, wherein is scheduled all matter pertaining to that particular charge. Affidavits by those interested to substantiate the charges may also be filed.

"File both the original and duplicate copies of the complaint and affidavits, if any, and any other matter relative thereto, with the State Tax Department, Albany, N. Y.

"The following constitute sufficient reasons under the statute for filing a complaint: Operating without a license; committing a fraud; conduct which constitutes improper or dishonest dealing; untrustworthiness; incompetency; splitting commissions with a person not licensed."

## Significant Trend in Lexington Avenue Development

(Continued from page 776)

will be thirty-three stories in height and will be the largest building on Lexington Avenue.

The yard of the New York Central & Hudson River Railroad occupies the west side of Lexington Avenue from Forty-third to Forty-ninth Streets. From Forty-third to Forty-seventh Streets the yard is covered by the Grand Central Palace, the Railway Mail Service Building and the Grand Central branch Post Office.

There are numerous one- and two-story taxpayers in that part of Lexington Avenue, one covering a large plot at the northeast corner of Fiftieth Street; while another, at the southeast corner of Fifty-first Street, contains numerous stores. Each of these taxpayers adjoins the entrance to the Lexington Avenue Opera House. The structures are mostly old buildings on the east side of the avenue, north of Forty-third Street. Many of the parcels south of Fifty-ninth Street are destined to form a blend of buildings given over

to fine apartments and stores of the best character. From Sixtieth to Ninety-sixth Streets there are also many one- and two-story taxpayers, although somewhat scattered. In fact, all of the old narrow dwellings on Lexington Avenue, from Forty-second to Ninety-sixth Streets, are to a greater or lesser degree taxpayers in comparison with what the value of a new building on their sites would mean. The sites of these old structures are more valuable than the improvements.

Numerous church edifices and buildings of religious institutions are located on Lexington Avenue north of Forty-second Street. Offers have been made by operators for some of these, but they yet await final answer from the owners. Many old dwellings now have "For Sale" signs on them. Two old four-story-and-basement brownstone dwellings at the northeast corner of the avenue and Fifty-first Street, now vacant, are offered on a long-term lease for business purposes.



# SCHEDULE OF REAL ESTATE LECTURES

*Endorsed by The Real Estate Board of New York  
and the  
Building Managers and Owners Association of New York*

## The Real Estate Training Course Officials

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### OPENING SESSIONS

**In Charge of the Real Estate Board of New York**  
January 9, 1923—

#### Opening Address:

By Charles G. Edwards, Pres., The Real Estate Board.

#### The Solution of the Transportation Problem of New York

By George McAneny, Chairman of the Transit Commission.

#### The Real Estate Outlook

By Robert E. Dowling, Pres., City Investing Company.

#### Value of Real Estate Training and Presentation of the Course

By Joseph P. Day, Pres., Joseph P. Day, Inc.

January 16, 1923

#### Management of a Real Estate Office

By James R. Murphy, Gen. Mgr., Joseph P. Day, Inc.

#### Real Estate Advertising

By Frank LeRoy Blanchard, Dir. of Adv., Henry L. Doherty & Co.; Dir. of Adv., Course at 23rd Street Y. M. C. A.

### REAL ESTATE MANAGEMENT

**Under Supervision of Building Managers' and Owners' Association of New York**

January 23, 1923—

Class Welcomed by President of Building Managers' and Owners Association.

#### The Qualifications of a Building Manager

By Lee Thompson Smith, Sec., Pease & Elliman; Vice-Pres., National Association of Bldg. Owners and Managers.

#### Management of Office Buildings

By Major A. J. Bleecker, Mgr., The Singer Building of New York.

#### Rental of Office Buildings

By J. Clydesdale Cushman, Pres., Cushman & Wakefield, Inc.

### LOFT BUILDING MANAGEMENT

January 30, 1923—

#### Management of Loft Buildings

By Daniel Vossler, Management Dept., Daniel Birdsall & Co.

#### What Has the "Save New York" Movement Accomplished for New York?

By John Howe Burton, Founder of the Save New York Movement.

### APARTMENT HOUSE MANAGEMENT

February 6, 1923—

#### Operating and Renting Apartment Houses

By William E. Barton, Mgr., Management Dept., Brown, Wheelock; Harris, Vought & Company.

### RENTALS AND SALES

#### Group Chairman:

Chas. G. Edwards, Pres., Chas. G. Edwards Company

February 13, 1923—

#### Rental of Retail Stores

By Samuel J. Tankoos, Tankoos, Smith & Company.

#### Rental of Out-of-Town Chain Stores

By Chas. C. Nicholls, Jr., Vice-Pres., D. A. Schulte, Inc.

February 20, 1923—

#### Commercial Waterfront and Industrial Property

By Harrison S. Colburn, Harrison S. Colburn Company.

#### Rental of Lofts and Loft Buildings

By Aaron Rabinowitz, Pres., Spear & Company.

February 27, 1923—

#### How to Sell Business Property

By W. H. Wheelock, Pres., Brown, Wheelock; Harris, Vought & Company.

March 6, 1923—

#### How to Sell Apartment and Private Houses

By Douglas L. Elliman, Pres. and Treas., Douglas L. Elliman Company.

March 13, 1923—

#### Growth and Development of Suburban Property

By Robert E. Farley, Pres., Robert E. Farley Organization.

### FIRE INSURANCE

March 20, 1923—

#### The Standard Fire Insurance Policy of the State of New York

By Julian Lucas, Jr., Pres., Davis Dorland & Company.

### APPRAISALS

March 27, 1923—

#### Appraisals on Real Estate

By Francis K. Stevens, Appraiser, Brown, Wheelock; Harris, Vought & Company.

### MORTGAGES

April 3, 1923—

#### Real Estate Mortgages: What They Are; What They Contain, The Use of Various Forms, The Enforcement of the Mortgage

By Philip A. Benson, Sec., The Dime Savings Bank of Brooklyn; lecturer on Real Estate at New York University and American Institute of Banking.

### REAL ESTATE LAW

Group Chairman—William C. Demorest, Pres., Realty Trust.

April 10, 1923—

#### Leases on Real Estate

By Alfred G. Reeves, of the law firm of Reeves & Todd.

April 17, 1923—

#### Real Estate Contracts—Brokerage Claims

By John M. Stoddard, of the law firm of Stoddard & Mark.

April 24, 1923—

#### The Examination and Insurance of Titles to Real Estate

By George L. Allin, Counsel, Title Guarantee & Trust Co.

May 1, 1923—

Third Annual Closing Banquet of the Real Estate Training Class at the Park Avenue Hotel. Program to be announced.

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# Review of Real Estate Market for the Current Week

Large Transactions Gave Tone and Substance to a Week That Was Marked by Light Dealing in a Variety of Medium Sized Properties

**T**HIS has been a fairly busy week in real estate, although it was not so active as the preceding week. The dealing was substantial instead of diversified and widespread. The Bronx was the borough of diversified dealing this week. The transactions there ranged from small dwellings to large vacant plots for improvement and apartment houses of all kinds, as well as business taxpayers. In Manhattan the largest single sale was that of the large and high-class loft building at the northwest corner of Fourth Avenue and Twenty-second Street, long owned and occupied by Mills & Gibb. This firm erected the structure a decade or more ago. After selling the property they leased it for their business headquarters, where they have long been. Nowadays tenants buy property as a rule. This firm reverses the rule. The selling price is in the neighborhood of \$1,500,000. Another large sale was that of the old Fifth Avenue Baptist Church property, which passed into the hands of Frederick Brown, operator.

Washington Heights and the upper West Side contributed most of the other large sales of the week, although the West Side itself developed a transaction almost as large as the Mills & Gibb sale. It was that of the broad sixteen-story mercantile building at 44-50 West Twenty-eighth Street, which, after being held for ten years

by the builder, passed into the hands of an investor. Max N. Natanson did well by acquiring the much discussed large corner of Lexington Avenue and Forty-sixth Street, known as the Guilford mansion, 100.5 x 150. He will improve it with a fine modern hotel. Lexington Avenue, north of Forty-second Street, bids fair to become the next important hotel center. A large hotel is already in course of construction there, and numerous apartment houses are planned for it. The rapid transit road and adjacency to Grand Central Terminal are the great contributing factors to the changing structural character of this avenue.

The Fifth Avenue neighborhood was a theatre of important dealing this week. Several fine dwellings close to the avenue changed hands. Some costly stone-front dwellings that were built not more than fifteen years ago and which are situated on the east side of Madison Avenue, near Fiftieth Street, are about to be remodeled into stores and offices. The Fahnestock and Whitelaw Reid mansions are on the block to the north. Business is fast surrounding these palatial homes. It illustrates the constant invasion of trade thereabouts. The upper West Side also witnessed dealing in fine private dwellings. Third Avenue parcels figured strongly in the dealing, while Second Avenue did well.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 96, as against 101 last week and 121 a year ago.

The number of sales south of 59th st was 41, as compared with 41 last week and 41 a year ago.

The number of sales north of 59th st was 55, as compared with 60 last week and 80 a year ago.

From the Bronx 46 sales at private contract were reported, as against 29 last week and 77 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 786

## New York Title Increases Stock

The stockholders of the New York Title and Mortgage Co., at a special meeting held on December 7, voted to increase the capital stock of the company from \$4,000,000 to \$5,000,000. This increase is to be effected by transferring \$500,000 from undivided profits to capital account, and distributing the same pro rata to stockholders as a stock dividend. The other \$500,000 is to be offered to stockholders at par.

## Realty Board's 1923 Diary Issued

The diary and manual of the Real Estate Board of New York, of which 20,000 copies of the 1923 edition have been printed and circulated, contains much information of value to brokers and salesmen as well as owners of property, tenants, lawyers and architects in this city. The pages devoted to the diary contain daily reminders to taxpayers of federal, state and local obligations.

Among the important articles in the diary are: "The New York Workmen's Compensation Law as it Affects the Ownership, Occupation, or Use of Real Estate," by Walter G. Cowles, Vice-president, Travelers' Insurance Company; "A Synopsis of the Workmen's Compensation Law," by F. Spencer Baldwin, Ph. D.; "The New York Landlord and Tenant Laws; Recent Enactments and Decisions," by A. C. MacNulty, Counsel, Real Estate Board of New York; "Arbitration and Conciliation Affecting Real Estate Interests," by Justice Edgar J. Lauer, of the Municipal Court; "Summary of the Labor Law," by A. C. MacNulty; "The Value of the Real Estate Broker to the Community," by William D. Kilpatrick.

"Municipal Tax Facts, Relating to the City Budget, Assessed Valuations, Taxable Realty, Exempt Real Estate, Personal Property Tax," by Edward P. Doyle, Manager, Bureau of Information and Research, Real Estate Board of New York; "Ready Reference to the Tenement House Law," by Harmon Ackerman of the New York Bar; "The Law Licensing Real Estate Brokers and Salesmen, with Explanatory Notes," by Richard O. Chittick, Executive Secretary; "Federal Taxation—Danger Points for the Real Estate Broker and Operator," by Morris L. Ernst, of Greenbaum, Wolf & Ernst, Special Counsel to the Real Estate Board in matters relating to Federal

Taxation; "The New York State Personal Income Tax," by J. T. Taaffe, Chief of Inspection Division, Income Tax Bureau, State Tax Commission; "The Building Zone Resolution" (amended to date with map); "Federal, State and Municipal Courts," and "Fees that may Be Legally Charged."

The Diary Committee of the Real Estate Board includes Herman deSelding, chairman; Fenimore C. Goode, George S. Horton, William D. Kilpatrick, Lewis H. May, E. C. H. Vogler and Adam Wiener. The editor is Richard O. Chittick, and business manager, W. J. Brede.

## Proposed School Sites

Purchase has been recommended by the Board of Education to the Board of Estimate and Apportionment of the following properties: North side of 20th st, between Second and Third avs, adjoining P. S. 50; West 232d st and Corlear av, adjoining P. S. 7, the Bronx; east side of Fort Washington av, between 173d and 174th sts, Manhattan, also to include small strip of land on 173d st; 111th and 112th sts, between Lexington and Park avs, adjoining P. S. 101, Manhattan; and southeast side of Seventh av, between 55th and 56th sts, Brooklyn, which rescinds resolution adopted May 9, 1922, selecting property on northwest side of Eighth av, between 59th and 60th sts, Brooklyn.

## Mills & Gibb Sell Building

Frederick Brown, operator, purchased the 14-story stone and brick Mills & Gibb Building, northwest corner of Fourth av and 22d st, from the Mills & Gibb Properties Co. through the Charles F. Noyes Co. The same brokers leased the structure back to the sellers for a long term at a net rental of \$100,000 a year.

The property fronts 114 feet on Fourth av and 100 feet on 22d st. It has two basements and subway advantages. Eight floors are occupied by Mills & Gibb, and the balance is rented to salesroom and office tenants. It was built by the George A. Fuller Co. in 1912 at a cost of more than \$800,000. Starrett & Van Vleck were the architects. The site, which was acquired in 1911, cost \$660,000. The building is now valued for insurance purposes at \$1,000,000. It adjoins the \$2,000,000 Mercantile Building at the southwest corner of Fourth av and 23d st, sold by the Charles F. Noyes Co. last July for the United States Realty and Improvement Co. to William F. Kenny.

## Residence Near Fifth Ave. Sold

Robert Olyphant sold through William A. White & Sons to Mandelbaum & Lewine 16 East 52d st, a 4-story and basement stone dwelling, on a plot 30x100.5. It is on the south side of the street, which is restricted against business, but the restriction will soon be lifted.

Important business is rapidly centering in the block, Mme. L. Thurn being on the opposite side. The Proctor residence at 11 East 52d st was sold recently.

## Natanson Buys Guilford Mansion

Mandel-Erich Corporation sold through Paul D. Saxe to Max N. Natanson, operator, one of the choicest parcels on Lexington av, which Mr. Natanson will reimprove with a 15-

sty hotel. It was held by the sellers at \$600,000. About 2 years ago \$450,000 was refused for it by the Guilford heirs.

The parcel is the old Guilford mansion site, 100.5x150, at the southeast corner of Lexington av and 46th st. Within the heart of the Grand Central zone, the projected hotel will mark the second modern hotel to be built in that section of Lexington av.

## Banker Sells His Home

Edwin W. Orvis of Orvis Bros., bankers and vice-president and one of the original founders of the Colonial Bank, sold the 4-story and basement brick dwelling with 2-story dining room extension, at 58 West 89th st, on a lot 20x100.8½. Mr. Orvis purchased this house direct from the builder, Francis Crawford, in 1888, and has occupied it as his residence since that time. After some alterations the purchaser will occupy. Bracher and Hubert were the brokers.

## Emsworth Hall Bought

Daniel H. Jackson purchased from the 435 Convent Avenue Realty Corporation 435 Convent av, southeast corner of 149th st, known as "Emsworth Hall, a 6-story elevator apartment house, on a plot 100x100, having 4 apartments on each floor of from 6 to 9 rooms and 2 baths each. The building brings in a yearly rental of over \$40,000. It is assessed at \$225,000. Spotts & Starr were the brokers.

## Norman Apartments in New Hands

Wood, Dolson Co., Inc., sold for the estate of Henry R. Hoyt the 8-story fireproof apartment house known as the Norman, at 37-43 West 93d st, on a plot 75x100x irregular, to the Winter Realities, Inc., Benjamin Winter, president. The structure is arranged in suites containing from 5 to 7 rooms on each floor, and returns an annual rent roll of over \$53,000. Included in the sale is the 3-story and basement dwelling, 37 West 93d st, on lot 16.8x64, which is held for the protection of light and air. The properties were held at \$375,000.

The apartment house was built by Julius Tischman & Sons, who sold it to the Hoyt family through the Wood, Dolson Co., Inc., upon completion, and this is the first sale of the property in more than 12 years.

## Investor Buys Loft Building

The 16-story loft building, 44-50 West 28th st, has been sold through Spear & Co. to an investing client of the law firm of Middlebrook & Borland. The building, which is on a plot 100x100, was erected about 10 years ago by the Regent Construction Co., A. Herszkowitz, president, and is now sold for the first time.

The property is covered by a mortgage of \$25,000, held by the Metropolitan Life Insurance Co.

## Natanson Sells 12-Story Loft Building

Max N. Natanson purchased from Newtown Creek Dock Properties, Inc., 53 to 57 West 36th st, a 12-story loft building, 60x98.9.

The annual rent roll is about \$90,000. The property was held at \$700,000. The brokers were Byrne & Bowman.



### Luncheon of the Bronx Board

Comptroller Craig will be the principal speaker at the Christmas luncheon of the Bronx Board of Trade, to be held at the Hotel Commodore, 42d st and Lexington av, on Thursday, December 21, at 12:30 o'clock. Tickets are \$2.50 each.

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### Third Avenue Active

Charles F. Noyes Co. sold to Daniel B. Freedman for the New York Historical Society 1091 to 1095 Third av, and 203 East 64th st, northeast corner, four taxpayers, 50x105. The property will be offered for resale, with possession.

The 2-sty building at the northwest corner of Third av and 42d st, fronting 75 feet on the avenue and 100 feet on 42d st, has been sold by Brown, Wheelock-Harris, Vought & Co., Inc., for the estate of Anna Maria Rothman to a client of Henry Shapiro & Co. The negotiations for the sale of the property were started by the brokers in April, 1919.

Samuel Brener, operator, sold to the Vignam Realty Co., M. Raymond, president, 544-554 Third av. The properties are 4 stories high and cover a combined plot 154 feet on the avenue by 100 feet in depth and occupy the entire block front with the exception of the corners. Byrne & Bowman were the brokers. The seller recently acquired the properties from Yale University.

### Sale on Marble Hill

A. N. Gitterman sold for Judge Charles J. Martin of New Haven, Conn., acting for James McL. Vernon, Hugh Savage and Patrick J. Fitzpatrick, trustees under the will of the late Patrick Murray, 170-176 West 225th st, with a plot on Leyden st, Marble Hill, a plot of 5 lots overlooking the Columbia Stadium at 220th st, Manhattan.

The proceeds, under the will of Mr. Murray, are to be used for the following purposes and uses, to wit: The said trustees are directed to pay such portions of the principal to the deserving poor people of Drunnaquoile, Billywillwill, Dunkirk, Dunroad and Dunmore, all of the County of Down, Ireland, as the discretion of the Trustees shall dictate, to any persons or person, particularly those in danger of losing their homes, to be given quietly, without any notoriety or publicity.

The buyers of the property are the Delfel Corporation, Leo Feibel, president, who have had plans prepared for the erection of four 2-family semi-detached houses, all of which are to be ready for occupancy by May 1, 1923, and are estimated to sell for \$18,000 each.

### Co-operative Apartment Buying

Joint Ownership Construction Co., Inc., Frederic Culver, president, sold a bungalow apartment on the roof of the new 100 per cent. Joint Ownership building which they are about to erect at 168 East 74th st to Arthur M. Cox. It is understood that Mr. Cox will lay out the roof space as a formal garden.

Douglas L. Elliman & Co. sold a special apartment, occupying the entire 14th floor in the new tenant owned building, 485 Park av, northeast corner of 58th st, to Mrs. Charles E. Miller, who recently sold her residence, 63 East 54th st. Also, sold a typical apartment in the same building to John H. Inman.

Joint Ownership Construction Co., Inc., Frederic Culver, president, sold an apartment in the new 100 per cent. Joint Ownership building which he is erecting at 955 Lexington av to William A. Ferguson. Pease & Elliman were the brokers.

### Resell Elevator Apartments

Meister Builders, Inc., resold to the Vartan Holding Co., B. G. Terzin, president, 521-523 West 112th st, known as the Wenonah and Campolyn, two 8-sty elevator apartment houses, on a plot 150x100, accommodating 64 families and with a rental of over \$101,000. These buildings were purchased by the sellers recently. They were held at \$625,000. A. Strauss was the broker.

### Builder Buys Broadway Corner

Fred T. Ley Co. proves to be the buyer of the northeast corner of Broadway and Liberty st, the sale of which was reported last week. The Guaranty Trust Co. was the seller. Comprising the parcels are the old Williamsburg City Fire Insurance building, at 150 Broadway, and adjoining building at 152, and the old Haight building, 154-158 Broadway, with an L to Liberty st.

The buyer acquired only a leasehold of 150, the immediate corner, the fee being owned by the Wendel estate. The land rental is \$50,000 a year.

### Albany Office of State Association

The executive offices of the New York State Association of Real Estate Boards are now located in 25 Washington av, Albany, N. Y., directly opposite the Capitol.

### Estate Sells Property Interest

Childs & Humphries sold for the Emma C. Beard estate, represented by Fortescue C. Metcalfe, attorney, its interest in 626-628 Sixth av, two 4-sty business buildings, on a plot 41 x100x irregular.

### Sale of West 125th St. Corner

Joseph G. Bassman of the S. H. Raphael Co. sold for Gruber Holding Corporation to an out-of-town investor 324 to 332 West 125th st and 288 St. Nicholas av, forming the southeast corner and consisting of five 5-sty apartment houses. The property was held at \$500,000 and rents for \$65,000 a year. Upon the expiration of the leases the new owner will extensively alter the premises for business purposes. The same brokers recently sold the northwest corner of 125th st and St. Nicholas av, for which a resale is now pending.

### Interesting Bronx Sale

The entire block front on Crotona Parkway, from 181st st to Hornaday pl, near Bronx Park entrance, has been acquired through a series of conveyances by Adolph & Henry Bloch, attorneys.

The transaction, for which the deed has just been recorded, involved the conveyance by the estate of Adam Beecher of a parcel, 25x40 feet. In order to assemble the plot it was necessary to acquire by separate conveyances a strip .26 of a foot (about 4 inches) on 181st st, and 1.09 of a foot on Crotona Parkway, and another triangular gore 1.07 of a foot x 13.41 of a foot on 181st st.

The entire plot now under one ownership comprises a frontage of 150 feet on Crotona Parkway with an average depth of 77 feet fronting on both streets.

William H. Mehlich, Inc., was the broker representing the purchasers and Fred Oppenheimer represented the sellers. The property will be offered for resale and improvement.

### Ice Company Buys Bronx Corner

The Empire State Ice Corporation bought the plot of 40,000 square feet at the northeast corner of Grant av and 161st st as the site for a 3-sty ice plant to be erected by the Newenhouse Co. The site includes a plot 63.6x136.6 on the immediate corner purchased from Frances A. De Vinne; the adjoining plot, 46x136.3, acquired from the estate of Henry Acker and two frame dwellings, 41x105, at 894 and 896 Grant av sold by Josephine Franz. Sharrott & Thom were the brokers.

### Immense Bronx House Sold

Grolier Building Corporation, Robert Benson, president, sold through Faver & Wagmas to Israel Wein the southeast corner of Moshulu Parkway North and Decatur av, a new 5-sty brick apartment house, known as Botanical Hall, on a plot 130.6x100x120x151.3. It contains 62 apartments and is one of the largest apartment houses in the city. It was held at \$325,000.

### West Bronx Block Front Sold

The vacant block front on the north side of 167th st, between Morris and Grant avs, has been sold by Albert J. Schwartzler to a speculator through Warren F. Johnston. The property fronts 200 feet on 167th st and 125 feet on each avenue. The sale emphasizes the growing importance of 167th st as a cross town artery of the West Bronx.

### Operator Buys Small Bronx Parcels

Hudson P. Rose Co. bought from Mrs. M. Metz 530 Timpson pl, a 3-sty and basement frame 3-family house, on a lot 26x100; from Charles Rieth 4337 Martha av, a 2-sty and basement frame 2-family house, on a lot 20x100; and from A. Wachter 738 East 133d st, a 3-sty and basement frame 3-family house, on a lot 16.8x100.

### Bronx Block Sold

A. G. Bechman and Joseph Sturn sold for the Metcalf Realty Co. the vacant block bounded by 172d and 174th sts, Fteley av and Metcalf av.

## Is Your Wife Qualified?

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### Sells Numerous Bronx Parcels

William F. A. Kurz sold with L. J. Greenberger a 1-sty taxpayer, 50x100, on the southeast corner of 170th st and Webster av, consisting of 9 stores. The property was held at \$35,000. The same broker sold to L. Nathan a lot 25x100 on east side of Mayflower av, 339 feet north of Buhre av; also resold for Rewyal Holding Co. 6 lots on Tremont terrace, east of Pilgrim av, 289 feet north of Buhre av, 50x100. The buyers will erect 2 family houses.

### Group of Bronx Sales

Murray Maran sold the 5-sty apartment house, 564 East 166th st, 37.6x100; also the two buildings, 3269-3271 Third av, 51x170, and the 1-sty taxpayer at the southeast corner of 166th st and Boston rd, containing 7 stores.

### Two Large Bronx Deals

Harris and Maurice Mandelbaum sold to the Atlantic and Pacific Tea Co., owner of surrounding land, the triangular piece, containing about 8,300 square feet, on 141st st and Southern Boulevard, to straighten its property, which it plans to develop with a large warehouse. They also sold a plot of about 2,400 square feet on Whitlock av and Southern Boulevard to Frederick Dembrow, who operates lunch wagons, for his business. Both transactions were negotiated by the Davidson Co.

### Brooklyn Plots for Improvement

M. C. O'Brien sold for the estate of Thomas Leonard and Arthur Selinger the vacant plot, 225x100, on the south side of President st, 350 feet east of Franklin av, to a builder, to be improved with three 75-foot front apartment houses; also sold for H. Gallin the vacant plot, 150x100, on the south side of St. Johns pl, 250 feet west of Washington av, to a builder, who will improve with a 4-sty apartment house; and sold for the L. K. W. Builders Corporation the vacant plot, 75x192, on the north side of Eastern parkway, 225 feet east of Classon av, to a builder.

M. C. O'Brien sold for the estate of H. Laugoro the plot, 140x100, northeast corner of Montgomery st, and the Brighton Beach Railroad, to builders, who will erect a 1-sty garage and service station; also for Doyle, Farrell, Berry, Thron and Brewster, in conjunction with the office of Charles L. Gilbert, five lots on the north side of Empire Boulevard, 100 feet west of Bedford av, aggregating about 30,000 square feet, to a builder, who will erect a 2-sty garage and service station.

### J. B. Fisher Buys in Brooklyn

Pyle-Gray Real Estate Co., Inc., sold the 5-sty brownstone building, 160 Remsen st, between Court and Clinton sts, Brooklyn, for Louis I. Grimes to James B. Fisher, of the James B. Fisher Co., real estate brokers.

Mr. Fisher will alter the building for office purposes, using the first floor for a real estate office of his firm. This is the last building on this block to be converted for business use. Mr. Fisher is a former president of the Brooklyn Real Estate Board.

### Fine Brooklyn Apartments Sold

The new 6-sty apartment house, 430 Clinton av, between Greene and Gates av, Brooklyn, has been purchased from James A. Meers, the builder, by George A. Andrews, manufacturer of preserves, who recently bought the Hotel Clarendon at Washington and Johnson sts, Brooklyn. The property was held at \$500,000. Mr. Andrews gave in part payment his palatial residence 122 76th st, one of the show places of the Shore drive in the Bay Ridge section, which was valued at \$250,000.

Mr. Meers, the seller, recently bought the site of the J. Maxwell Rogers residence at Eighth av and Union st, on which he will erect a 6-sty apartment house.

The Clinton av deal was negotiated by Maurice G. Straus, Jacob S. Brenner and Z. D. Berry. Mr. Straus and Mr. Brenner represented Mr. Andrews and Mr. Berry represented Mr. Meers.

### A New Factory for Long Island City

Roman-Callman Co. sold for an Ohio Syndicate the block front, 180 feet wide, on the south side of Nott av, from Van Dam to Rockdale sts, Long Island City, being the block directly behind the well-known Packard service station. The buyer is the Bridgeman-Russell Co., of Duluth, Minn., who is having plans drawn by Charles Mayer, architect and engineer, for a 3 or 4-sty concrete manufacturing building, for its own occupancy, to be erected on the plot thus acquired.

### Queens Block Front for Improvement

Roman-Callman Co. sold for a client to Emil Karlike the block front on the south side of Washington av, between Fourth and Fifth avs, Long Island City. The purchaser will immediately improve the property with an apartment house with stores.

### Seedsmen Buy in Nassau County

About 3 1/4 acres of land adjoining the Long Island Railroad station at Westbury, Nassau County, Long Island, has been purchased by Andrew R. Kennedy, president of A. R. Kennedy, Inc., importers and seed merchants of this city, from Mrs. Emily Ladenburg and her daughter, Miss Eugenie Ladenburg. The buyer plans to improve part of the property with a warehouse and will probably sell a portion of it adjoining the railroad for improvement with a business building.

The tract has a frontage of about 1,200 feet on two streets and 800 feet on the railroad. It was purchased by the late Adolph Ladenburg in 1890. His estate was represented in the deal by Stoddard & Stoddard of Mineola and the buyer was represented by McCarthy & Brown, attorneys, of this city.

### Syosset Acreage Bought

Wheatley Hills Real Estate Corporation sold for Robert E. Tod a tract of land at Syosset, comprising 15 1/2 acres, situated on the southeast corner of the Jericho and East Norwich rd and the road leading from Brookville to Syosset, Nassau County. The property is south of and opposite the country estate of W. W. Willock, east of and opposite the homes of Bronson Winthrop and Mrs. Charles

H. Senff, and north of the country estate of Mrs. Monroe Douglas Robinson.

### Buys Westchester Estates

Edmund Vaughn of New York City has purchased through George Howe the estate of Mrs. Harold Thorne at Cantitoe Corners, near Katonah, N. Y. It comprises 20 acres, a residence of 12 rooms and 5 baths and numerous buildings situated on an elevation overlooking Cross River Lakes. Nearby are the estates of Ernest Fahnestock, Henry G. Barbey, Arthur Iselin and Clarence Whitman. The holding price was \$90,000.

Julia Beverley Higgins sold for William C. Le Gendre his place known as the "Orchard House," Mt. Kisco, N. Y., consisting of about two acres of land, dwelling house and garage, to Michael J. O'Connor. The property adjoins that of W. Fellows Morgan, Jr.

Daniel Birdsall & Co., Inc. leased the entire 5 lofts of 9-11 White st to Prashker & Sohn, for a term of years; the 2d loft of 48-50 Walker st to the Greater New York Manufacturing Co., and through Cross & Brown Co. the store, basement and sub-basement of 654 Broadway to the Hatters Clearing House, Inc.

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## MORTGAGE LOANS

Quinlan & Leland placed a first mortgage loan of \$125,000 on premises Morris av, west side, 70 feet north of East 184th st, a new 5-sty apartment house, for the Marcus-Buda Construction Co.

Henry L. Nielsen Offices placed a first mortgage loan of \$62,500 on the large 4-sty factory building, Atlantic av and Cleveland st, Brooklyn.

Warranty Brokerage Corporation placed for Charles Geoly, president of the Eaves Costume Co. a first mortgage of \$80,000, at 5½ per cent. per annum, on 106-108 West 46th st. These premises were recently sold to Mr. Geoly, by the same brokers, for Arnold Rotstein, and extensive alterations were made to 108 West 46th st. The entire premises are now fully rented.

Quinland & Leland placed a first mortgage of \$125,000 on Walton av, east side, 181 feet north of East 184th st, a new 5-sty apartment house.

Franklin Savings Bank recently closed the following mortgages: 490 Eighth av, \$30,000; 112 West 90th st, \$20,000; 412 West 37th st, \$28,000; 514 West 39th st, \$6,000; 1232 Madison av, \$30,000; 935 St. Nicholas av, \$200,000; 146 West 97th st, \$8,000; 633 Eighth av, \$25,000; 436 West 31st st, \$4,000; 445 Riverside dr, \$175,000; 515 West 151st st, \$16,250; 282 Manhattan av, \$20,000; southeast corner Broadway and 122d st, \$174,000; 608 West 204th st, \$30,000; 151 West 103d st, \$22,000; 56 West 106th st, \$15,000; 18 East 56th st, \$50,000; 38 Fort

Washington av, \$155,000; 414 West 53d st, \$13,000; 510 West 43d st, \$8,000; 136 West 71st st, \$270,000; 410 Central Park West, \$60,000; 3890 Broadway, \$153,000; southeast corner Audubon av and 183d st, \$125,000; southeast corner Northern av and 180th st, \$120,000.

Brooks & Momand placed a first mortgage of \$55,000 on 164 Sherman av, Manhattan; \$300,000 on 3460 Broadway; \$55,000 on 130 West 28th st; \$49,000 on 124 West 29th st; \$37,000 on northeast corner of 193d st and Jerome av; \$90,000 on south side of 81st st, 280 feet east of 2d av, Brooklyn; \$150,000 on 747 West End av; \$325,000 on northeast corner of Park av and 83d st; \$75,000 on 538 Madison av; \$174,000 on northeast corner of St. Nicholas av and 172d st; and \$26,000 on 709 Lexington av.

Edwards, Dowdney & Richart placed the following loans: \$160,000 at 5½ per cent. per annum, on the 1-sty and basement taxpayer at the northwest corner of Valentine av and Kingsbridge rd, for the Masak Realty Corporation; \$165,000 at 6 per cent. on the 1-sty taxpayer on premises on the south side of East Tremont av, between Belmont and Crotona avs, for the Tremont-Crotona Co., Inc.; \$40,000 at 5½ per cent. on the 5-sty apartment house at 103 Vermilyea av for the Beaumont Realty Co.; \$18,000 at 6 per cent. on the 1-sty taxpayer 5044-46 Broadway, for Meyer D. Bashein, and \$18,000 at 5½ per cent. on the 5-sty apartment house, 205 West 78th st, for John J. Coleman.

Lewis V. Lavelle recently arranged the following mortgages to finance the improvement of the square block bounded by Grand and Davidson avs, Clinton pl and 181st st. Four 5-sty apartment houses are to be erected on this block, each 100x100. The loans and build-

ers are as follows: To S. Minskoff, on the northeast corner of Grand av and 181st st, and the southwest corner of Davidson av and 181st st, two building and permanent loans of \$132,000 each; to B. Peter Cerussi, on the southwest corner of Clinton pl and Davidson av, a building and permanent loan of \$132,000; to J. H. Miles, on the southeast corner of Clinton pl and Grand av, a building and permanent loan of \$132,000. The property was sold to these builders by S. Friedenbergl.

Mr. Lavelle also recently arranged building and permanent mortgages totaling \$653,000, as follows: To G. Halpern, on the southeast corner of 198th st and Grand Boulevard and Concourse, \$225,000 for 10 years; to William B. Jones, on the southwest corner of 203d st and Briggs av, \$120,000 for 10 years; to L. Lapidus, on the east side of Tomlinson av, south of Pelham Parkway, \$32,000; to John D. Kroog, on the southeast corner of Davidson av and Buchanan pl, \$140,000; to Aginsky & Lansky, on the southeast corner of Grand Boulevard and Concourse and 169th st, \$136,000. This last loan is at 5½ per cent. per annum, after the completion of the building.

Title Guarantee & Trust Co. loaned \$200,000 on a first mortgage on the 6-sty apartment house and stores at the northwest corner of Broadway and 178th st, 103x100, for 5 years at 5½ per cent. per annum.

## MANHATTAN SALES

### South of 59th Street

BANK ST.—The Moller estate sold the 3-sty and basement high stoop dwelling, 25 Bank st, to Bella Farley, who has been the tenant for the last 5 years. The house stands on a lot 20.10x90.

CHARLES ST.—Samuel Brener, the operator, purchased from William S. Coffin 50 Charles st, through to Seventh av, a 3-sty dwelling, altered into apartments and a 1-sty building on Seventh av, all on a lot 24.4x95x irregular. Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers.

FORSYTH ST.—Four east side dwellings have been sold by the New York Public Library, Astor, Lenox and Tilden Foundation, to a Mr. Koch. The houses are known as 181 to 185½ Forsyth st, and cover a lot 18.9x100 each, between Rivington and Stanton sts. The sellers acquired the property as a gift.

FULTON ST.—Sturgis & Lyon sold the two business buildings, 246-248 Fulton st, facing Washington Market, to the Concourse Realty Corporation. The properties were held at \$65,000 by William E. Williams, the seller.

GRAND ST.—Leo J. Newburgh sold to Giovanni Felicetto the 5-sty tenement house with stores, southwest corner of Grand and Corlears sts, 23.4x59.6x irregular.

GRAND ST.—Wright Barclay, Inc., sold for James L. Barclay to Herman Ottenberg 522-526 Grand st, three 3-sty tenement houses with stores, and 4 Columbia st, a 4-sty tenement house, northeast corner of Grand st, 60 x100.

GREAT JONES ST.—John Finck sold for the Etagloc Realty Co. 46 Great Jones st, a 7-sty brick loft building, on a lot 23.3x90.5.

HUDSON ST.—Mandelbaum & Lewine sold through Van Vliet & Place 550 Hudson st, southeast corner of Perry st, a 5-sty brick building, on a lot 26.4x67.10x40x56.6.

10TH ST.—Frances Zauderer sold 107 East 10th st, a 5-sty tenement house, on a lot 25x100, facing Tenth Street Park.

11TH ST.—R. Telfair Smith sold for the Williams-Dexter Co. the 3-sty and basement brick Colonial house, on a lot 20.4x103.3, at 25 West 11th st to a client, who will make extensive alterations and improvements and occupy same for his home and studio.

11TH ST.—The 3-sty dwelling 144 West 11th st, 22.6x90, has been sold. Title stands in the name of the Lucien Nathan estate.

19TH ST.—The Goelet, one of the city's earliest apartment house, at 105 and 107 East 19th st, a 6-sty structure, 50x92, has been purchased by Samuel D. Tomback from Nordlinger & Banner. Louis R. Berg was the broker. The property was held at \$110,000.

30TH ST.—Charles M. De Rosa Co. sold for Hannah J. Power 115 East 30th st, a 4-sty and basement dwelling, on a lot 18.10¼x98.9.

37TH ST.—Brown, Wheelock-Harris, Vought & Co., Inc., sold for the Bank of New York and Trust Co. to Mrs. Drake Smith, for occupancy, the 4-sty dwelling, 25x98.9, at 23 East 37th st.

37TH ST.—John Scholl & Brothers sold to John Durcan the 5-sty tenement house, 311 East 37th st, on a lot 25x98.9.

38TH ST.—The 36 West 38th Street Realty Co. sold to Abraham Schwalbe the 3-sty building, with stores, 36 West 38th st, 21x98.9.

45TH ST.—The John P. Peel Co. resold for Nathan Wilson, operator, 312 West 45th st, to Mrs. Susie E. Condon, and 336 West 45th st to J. M. Strack, both of whom have purchased

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EXPERIENCED selling and renting men wanted by established mid-town realty firms. Leads furnished; commission basis; opportunity. Box 990, Record & Guide.

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for occupancy. They are two of the 21 dwellings purchased recently from the estate of William Waldorf Astor.

46TH ST.—Joseph F. Feist sold for the estate of Fanny Johnston 519 West 46th st, a 4-sty brick flat, on a lot 18.9x100.5. It is the first sale of the parcel in 38 years.

47TH ST.—Edward J. Crawford sold to Joseph E. Marx 258 West 47th st, a 5-sty and basement brick flat with store, on a lot 25x100.5.

48TH ST.—Bentbro Realty Co. resold the 5-sty American basement dwelling, with elevator, at 19 West 48th st, on lot 25x100, it having recently been acquired from Mrs. William Armstrong.

49TH ST.—Anna W. Hilyard sold the 3 and 4-sty dwellings, 142 and 144 East 49th st, on a plot 50x100.5.

54TH ST.—John Finck sold for John H. Cook and others 349 West 54th st, a 3-sty brick building, on a lot 25x49.11.

55TH ST.—Douglas L. Elliman & Co. sold for the Capuchon Co. to Miss Adele Miller 25 East 55th st, a 4-sty and basement stone dwelling, on a lot 26x73. It is 3 doors west of Madison av.

AV B.—Max Roth sold for A. Adler to Herman M. Solomon the southwest corner of Av B and 13th st, a 6-sty building with 7 stores, 50x70.

LEXINGTON AV.—Douglas L. Elliman & Co. sold for Adele Miller to J. J. Kelleher, picture frame dealer, 243 Lexington av, a 4-sty and basement stone dwelling, on a lot 21x 80.

SECOND AV.—D. Kempner & Son sold for Emily K. Duschnes to Samuel Hoffman 990 Second av, a 4-sty brownstone tenement house with store, on a lot 20.10x71.

#### North of 59th Street

65TH ST.—Brunswick Realty Co. sold to the Absolute Realty Co. the 4-sty dwelling, 102 West 65th st, on a lot 18x100.5. The buyers recently purchased Nos. 164-166, adjoining, from Isidore Witkind.

69TH ST.—Douglas L. Elliman & Co. sold for the Misses Mary Starr, Elizabeth N. and Grace L. Van Winkle, represented by Mitchell & Mitchell, attorneys, 36 East 69th st, a 5-sty American basement dwelling, 25x100. The purchaser, a prominent resident of this city, will reconstruct the dwelling for his own occupancy. The property was held at \$120,000.

78TH ST.—Douglas L. Elliman & Co. sold for Mrs. Joseph Polstein the 4-sty American basement dwelling 115 East 78th st, on a lot 18.9x102.2, to Lamar Hardy, former Corporation Counsel, for occupancy. The property was held at \$65,000.

82D ST.—D. Kempner & Son sold for Francis Schwab, trustee, 536-538 East 82d st, a 6-sty brick tenement house, on a plot 40x102.2.

82D ST.—M. H. Gaillard & Co. sold for Everett Jacobs and I. Randolph Jacobs, operators, the 5-sty American basement dwelling 74 West 82d st. The sale, together with the sale of 64 (by the same brokers) recently, completes the resale of the six houses, 64 to 74 West 82d st, recently bought by the Messrs. Jacobs.

83D ST.—Harris and Maurice Mandelbaum sold two 5-sty apartment houses, 215 and 217 West 83d st, on a plot 50x100, to the Wilston Holding Co., William Goldstone, president. It is reported that a resale of the property to an investor is well advanced. Edward J. Crawford was the broker.

93D ST.—William R. Ware sold for Mary G. Pope 164 West 93d st, a 3-sty and basement 18-foot dwelling, to Solomon and Lottie Irang for occupancy.

99TH ST.—Byrne & Bowman sold for H. & S. Sonn, Inc., to the Merritt-Ferguson Construction Co. the 8-sty apartment house known as Buckingham Court, at 312 West 99th st, 120x100.

100TH ST.—Arnold Investing Co., Inc., operators, M. Rosenthal, president, purchased 103 East 100th st, a 5-sty and basement brick tenement house, on a lot 25x75.

102D ST.—Louis F. Sommer sold for Henry Schwenker 79 West 102d st, a 5-sty double flat, 25x100, to an investing client; also 71 West 102d st, a 5-sty brick triple flat, 27x100, held at \$40,000, for Siegel and Hoffman.

111TH ST.—Goodwin & Goodwin sold for Leopold Oppenheimer the 5-sty double flat, 19 West 111th st, 27x100.

114TH ST.—John Peters sold for Florence Rittwagen to Louis Voller 308 West 114th st, a 5-sty and basement double flat, on a lot 26 x100.11.

118TH ST.—George W. Brettell sold for A. Gibson 113-117 East 118th st, two 4-sty single flats, 20x100 each.

125TH ST.—Blade Estates, Inc., bought through D. Kempner & Son from the Lawyers Mortgage Co., 251 East 125th st, a 5-sty stone

double apartment house with stores, on a plot 28x99.11.

129TH ST.—Porter & Co. sold for Duncan J. McMillan to Leonard Weill 226 West 129th st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

132D ST.—Jacob Goodman sold to Malvina Brathwaite the 3-sty dwelling, 16x99.11, at 255 West 132d st. John W. Durand was the broker.

149TH ST.—Charles A. Du Bois sold for William W. Clark to Mary A. Taney 536 West 149th st, a 4-sty stone dwelling, on a lot 16.8 x99.11, for occupancy.

159TH ST.—Charles Berlin, represented by Joseph Keenan, sold the 5-sty apartment house on a plot 50x100, at 521 West 159th st, to Joseph Miller.

162D ST.—Isaac Lowenfeld and William Frager purchased from the Amlin Realty Corporation 516 and 518 West 162d st, a 5-sty apartment house, 40x100, housing 15 families, with a rental of \$10,000, and held at \$60,000. Charles Goldberg was the broker.

175TH ST.—Isaac Lowenfeld and William Prager resold to John J. McDonnell 521 West 175th st, adjoining Audubon av, a 5-sty apartment house, on a plot 50x100. The broker was Charles A. DuBois.

AMSTERDAM AV.—Slawson & Hobbs sold for the Zilmar Realty Corporation, Nathan Wilson, president, the northwest corner of Amsterdam av and 64th st, a 6-sty apartment house with stores, 40x100, to an investor.

AMSTERDAM AV.—Lowenfeld & Prager sold to the Primal Realty Corporation 2240 Amsterdam av, a 5-sty apartment house with 2 stores, 48x84.4. The broker was Jacob I. Rice.

CONVENT AV.—Joseph C. Lee and others sold 315 Convent av, a 4-sty and basement dwelling, on a lot 20x100.

FIRST AV.—Estate of Abraham Mordkowitz sold through John Finck 1847 First av, a 5-sty brick tenement house with store, on a lot 25x80.

FIRST AV.—Ralph Russo sold for the Crescent-Star Realty Co. to Annie Volpe 2254 First av, southeast corner of 116th st, a 5-sty brick tenement house with store, on a lot 25.10x95. It is the first sale of the corner in 25 years.

LEXINGTON AV.—Paul D. Saxe sold 1040 and 1042 Lexington av, two 3-sty and basement

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dwellings, 30x85.6, for the Edward B. Underhill estate to the Mandel-Ehrich Corporation.

**LEXINGTON AV.**—Sherman & Kirschner sold for the Bliss Real Estate Co. 1664 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 16.8x55. It is the first sale of the property in 33 years.

**LEXINGTON AV.**—Charles W. Wynne and Louis H. Low, operators, purchased through George Apfelbaum from the Frankenstein estate the northeast corner of 124th st and Lexington av, five 4-sty apartment houses and one 5-sty apartment house and 5 stores, 100x100. The property adjoins the 125th st station of the Lexington av line and will be improved for business. It had been in possession of the sellers for 25 years.

**MADISON AV.**—Frank R. Burter sold to Thomas E. and Annabelle T. Wynne the 4-sty dwelling, 712 Madison av, 20x70.

**MADISON AV.**—Morris estate sold the 4-sty dwelling 961 Madison av.

**MADISON AV.**—Snavoj Realities, Inc., resold to the En Peco Realty Corporation the 7-sty apartment, known as the Lorraine, at 1427-1429 Madison av, on a plot 50x100.

**MADISON AV.**—Benenson Realty Co. resold to Libby Bober for investment the Avon, a 7-sty elevator apartment house, northwest corner of Madison av and 116th st, 110x60, valued at \$210,000, and renting for about \$32,000 annually. The Public National Bank occupies the corner store.

**PARK AV.**—Paul D. Saxe sold 1222 Park av, northwest corner of 95th st, a 5-sty apartment house, with stores, 25.2x100, for the Mandel-Ehrich Corporation to Ennis & Sinnott.

**PARK AV.**—Sherman & Kirschner sold for Pivair & Pressman the 4-sty brick double flat, on a lot 26.11x80, at 1503 Park av.

**PLEASANT AV.**—Ryan & Co. sold to Constantino Cirillo southwest corner of Pleasant av and 119th st, a 4-sty tenement house with 3 stores, 17.6x75, held at \$16,000.

**ST. NICHOLAS AV.**—The plot, 66x175x irregular, at the southeast corner of St. Nicholas av and 162d st, has been sold by Philip Goldberg to a builder, who will erect a 5-sty apartment house with stores. The plot fronts on the plaza formed by the intersection of St. Nicholas and Amsterdam avs and 162d st.

**THIRD AV.**—Charles F. Noyes Co. resold for Daniel B. Freedman 1881 Third av, southeast corner 104th st, a 4-sty brick flat with stores, on a lot 22x70, to the Sobel Realty Co., Joseph Sobel, president, which intends to open a branch of its restaurant in the property upon expiration of present lease.

**THIRD AV.**—George W. Brettell sold for Julius Reich to Harris Sussman the 4-sty brick tenement house with store, on a lot 25.3x100, at 2136 Third av.

**TWELFTH AV.**—Real Estate Management Co. sold for the Catharine A. Tone estate 5 lots at the northeast corner of Twelfth av and 150th st, measuring 100 feet on the avenue and 125 feet on the street, to a client, who intends to erect a garage there.

**WEST END AV.**—Butler & Baldwin sold for the 434 West 49th Street Co., Inc., to Richard Carvel the southeast corner of West End av and 60th st, a plot 50x100, which will be improved with a garage.

## BRONX SALES

**FREEMAN ST.**—Ryan & Co. and James E. Barry sold for Gustave Schmidt the northwest corner of Freeman st and Stebbins av, a 1-sty taxpayer, containing 7 stores, on plot 42x100x irregular. Ryan & Co. immediately made a resale of the property to an investing client.

**212TH ST.**—The F. M. & S. Corporation, Moses Goodman, president, sold to the Crausopol Construction Co. the new 5-sty apartment house, 512 West 212th st, on a plot 100x100. Hyman H. Cohen was the broker.

**BAINBRIDGE AV.**—Bainbridge Avenue Construction Corporation sold to Kopel Podwitz the new 6-sty apartment house on the east side of Bainbridge av, 227.1 feet south of 196th st, 100x151.11x irregular. It carries a mortgage of \$130,000.

**BOSTON RD.**—Eugene J. Busher Co., Inc., resold for Harry Cahn to Rebecca Herbsman and Mollie Goldberg 1125 Boston rd, a 5-sty and basement brick apartment house, on a plot 50x152.

**BRYANT AV.**—G. Malvin Davis Co. sold for a client of Stanley Holcomb Molleson to Amelia Goldberg the 3-sty brick 2-family house, 917 Bryant av, on a lot 25x100.

**CLINTON AV.**—Louis Slutnick sold to Max Strongin the southwest corner of Clinton av and 176th st, a 5-sty brick apartment house with stores, on a plot 57.8x100.

**CONCOURSE.**—The new 5-sty and basement apartment house southeast corner of 168th st and Grand Boulevard and Concourse has been sold by the Klarman Construction Co., its builders, to Abraham Crosney, operator. The building is on a plot 100x102, and is laid out with 5 apartments on each floor. It is fully rented and was held at \$250,000. The purchaser paid all cash above the mortgages. The broker was S. Shapiro.

**CONCOURSE.**—Jacob Leitner sold to the Cortlandt Realty Construction Co. the triangular block bounded by Grand Boulevard and Concourse, Van Cortlandt av and Mosholu Parkway South, with frontages of 235.11, 251.2 and 369.11 feet, respectively. The buying company was recently formed, with Louis Klosk, Alter M. Brody, Edward Miller and Barnet Brodsky as directors.

**CROTONA PARK E.**—The newly formed Goldzorn Realty Corporation, W. Goldman, X. Zorn and H. Orner, directors, purchased the 5-sty and basement brick apartment house, containing 30 apartments, at 1564 Crotona Pk E, on a plot 50x130, from Yetta Moskowitz.

**GAINSBORG AV.**—M. M. Reynolds sold for Jehn Handin 1811 Gainsborg av, a 2-sty and basement frame 2-family house, on a lot 25x100, to Abe Turezkey.

**GRAND AV.**—Benenson Realty Co. bought from Peter Come, who built it in 1920, the 5-sty and basement brick apartment house, 2070 Grand av, on plot 105x90. It is arranged for 42 families, and returns an annual rental of about \$33,000. The property was held at \$190,000. Blackmar & Goldner were the brokers.

**GRAND AV.**—Charles M. Rosenthal sold to the Robson Realty Corporation the plot, 150x100, at the southwest corner of Grand av and 180th st.

**HUNTS POINT AV.**—S. & S. Building Corporation, James J. Summers, president, sold to the M. F. Realty Co. (Morris Fishbein) the 5-sty and basement brick apartment house recently completed at 815 Hunts Point av, renting for \$30,000 and held at \$160,000. The house contains 43 3-room suites, being the first house of this type constructed in the Bronx. The brokers were Block & Flick.

**LIEBIG AV.**—S. Soraci sold to Joseph Dinolfo 6143 Liebig av, a 2-sty frame dwelling, on a lot 25x100.

**MAPES AV.**—J. Edgar Leaycraft & Co. sold for Melissa A. Hall to Jacob Feinsod and Jacob Edelberg 1970 Mapes av, a 5-sty and basement brick apartment house, on a plot 45x92.5, adjoining the northeast corner of Tremont av.

**MORRIS AV.**—Samuel Brener resold the 5-sty and basement brick apartment house, on a plot 50x125, at 2444 Morris av, adjoining the southeast corner of Fordham rd, to a client of W. H. Sohns. Mr. Brener recently took this property in exchange for the Manor Hall apartments, at the southeast corner of Broadway and 207th st.

**MT. EDEN AV.**—Hillsal Building Corporation sold 315 Mount Eden av, a new 6-sty apartment house, on a plot 95x100, on the northwest corner of Topping av. It was held at \$250,000.

**PELHAM AV.**—Pinnacle Realty Co. sold to a client of Morris Berkowitz, attorney, the southwest corner of Pelham av and Hoffman st, a 1-sty taxpayer with 5 stores and a garage, 80x100. Benjamin Rosenblatt was the broker.

**PROSPECT AV.**—Alexander Solkin and W. M. Stern sold for Bennett Mantor the 3-sty frame taxpayer at 575 Prospect av, southwest corner 151st st, containing 7 stores and two apartments, on a lot 25x100.

**RYER AV.**—Valhalla Corporation sold to Sarah Applebaum the new 5-sty brick apartment house, on plot 98.3x122.3x irregular, at 2105 Ryer av, carrying a mortgage for \$130,000.

**SHAKESPEARE AV.**—Shakespeare Construction Corporation sold to Gabriel Lichtenstein the lot, 25x100, on the east side of Shakespeare av, 211.7 feet south of Featherbed lane.

**SHERMAN AV.**—Arthur Cutler & Co. sold for Lurie Bros. 946-952 Sherman av, two 5-sty brick apartment houses, on a plot 86x107 and containing 4 apartments on each floor. They are tax exempt and were held at \$165,000.

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RECENT LEASES.

Leases Seventh Avenue Site

Barrett estate leased through Charles Michael to Aaron Jacobs, a cotton broker, the plot at 566-568 Seventh av, 50x100, now covered with two 5-sty brick apartment houses with stores. The aggregate term is 63 years or three 21-year periods, at a total rental of \$700,000. The property was recently leased to Meyer M. Steinberg for a similar term, but this lease is said to have been canceled.

Plans for an 8-sty office and showroom building to cover the site have been prepared by W. J. Hohausler, architect. The structural cost will be \$200,000.

L. I. City Warehouse Leased

Roman-Callman Co. leased for a term of years, to the Manhattan Coffee and Sugar Co. for Alice E. Brown the brick warehouse building, on a plot 100x100, on the east side of Hulst st, 36 feet south of Skillman av, Long Island City. After alterations, the tenant will use the building as a distribution depot for their Long Island, Manhattan and Brooklyn trade.

Operators Take 21-Year Lease

Austin A. Decker, in conjunction with William J. Rooome & Co., leased for Vanderbilt Webb to the Hombor Realty Corp (Foot & Martin, Inc.) the 4-sty and basement house 126 East 60th st. on lot 20x100. The lessees intend altering the same into two stores and apartments, to be ready February 1, 1923.

Chanler Estate Leases Corner

A tall bachelor's hotel is forecast for the southeast corner of Ninth av and 55th st, which has been leased by the Robert W. Chanler estate to the Ninth Avenue and Fifty-fifth Street Corporation, Lee Kamioner, president.

The plot is improved with dwellings fronting 122.6 on the avenue and 175 feet on the street. The structures are leased for about a year. When the leases expire the new lessees plan to erect the hotel. Their lease is for 42 years at an aggregate rental of \$1,000,000.

Space for Luncheon Club

Seaman & Pendergast, with E. A. Turner, Inc., leased space in 27 East 30th st to Miss Louella Wright, who will conduct a luncheon club for the National Association of Book Publishers.

Woolworth Extends Lease

Extension of the lease on the store and basement in 1415 and 1417 St. Nicholas av, southwest corner of 181st st, has been made by the J. G. McCrory Co. to the F. W. Woolworth Co. for 5 years from May 1, 1925. The rental will be from \$20,000 to \$24,000 per annum.

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (Dec. 6 to Dec. 12, Dec. 7 to Dec. 13, etc.). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods. Rows include Total No., Amount, To Banks & Ins. Co., and Interest not given.

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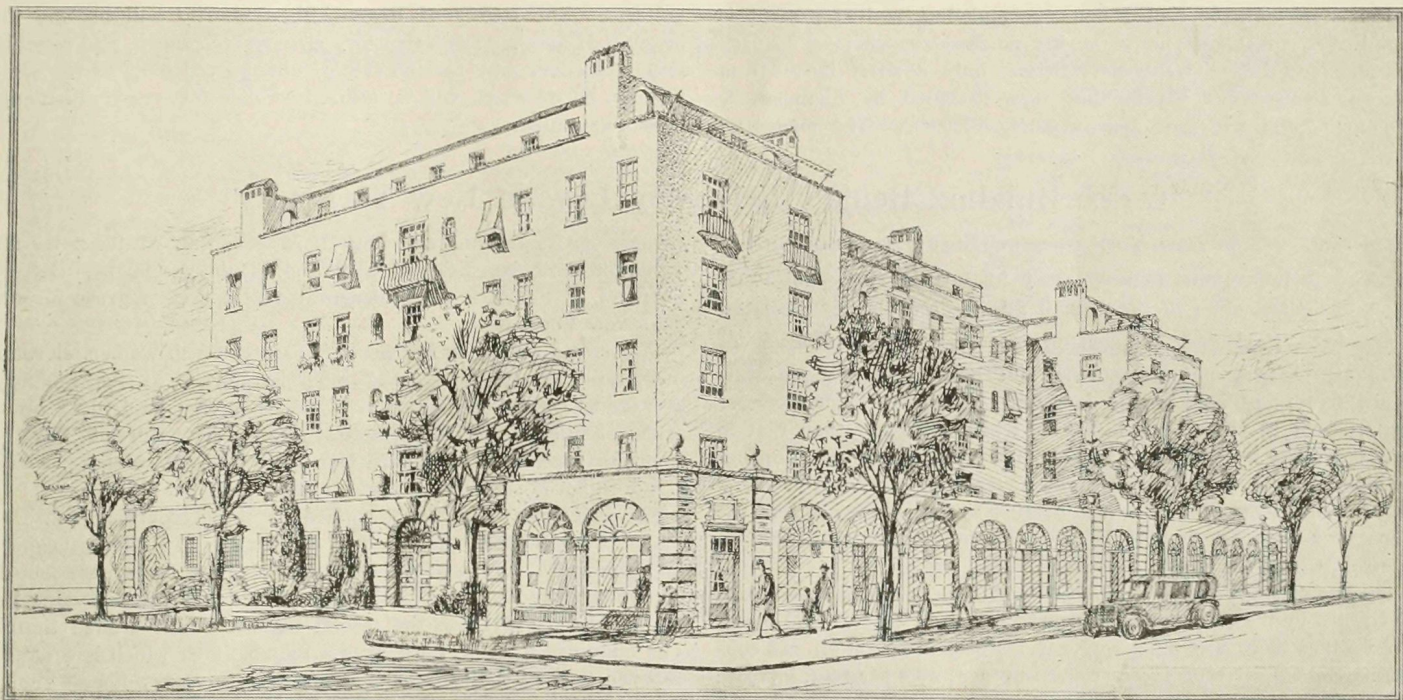
# BUILDING SECTION

## Multi-Family House Construction Active in Flatbush

Speculative and Investment Builders Improving Many Choice Plots in Section Possessing Numerous Advantages

**P**OSSESSING a majority of the topographical essentials for high-class multi-family house development, and further favored by a combination of ideal rapid transit, shopping, educational and amusement facilities, that section of Flatbush located between Prospect Park, Flatbush Avenue, Beverly Road and the Brighton Beach line of the B. R. T. is witnessing an apartment building movement which brings this district into prominence as one of the busiest in Greater New York. The choice of Flatbush as a location for modern multi-family dwellings started

An indication of the scope of the prevailing apartment-house building movement in Flatbush may be obtained from a study of several of the most important of these projects now either under construction or being planned for an early start. Three six-story elevator apartment buildings are to be erected immediately by the Joint-Ownership Construction Company, a Manhattan corporation, which has in the past devoted its efforts to the construction of high-class multi-family buildings in Park Avenue and adjoining streets. This firm will develop the Lefferts' plot in Flatbush Ave-



Walker & Gillette, Architects.

### PROJECTED APARTMENT ON LEFFERTS HOMESTEAD SITE IN FLATBUSH

about eight years ago, and was coincident with the removal of restrictions against apartment houses on several of the widest and most prominent avenues in Brooklyn. At that time, however, the development was chiefly along the line of four-story apartments, with here and there a six-story elevator apartment.

During the past four months there has been a decided trend toward higher and better buildings than were erected in the past. This year quite a number of six-story apartments have been built, and, from a renting and operating standpoint, they have been very successful. Rentals in the Flatbush section have been remarkably well sustained. The older multi-family houses are all tenanted, and builders of the new apartments have experienced no difficulty in leasing their suites at excellent rentals.

Rental values in Flatbush are practically stabilized. Contrary to the general expectation of home-seekers, the past October renting season brought little or no change in rental schedules. Tenants in buildings that are from three to eight years old are now paying an average of \$20 per room, and owners of the elevator apartments have had no difficulty in obtaining from \$30 upward per room per month in view of their more modern structures and increased facilities for comfortable living.

ue, between Lincoln Road and Rutland Road, where stood the old Lefferts' homestead, built more than 250 years ago. In 1917 the old residence, built upon the foundations of the original homestead, was given by Robert Lefferts to the Brooklyn Park Department, and was moved to its present location in Prospect Park, where it serves as a public museum, filled entirely with antiques dating from the Revolutionary period.

The property to be improved by this operation involves three block fronts. The entire project, including the value of the land, will represent an outlay of approximately \$3,000,000. Plans are now being prepared by Walker & Gillette, and work will be started as soon as they are completed and bids can be taken on the various contracts. This operation will be a very interesting one from an architectural standpoint. The design is in the style of the Italian Renaissance and the structure will have façades of brick and limestone. A distinct characteristic of the design will be a series of arcade shops on the Flatbush Avenue side.

At the corner of Ocean and Caton Avenues the steel framework is nearing completion for a nine-story fireproof apartment that will embody a number of unusual features for this district. The plans for this building, which was designed by Charles B. Meyers,



call for a large restaurant on the ground floor and a ball-room and roof-garden, the latter features for the exclusive use of the tenants of the building. This project is being erected by a corporation headed by Allen Black, a well-known Flatbush builder, and will contain living units of three, four, five and six rooms, with baths. Rentals in this structure will average \$35 per room per month, and a number of leases have already been made despite the fact that the building will not be completed until late next spring.

This same firm has recently acquired a plot of ground directly opposite on Ocean Avenue, and is having plans prepared by Charles B. Meyers for a twelve-story apartment house, upon which construction will be started before the end of this year. This structure, which will also contain a number of ultra-modern devices for the convenience of tenants, will be designed to harmonize with the neighboring apartments, and, in addition to being the tallest multi-family house in the borough, will have the added distinction of being the most palatial from the viewpoint of decoration and furnishings.

Walter Kraslow, who was one of the leaders in the development of this part of Flatbush along modern apartment-house construction lines, has planned a season of unusual activity. Last summer he completed a group of three high-class apartments on Ocean Avenue, north of Parkside Avenue and facing Prospect Park, which were entirely rented before completion, and at present is building a four-story house at the northwest corner of Church Avenue and East Twenty-first Street, only a short block from Ocean Avenue. This building was designed by Shampan & Shampan, and will cost approximately \$200,000. The plans call

for living units for thirty-five families, in suites of two rooms, with kitchenette and bath, and three and four rooms, with full-sized kitchens. In addition this building will contain seven stores on the Church Avenue frontage.

Excavation work was also started this week by Mr. Kraslow for a six-story elevator apartment house on the east side of Ocean Avenue, between Church Avenue and Albermarle Road. This structure will have the distinction of being one of the largest multi-family dwellings in the borough in point of gross area covered, as it will have frontages on two streets of approximately 130 feet, with about 210 feet depth, and will contain apartments for about ninety families, in units of four, five and six rooms. This building will be extremely interesting in both plan and design, and will compare favorably in appointments with the best apartments in Brooklyn. It is being planned by Shampan & Shampan, and will cost in the neighborhood of \$600,000. This apartment also is being erected on property rich in historic interest. The plot was bought by Mr. Kraslow last spring from the Dutch Reformed Church of Flatbush, whose beautiful edifice, reminiscent of Colonial days, is one of the few remaining landmarks of the Dutch settlers in that section. Formerly it was a part of the old Lott farm, and was deeded direct from the Indians.

Within the past few weeks several other Brooklyn sites for apartment-house construction have been purchased by well-known builders. The corner of Regent Place shortly will become the location of another large six-story elevator apartment, and negotiations are under way for the sale of unimproved plots in the same vicinity, all of which will be utilized as sites for new multi-family dwellings.

## Office Building Rentals Relatively Low in New York City

**R**ENTERS in New York office buildings pay proportionately less per square foot of space than renters in eight other principal cities of the United States, according to the latest Experience Exchange compiled by the National Association of Building Owners and Managers. This lower rate is given New York renters in face of the fact that the average valuation per square foot in New York is \$15.85, which is higher than that in any other city in the United States. The average tax valuation per rentable square foot throughout the country—the Building Owners' Report shows—is \$9.95, and it is because of this difference that the rent in New York is actually a few cents higher than paid in Detroit, Chicago and San Francisco.

The report, which revealed this fact, was compiled from data furnished by the owners of 152 skyscrapers in 47 cities. The report shows that there was a 2.2 per cent. increase in operation and construction; 6.3 per cent. increase in insurance; 10.9 per cent. increase in taxes, and other increases which make a total increase in expenditures to office building owners of 10.4 per cent. New York

owners' gross income was only 16.74 per cent. of the total tax valuation whereas Seattle, Cleveland, Duluth, Omaha, Detroit, Portland, Little Rock and Chicago all had a greater gross income than New York.

The average labor charge per day paid to scrub women, elevator men, boiler room forces and other employees of the building, average \$3.72 per day which is higher than that paid in 29 other principal cities in the United States. New York requires 87 days of labor for each thousand square feet of rentable office space, which is more than is required in thirteen other principal cities.

The investment analysis, compiled by the Accounting and Exchange Committee of the National Association of Building Owners and Managers show that the total tax valuation per square foot of lot, which includes the tax valuation of land, and the tax valuation of buildings, is \$119.90, the second highest in the United States. The buildings in New York have a rentable area which is equal to 66.9 per cent. of the lot area, showing that there is a liberal allowance for air shafts, corridors and light courts in the buildings of the Metropolis.

## Building Labor Situation Clarified by Resignation of Union Leader

**D**EVELOPMENTS of the past week indicate that there is every probability that the long-standing dispute between the Independent and International Bricklayers' Helpers' Unions, which has disturbed the peace of the local building industry for several years, has been brought to an end, and that in future construction will proceed unhampered by difficulty from this source.

At the hearing before the Lockwood Committee on Tuesday Samuel Untermyer, special counsel to the committee, removed the principal source of trouble in the building trades labor controversy

by demanding the resignation of Giovanni Dioguardi from the chairmanship of the District Council of Cement Workers' Union, a position he accepted recently following his resignation as president of the Independent Bricklayers' Helpers' Union.

During the noon recess of Tuesday's hearing Dioguardi wrote out his resignation and handed it to Mr. Untermyer at the opening of the afternoon session, whereupon it was read into the record of the hearing. Dioguardi promised to discontinue his activities with the other laborers' union with which he has severed his connection.

## Increased Construction in New York City

**N**OVEMBER building contracts in the five boroughs of New York City amounted to \$42,170,600, according to the F. W. Dodge Company. This was an increase of 41 per cent. over October and of 12 per cent. over November, 1921.

Last month's figures included \$29,941,600, or 71 per cent. of the total, for residential buildings. The contract for the Roosevelt Hotel was the largest single item in this group. November con-

tracts for hospitals and institutions amounted to \$5,510,000, or 13 per cent. of the total, and business buildings, \$4,236,000, or 10 per cent.

During the first eleven months of this year, New York City's building contracts have amounted to \$488,012,700, which shows an increase of approximately 28 per cent. over the corresponding period of last year.



# Housing the Dominant Factor in Building Situation

Nearly Seventy Per Cent. of Recent Contracts Awarded in Metropolis for Residential Building, According to F. W. Dodge Co. Survey

**R**ESIDENTIAL building activity in the Metropolitan District was responsible for upholding the construction record during the past week. According to statistics tabulated by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, the gross volume of new construction reported during the week of December 2 to 8 inclusive, involved 658 projects at an estimated total valuation of about \$21,235,600. The contracts awarded in this territory during the same period were for 416 separate operations at a total cost of \$12,095,900.

The record of contracts awarded for this week shows that approximately one-half of the commitments were for projects located in Greater New York, there being 122 jobs at an estimated total valuation of \$6,361,600. The newly-reported projects in New York City for the forty-ninth week of this year included 294 operations at an aggregate cost of \$12,666,100.

Nearly two-thirds of the contemplated projects in New York City were residential buildings of various types and among the contracts

awarded for the week residential construction represented nearly seventy per cent.

The list of 294 contemplated building and engineering operations reported in New York City during the week of December 2 to 8 included 39 business projects such as stores, offices, lofts, commercial garages, etc., \$1,396,500; 3 educational buildings, \$770,000; 1 hospital, \$15,000; 10 factories and industrial plants, \$841,400; 1 public building, \$250,000; 5 public works and public utilities, \$124,500; 3 religious and memorial buildings, \$190,000; 228 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$8,953,700 and 4 social and recreational projects, \$125,000.

Among the 122 operations for which contracts were awarded during the week were 19 business projects of various types, \$1,199,700; 1 industrial building, \$5,000; 6 public works and public utilities, \$180,100; 1 religious edifice, \$65,000; 94 residential projects, such as multi-family buildings and one- and two-family dwellings, \$4,791,800, and 1 recreational building, \$20,000.

## PERSONAL AND TRADE NOTES.

**Meisner & Uffner**, architects, announce the removal of their offices from 501 Tremont avenue to 563-573 Tremont avenue. Telephone: Tremont 6988.

**Stuart Wilder** was recently made electrical engineer for the Bronx Gas & Electric Company. For some years he was associated with the Westchester Lighting Company and its affiliated companies in various capacities.

**George V. W. Ingham** has been appointed Eastern sales manager for the electrical division of the Johns-Pratt Company, Hartford, Conn., manufacturer of fuses, protective devices, packing and insulation, and will make his headquarters in the New York City office at 41 East 42d street.

The **General Electric Company** has announced the creation of the Charles A. Coffin Foundation to distribute \$20,000 in prizes annually as encouragement and reward for services in the field of electricity. The foundation is an appreciation of the work of Charles A. Coffin, founder of the company, and its president until his retirement. When Mr. Coffin retired, May 16, at the age of seventy-eight, the board of directors, according to the announcement, voted \$400,000 for the fund, the income from which, approximately \$20,000 a year, will be awarded to employees of the General Electric Company and to light, power and electric railway companies for improvement in service to the public and for fellowships for graduate students and funds for research work in technical schools and colleges.

**Lorenzo C. Dilks**, who has been prominently identified with the structural branch of the steel industry, has become vice-president in Chicago of Starrett Brothers, Inc., which has been organized to carry on general building construction. For the present his office will be at 8 South Dearborn street. Mr. Dilks several months ago resigned as vice-president of the George A. Fuller Co. During the war he was in charge of the Carolina Shipbuilding Corp., Wilmington, N. C., a George A. Fuller Co. enterprise. Prior to that time he was president of Milliken Brothers, Inc., Staten Island, N. Y., steel fabricators, a post he accepted after serving the Eastern Steel Co., Pottsville, Pa., as general sales manager and in other executive capacities. In his earlier business years Mr. Dilks was connected with the organization of the American Bridge Co., Paul Starrett, formerly president of the George A. Fuller Co. and the United

States Realty & Improvement Co., is president of Starrett Brothers, Inc., which has its headquarters at 101 Park avenue.

## Building Prospects Bright for 1923.

An exhaustive survey of the national building situation, prepared by S. W. Straus & Co., shows a most favorable outlook for the building industry during the coming year.

"Another month of the most successful year in the history of the building industry of the United States," says the report of this survey, "has added new accomplishments to the records. With material and labor costs still holding firm, in fact, revealing an upward trend in many localities, the volume of building operations for the whole country, during November, has maintained substantially the same percentage of increase over the corresponding period of 1921 as was shown in October, approximately 20 per cent.

"The figures indicate the increase for November over last year to be about \$38,000,000 for the entire country. Based on the most accurate information obtainable at this time total building operations for the month were approximately \$278,000,000, making a total for the eleven months period, January 1 to December 1, of about \$3,578,000,000.

"With a continuation of building operations at the rate which now seems probable, the year 1922 will stand as the greatest period in the annals of the building industry, having to its credit a total of about three and three-quarter billion dollars or more than twice as much as the year 1916, generally accepted as the pre-war normal period.

"Practically every state and city of importance in the country has, during the eleven months of the present year, surpassed its total of building for the entire year of 1921. The seasonal decline, which is usually pronounced in November, has this year been exceptionally light throughout the country.

"Despite some apprehension in other industries as regards approaching shortage of labor, with a possible increase of wages, reports on the labor situation in the building industry indicate that conditions generally became decidedly more stabilized during November, excepting in New York City.

"While building costs are high, in comparison with pre-war levels, it is worthy of special note that these conditions have neither retarded present activities, in the aggregate, nor, to any serious extent, influenced building plans for the immediate future. Conservative forecasts reveal an enormous prospective volume of construction in nearly every section of the country.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Manufacturers' Association** will hold its annual convention at Cleveland, Ohio, February 5 to 10, inclusive.

**New Jersey State Association of Master Plumbers** will hold its 1923 convention at Atlantic City on June 25, preceding the National convention which will be held at the same place from June 26 to 28, inclusive.

**National Slate Association** will hold its annual convention at the Hotel Commodore, New York City, January 26 and 27, 1923. The program will be announced later.

**American Association of Engineers** will hold its annual convention at Norfolk, Va., May 7 to 9, 1923. Details of this meeting will not be decided for some time.

**New York State Association of Builders** will hold its twenty-seventh annual convention at Elmira, January 30 to 31, 1923, inclusive. The program for this meeting will be announced later.

**National Crushed Stone Association** will hold its annual convention in Chicago, January 15 to 17 inclusive, at which time the convention of the American Road Builders' Association and the Good Roads Show will be in session. Although the details of the program have not been announced as yet, the topics of quarry operation and management will be covered by contributed papers and discussion from the floor.

**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.

**American Institute of Electrical Engineers** will hold its mid-winter meeting at the Engineering Societies Building, 29 West 39th street, February 14 to 16, inclusive.

**New York Building Superintendents' Association** will hold its annual meeting and election of officers at the Hotel Martinique, on January 10, 1923. The following nominating committee will report on that date: G. A. Braisted, chairman; George Keiller, S. C. Wells, H. Overbagh and C. F. Hawkins.

**"Own-Your-Home" Exposition**—The fifth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, April 21 to 28, 1923, and will be conducted by the real estate boards of the Metropolitan district, according to Robert H. Sexton, managing director.



# CURRENT BUILDING OPERATIONS

**L**OCAL building is surprisingly active, considering the late season of the year. During the past week there has been a steady increase in the amount of apartment house work undertaken and although there is a slight decrease apparent in commercial building the improvement in speculative activity more than offsets the insignificant loss. Builders are generally confident that the construction industry will be particularly favored during the coming year. All current signs point to a steady volume of high class building activity in 1923, and unless a shortage of materials or increased difficulties in the supply of materials prevents there is no reason why the record of this year should not be equalled if not surpassed.

During the past week the market for building materials has been unusually active. Demand for practically all materials is strong and prices in some lines are exhibiting a marked tendency to advance. The market for common brick is a notable example, as this commodity has sharply advanced during the past week, and the demand is seemingly increasing. Lumber, steel, cement, lime and other building essentials are all being ordered in good volume and local dealers anticipate a steady flow of business while the good weather continues.

**Common Brick**—The outstanding feature of the New York wholesale brick market this week was the sharp advance in price. Common brick prices went up about \$2 a thousand and the demand seems to be increasing. Brooklyn, with its renewal of apartment house activity on a large scale, is the greatest source of buying activity and likely to continue its present position for some time to come. Practically all of the Hudson River manufacturers have a fair quantity of common brick on hand, ready for shipment, while others are somewhat pinched for coal to burn their remaining green brick. It was reported this week that there is considerable ice in the river above Kingston, and as a consequence manufacturers are making haste to get their product into the market before navigation is closed for the winter.

**Summary**—Transactions in the North River brick market for the week ending Thursday, December 14, 1922. Condition of market: Demand increasing; prices advancing sharply. Quotations: Hudson Rivers, \$17 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 50; sales, 36. Distribution: Manhattan, 11; Bronx, 2; Brooklyn, 18; New Jersey points, 5. Remaining un-

sold in the New York wholesale market, 28.

**Lumber**—Although the last month of the year is generally an exceedingly dull season in the lumber market the current month has been unusually active in both wholesale and retail departments of trade. Demand from building sources is holding up remarkably and there is every indication that buyers will continue making heavy demands upon local retail stocks throughout the winter months. The New York wholesale lumber market is reflecting the demands from the retail trade and

dealers have had very little to complain of regarding the volume of business booked. Manufacturers of lumber are slowly catching up with their orders and although railroad freight transportation is still responsible for serious delays lumber is coming into this district in adequate volume to supply all immediate requirements. The dealers have not been able to regulate stocks to any extent, but this is not important at present as the market is nearing the annual inventory season and it is not desirable to have too much on hand. Prices are very firm.

## BUILDING COMMODITY PRICES

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

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

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

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

Hudson River best grades...\$17.00 to \$18.00  
 Raritan ..... — to —  
 Second-hand brick, per load  
 of 3,000, delivered.....\$47.00 to —

**Face Brick**—Delivered on job in New York:

Rough Red .....\$42.00 to —  
 Smooth Red ..... 42.00 to —  
 Rough Buff ..... 45.00 to —  
 Smooth Buff ..... 45.00 to —  
 Rough Gray ..... 50.00 to —  
 Smooth Gray ..... 50.00 to —  
 Colonials ..... 47.00 to —

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

Domestic Portland cement, per bbl. \$3.20  
 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 .....\$11.00 per 1,000

**Lime**—

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

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

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

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

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

**Plaster**—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

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

Rebate for returned bags. 15c. per bag

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

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

**Plaster Blocks**—

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

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

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**VULCAN SMOOTHTOP**  
 COMPACT CABINET GAS RANGE

The smooth, enclosed top retains heat usually wasted, prevents tipping of pans, keeps grease from burners and makes cooking more comfortable and convenient. Though with greater cooking capacity less space is required. Gracefully designed. Finely finished. It's a beauty in every way and is just as good as it looks. But remember! You cannot get Smoothtop results by placing a solid top on your range. There is only one Smoothtop, and that is scientifically constructed for this purpose. It's the **VULCAN**. See the interesting Smoothtop demonstration of three vessels steaming with but one burner range.

**AT ANY GAS OFFICE**  
In or out of State  
 WM. M. CRANE CO., 16-20 W. 32d St., New York City



# MATERIALS AND SUPPLIES

**Structural Steel**—The market for structural steel is showing considerable strength for this season of the year, due largely to the large amount of new construction which continues to be released from day to day. Several important operations have been placed on the active list within the past week and the plans for others, that will be announced shortly, are nearing completion. New inquiry has been excellent and fabricators are generally well satisfied with the prospects for the early part of 1923. Shape prices are slightly easier than they have been when

quotations are being made on future shipments but immediate deliveries still call for a slight premium over the market. There is a corresponding softening in prices on fabricated material but not to an extent that will affect construction costs in any marked degree.

**Builders' Hardware**—Although the season is late the demand for builders' hardware continues and there is little indication of a drop in buying activity while the prevailing activity in the construction industry is maintained. The most important factor in the demand at present is the

large volume of apartment house construction in progress and the prospects for a considerable amount in addition soon to be started. Local stocks are somewhat better than they were, but at that are far from complete and some delays are being experienced by purchasers. Prices are well sustained and not likely to be reduced for a while.

**Electrical Supplies**—Business in the electrical line has been excellent all autumn, and both manufacturers and dealers are confident that the demand for electrical goods will continue for some time to come. Sales of wiring materials are good and there are strong indications of increased demand within the next few months, as there is such a large volume of active building construction. Several important power projects and considerable alteration and repair work for large industrial corporations has created a feeling of confidence in the electrical trade. The holiday demand for appliances and radio equipment is another important market factor at the present time and one of the outstanding reasons for the current buying activity. Prices are steady and stocks are adequate.

**Cast Iron Pipe**—Only unimportant changes have occurred in the market for this commodity. Demand continues brisk and there is every current indication of an exceptionally busy season ahead for pipe manufacturers. During the past week several large buyers have come into the market with their early spring requirements and there is a prospect of a large volume of business next year from municipal sources. Deliveries are still considerable delayed owing to the railroad freight congestion and car shortage, but early improvement is anticipated. Prices are very firm but unchanged.

**Reinforcing Bars**—The market for concrete reinforcing bars has been somewhat slow during the past week. Bookings have been light and although there is some new inquiry, it is not likely to develop into actual orders for some weeks to come. Plans are in progress for several jobs of good size in which concrete will be extensively used, but these may not be released for bids until after the first of the year.

**Nails**—Demand for nails continues active and there is considerable scarcity in the supply especially for wire nails in kegs. Prices vary somewhat due to the speculative tone of the market. New York quotations range from \$3.75 to \$3.90 base per keg, on wire nails and from \$4.10 to \$4.20 per keg on cut nails.

## IN THE METROPOLITAN MARKETS

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

27x48x½ in.	.....	\$0.34	each
22x36x¼ in.	.....	0.20	each
22x36x½ in.	.....	0.22	each
22x36x¾ in.	.....	0.28	each

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

**White Sand**—  
Delivered in Manhattan.... \$4.50 per cu. yd.

**Broken Stone**—  
1½-in., Manhattan delivery. \$4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.  
¾-in., Manhattan delivery.. 4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.

**Building Stone**—

Indiana limestone, per cu. ft.	.....	\$1.67
Kentucky limestone, per cu. ft.	.....	2.20
Briar Hill sandstone, per cu. ft.	.....	1.60
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.60
North River bluestone, per cu. ft.	.....	1.80
Longmeadow Brown Stone.....	.....	2.11
seam face granite, per sq. ft.	.....	1.70
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

**Structural Steel**—  
Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	2.34c. to —
Beams and channels over 14 in.	.....	2.34c. to —
Angles, 3x2 to 6x3.....	.....	2.34c. to —
Zees and tees.....	.....	2.34c. to —

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

3x4 to 14x14, 10 to 20 ft.	.....	\$47.00 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 car goes, narrow (delivered)	.....	30.00 to 32.00
Wide cargoes.....	.....	32.00 to 38.00
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.....	.....	87.00 to —
Yellow pine No. 1 common flat	.....	61.00 to —
N. C. pine flooring Norfolks	.....	71.00 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 \$0.95  
Less than 5 bbls..... 0.95 to 0.93

**Turpentine**—  
Turpentines ..... \$1.35 to —



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## CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

### Manhattan

#### FACTORIES AND WAREHOUSES.

**180TH ST.**—Maximilian Zipkes, 25 West 43d st, has plans in progress for a 2-sty brick and limestone warehouse, 25x100 ft, with store, at the southwest corner of 180th st and Amsterdam avs, for C. D. Greenbaum, 4198 Broadway, owner. Cost, \$25,000. Architect will take bids on general contract about December 20.

#### STABLES AND GARAGES.

**BROADWAY.**—Missac Thompson, 189 Montague st, Brooklyn, has preliminary plans in progress for a 2-sty brick garage, 100x100 ft, with service station, at the northwest corner of Broadway and 129th st, for a corporation now forming, owner, care of architect. Cost,

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

**GRAND AV.**—Margon & Glaser, 2804 3d av, have plans in progress for a 5-sty brick and limestone apartment house, 50x100 ft, on the west side of Grand av, 150 ft south of 180th st, for Robson Realty Co., J. Klarman, president, 2804 Third av, owner. Cost, \$100,000.

**GRAND CONCOURSE.**—Springsteen & Goldhammer, 32 Union sq, have been retained to prepare plans for two 5-sty brick apartments, 50x100 ft each, at the Grand Concourse and 179th st, for Brodsky & Klosk, 355 East 149th st, owner and builder. Cost, \$250,000.

**206TH ST.**—Chas. Schaefer, Jr., 394 East 150th st, has plans in progress for a 5-sty brick and limestone apartment house, 100x85 ft, in the north side of 206th st, 214 ft west of Perry av, for Frank McNulty, Bergen Bldg., Tremont & Crotona avs, owner. Cost, \$150,000.

**GRAND CONCOURSE.**—Chas. Schaefer, 394 East 150th st, has plans in progress for a 6-sty brick and limestone apartment house, 140x98x130 ft, at the northeast corner of Grand Concourse and 173d st, for Grolier Bldg. Corp., 509 Willis av, owner. Cost, \$300,000. Owner will take bids on separate contracts about December 30.

#### BANKS.

**TREMONT AV.**—Bertram Cunningham, 565 5th av, has been retained to prepare plans for a 2-sty stone bank building, 50x100 ft, at the southeast corner of Tremont and Washington avs, for Bronx Borough Bank, Dr. C. A. Becker, president, 440 Tremont av, owner. Cost, \$100,000.

#### SCHOOLS AND COLLEGES.

**SOUND VIEW AV.**—Comes, Perry & McMullin, Renshaw Bldg., Pittsburg, have plans in progress for a 2-sty brick and limestone school, 60x120 ft, on the north side of Sound View av, near Randall av, for Holy Cross R. C. Church, Rev. Father Kelly, pastor, 406 Sound View av, owner.

#### STABLES AND GARAGES.

**164TH ST.**—Wm. Shary, 41 Union sq, has completed plans for a 1-sty brick garage, 77x200 ft, in the north side of 164th st, 183 ft west of 3d av, for Isidor Langner, Langner Holding Corp., 406 East 149th st, owner and builder.

**SOUTHERN BLVD.**—John De Hart, 1039 Fox st, has completed plans for a 1-sty brick garage, 150x100 ft, on the east side of Southern Blvd, 221 ft south of 149th st, for Jacob Zimmerman, care U. S. Realty Co., 111 Broadway, owner and builder. Cost, \$50,000.

**HUNTS POINT AV.**—Plans have been prepared privately for a 1-sty brick and stone garage, 112x110 ft, irregular, on Hunts Point av, 150 ft south of Oak Point av, for M. Jos. Harrison, 110 East 31st st, owner. Cost, \$25,000. Architect will take bids on general contract and separate contracts in April.

**JEROME AV.**—Wm. Shary, 41 Union sq, has preliminary plans in progress for a 1-sty brick garage, 76x242 ft, on the east side of Jerome av, 282 ft south of Tremont av, for Burnside Avenue Realty Corp., Augustus K. Kountz, 14 S. Broadway, owner and builder. Cost, \$35,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

**PRESIDENT ST.**—Margon & Glaser, 2804 3d av, have plans in progress for a 4-sty brick and limestone apartment house, 75x131 ft, in the south side of President st, 350 ft east of Franklin av, for Park Land Co., 260 Broadway, owner. Cost, \$120,000.

**FRANKLIN AV.**—Chas. B. Meyers, 31 Union sq, Manhattan, has plans in progress for two 6-sty brick and steel apartment houses, approximately 110x110 ft each, at the southwest corner of Franklin av and Eastern Parkway, for Wolfman Co., Inc., 1043 Pacific st, owner and builder.

**SCHENECTADY AV.**—Shampan & Shampan, 188 Montague st, have plans in progress for a 4-sty brick apartment, 120x105 ft, at the northwest corner of Schenectady av and Carroll st, for King Carroll Bldg. Corp., owner and builder, care of architect. Cost, \$200,000.

**STERLING PL.**—Gronenberg & Leuchtag, 450 4th av, Manhattan, have plans in progress for three 4-sty brick and limestone apartments, 78x20 ft each, on the south side of Sterling pl, 100 ft west of Rochester av, for Shuro & Kaplin, 446 St. Johns pl, owner and builder. Cost, \$125,000 each.

#### CHURCHES.

**95TH ST.**—Emil G. Perrot, 233 Broadway, Manhattan, has plans in progress for a 1-sty brick church, 50x150 ft, at 95th st and 4th av, for St. Patrick's R. C. Church, owner, care of architect. Architect will take bids about January 1.

#### DWELLINGS.

**22D ST.**—R. T. Schaefer, 1543 Flatbush av, has been retained to prepare plans for fifty-five contemplated 2-sty frame and stucco dwellings, 20x64 ft, in East 22d and 23d sts and Avenue U, for Lezberrn Bldg. Corp., Samuel Bernstein, president, 2042 Douglas st, owner and builder. Cost, \$400,000.

#### STORES, OFFICES AND LOFTS.

**KINGS HIGHWAY.**—S. Gardstein, 44 Court st, has completed plans for a 2-sty brick store and office building, 108x56 ft, at the southeast corner of Kings Highway and Coney Island av, for Reva B. Kornblum, 26 Court st, owner and builder. Cost, \$50,000.

### Queens

#### APARTMENTS, FLATS AND TENEMENTS.

**FLUSHING, N. Y.**—S. E. Gage, 120 East 59th st, Manhattan, has plans in progress for a 5-sty brick apartment of irregular dimensions, at Flushing, for B. E. Bunting, owner, care of Harvard Club, 27 West 44th st, Manhattan. Cost, \$750,000.

### Nassau

#### CHURCHES.

**BALDWIN, N. Y.**—Stoyan N. Karastoyanoff, 237 West 14th st, Manhattan, has plans in progress for a 2-sty brick or hollow tile block and stucco church, 35x72 ft, at Forrest and Grand avs, Baldwin, for St. Peter's Lutheran Church, Rev. G. Chas. Goering, pastor, 26 S. Grand av, Baldwin, owner. Architect will take bids on general contract.

#### DWELLINGS.

**LAWRENCE, N. Y.**—Henry Otis Chapman, 334 5th av, Manhattan, has preliminary plans in progress for a 2½-sty frame and shingle dwelling, 52x28 ft, with garage, at Lawrence,

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for Mrs. John Meyerport, owner, care of architect. Cost, \$50,000.

### Westchester

#### APARTMENTS, FLATS AND TENEMENTS.

**BRONXVILLE, N. Y.**—Hector O. Hamilton, 342 Madison av, Manhattan, has completed plans for a 2-sty brick and stucco flat, 30x68 ft, on Holland av, 205 ft south of Allerton av, Bronxville, for Michael Di Monna, 350 Broadway, Manhattan, owner and builder. Cost, \$80,000.

#### DWELLINGS.

**NEW ROCHELLE, N. Y.**—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2½-sty frame & brick dwelling, 45x30 ft, on Broadview av, New Rochelle, for Thos. W. Gotti, 103 Washington av, New Rochelle, owner and builder. Cost, \$20,000.

**NEW ROCHELLE, N. Y.**—Lawrence M. Leeb, 57 Lawton st, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 28x43 ft, on Muir pl, New Rochelle, for Milton W. Alexander, 280 Garden av, Mt. Vernon, owner. Cost, \$18,000.

**NEW ROCHELLE, N. Y.**—Plans have been prepared privately for a 2-sty frame dwelling, 38x28 ft, with garage, on Clinton av, New Rochelle, for Chas. S. Jordan, 81 Center av, New Rochelle, owner and builder. Cost, \$10,500.

**SCARBOROUGH, N. Y.**—Patterson King Corp., 452 Lexington av, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling at Scarborough, for Earl E. Beyer, care Hallgarten Co., 40 Pine st, Manhattan, owner. Cost, \$28,000. Architect will take bids on separate contracts about January 1.

**YONKERS, N. Y.**—H. Lansing Quick, 18 S. Broadway, Yonkers, has completed plans for a 2½-sty frame and clapboard dwelling, 30x40 ft, on Shonnard Terrace, Yonkers, for R. Bigelow Lockwood, 49 Shonnard pl, Yonkers, owner. Cost, \$15,000.

**MT. VERNON, N. Y.**—Clarence J. J. Wolf, 26 East 1st st, Mt. Vernon, has plans in progress for a 2½-sty frame & stucco dwelling, 26x50 ft, on Highland av, Mt. Vernon, for Bruno Do Raffelle, 150 S. 5th av, Mt. Vernon, owner and builder. Cost, \$15,000.

**BRONXVILLE, N. Y.**—Harrie T. Lindeberg, 2 West 49th st, Manhattan, has completed plans for a 2½-sty stone and hollow tile dwelling, 140x50 ft, at Bronxville for Francis L. Wurzburg, 19 West 44th st, Manhattan, owner.

**PORTCHESTER, N. Y.**—Harry F. Mertz, Elizabeth st, Portchester, has completed plans for a 2-sty frame and stucco dwelling, 30x30 ft, 16x16 ft, on Hawthorne av, Portchester, for William Rapp, Hawthorne av, Portchester, owner and builder. Cost, \$19,000.

**MT. VERNON, N. Y.**—Arthur J. Benline, 361 S. 6th av, Mt. Vernon, has completed plans for a 2-sty brick dwelling at Mt. Vernon for Mrs. Louisa Manna, 350 S. 8th av, Mt. Vernon, owner. Cost, \$16,000.

**SCARSDALE, N. Y.**—Wm. F. Thompson, 342 Madison av, Manhattan, has plans in progress for a 2½-sty stucco on frame dwelling on Madison rd, Scarsdale, for Gude Realty Co.—Lewis P. Fish, president—Tuckahoe rd, Scarsdale, owner and builder. Cost, \$15,000. Owner will take bids on separate contracts shortly.

**YONKERS, N. Y.**—G. H. Chamberlain and Anthony Fairbrooke, 18 S. Broadway, Yonkers, have plans in progress for a 2½-sty brick and frame dwelling, 33x70 ft, on Hudson terrace, Yonkers, for Philip Seaman, Hudson terrace, Yonkers, owner. Cost, \$25,000.

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**YONKERS, N. Y.**—G. H. Chamberlain and Anthony Fairbrooke, 18 S. Broadway, Yonkers, have plans in progress for a 2½-sty brick and frame dwelling, 32x47 ft, on Hudson terrace for Mrs. Frank Seaman, Hudson terrace, Yonkers, owner. Cost, \$20,000. Architect will take bids on general contract.

**MT. VERNON, N. Y.**—Plans have been prepared privately for a 2-sty frame and clapboard dwelling, 33x29 ft, at 340 Rich av. Mt. Vernon, for Gramatan Homes, Inc., 154 East 1st st, Mt. Vernon, owner and builder. Cost, \$8,000.

**LARCHMONT, N. Y.**—Chas. T. Oakley, 80 Union av, Mamaroneck, has plans in progress for a 2½-sty frame and shingle dwelling, 30x40 ft, on Beach av. Larchmont, for Munroe Stiner, 7718 3d av, Brooklyn, owner and builder. Cost, \$15,000.

**SCARSDALE, N. Y.**—E. Randal Henderson, Depot sq, White Plains, has been retained to prepare plans for a 2½-sty frame and clapboard dwelling, 40x25 ft, on Fenimore rd, Scarsdale, for Mrs. Constance Grenet, 3 Ross st, White Plains, owner. Architect will take bids on general contract in January or February.

**HASTINGS-ON-HUDSON, N. Y.**—Wm. Heapy and R. W. Ostrander, Proctor Bldg., Yonkers, have completed plans for a 2½-sty frame and shingle dwelling, 28x38 ft, at Riverview Manor, Hastings-on-Hudson, for Miss Laro C. Snider, South Drive, Riverview Manor, Hastings, owner. Cost, \$12,000. Owner will take bids on general contract about February 1.

**STORES, OFFICES AND LOFTS.**

**YONKERS, N. Y.**—Wm. P. Katz, 2 Hudson st, Yonkers, has completed plans for a 1-sty brick and terra cotta showroom, 32x60 ft, at 309 Broadway, Yonkers, for J. B. Foster, 298 So. Broadway, Yonkers, owner. Cost, \$25,000.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**

**WEST NEW YORK, N. J.**—A. De Baola, 106 18th st, West New York, has completed plans for a 4-sty brick apartment, 50x71 ft, at 42-44 20th st, West New York, for Alexander Giarini, 41 22d st, West New York, owner and builder. Cost, \$45,000.

**JERSEY CITY, N. J.**—Kelly & Cowan, Trust Co. of New Jersey Bldg., Bergen and Sip avs, Jersey City, have plans nearing completion for a 4-sty brick and limestone apartment, 50x84 ft, at Van Wagner av and Broadway, Jersey City, for P. Masi, 341 5th st, Jersey City, owner and builder. Cost, \$75,000.

**WEST NEW YORK, N. J.**—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for a 4-sty brick apartment, 35x84 ft, at 636 Monroe st, West New York, for M. Levine, owner and builder, at site. Cost, \$45,000.

**EAST NEW YORK, N. J.**—Ed. V. Warren, Essex Bldg., Newark, has plans in progress for a 4-sty brick and limestone apartment, 104x128 ft, at 72 Harrison st, East Orange, for Altshuer & Cohen, 17 Treacy av, Newark, owner and builder. Cost, \$300,000. Owner will soon take bids on separate contracts.

**BAYONNE, N. J.**—Harry Adelman, 494 Broadway, Bayonne, has completed plans for a 3-sty brick apartment, 35x90 ft, at 31st st and Boulevard, Bayonne, for Harry Halperin, 121 West 30th st, Bayonne, owner and builder. Cost, \$45,000.

**CHURCHES.**

**EAST RUTHERFORD, N. J.**—Abram Preiskel, Playhouse Bldg., Passaic, has completed plans for a 1-sty & basement, terra cotta & brick synagogue, 65x40 ft, at the northwest corner of Park & Main avs, East Rutherford, for So. Bergen Hebrew Institute—Rudolph Baker, president—East Rutherford, owner and builder. Cost, \$30,000.

**NEWARK, N. J.**—Wm. T. Fanning, Colt Bldg., Paterson, has plans in progress for a 1-sty & basement, brick & stone church, 50x68 ft, at Newark, for St. Rose of Lima R C Church—Rev. Father Thos. J. Martin, pastor—Warren & Gray sts, Newark, owner. Cost, \$50,000. Bids will not be advertised for until June, 1923.

**CLIFTON, N. J.**—Greydanus & Keps, 112 Ellison st, Paterson, have been retained to prepare plans for a 1-sty frame church at 191-197 Heledon av, Clifton, for Bethel Christian Reformed Church, Rev. H. Bouma, rector, Clifton, owner.

**MONTCLAIR, N. J.**—Bernhardt F. Muller, 527 5th av, Manhattan, has plans in progress for a 1-sty stone and brick church, 64x100 ft, at Fullerton av and The Crescent, Montclair, for First Church of Christ Scientist, Montclair, owner. Cost, \$225,000. Architect will take bids on general contract about March 15.

**DWELLINGS.**

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 2-sty frame and clapboard dwellings, 22x62 ft, at 533-535 So. 16th st, Newark, for Max Rosenberg, 841 So. 18th st, Newark, owner and builder. Cost, \$10,000 each.

**NUTLEY, N. J.**—Armstrong & De Gellecke, 122 East 25th st, Manhattan, have plans in progress for a 2½-sty frame and stucco dwell-

ing, 26x43 ft, with garage, at Nutley av and Niron pl, Nutley, for Mrs. C. L. Monthersere, owner, care of architect. Architect will take bids on general contract about November 27.

**NEWARK, N. J.**—Nathan Siegler, 164 Market st, Newark, has completed plans for four 2½-sty frame clapboard and shingle dwellings, 22x59 ft, at 59-65 Wolcott terrace, Newark, for Jacob Ring, 243 Scheerere av, Newark, owner and builder. Cost, \$10,000 each.

**SOUTH ORANGE, N. J.**—B. Halstead Shepard, 564 Main st, East Orange, has plans nearing completion for a 2½-sty brick and shingle dwelling, 32x32 ft, on Melrose pl, South Orange, for H. R. Bauer, Main and Harrison sts, East Orange, owner. Cost, \$16,000. Architect will take bids on separate contracts about December 21.

**BLOOMFIELD, N. J.**—Fred Pierson, 160 Bloomfield av, Bloomfield, has completed plans for twenty 2½-sty frame dwellings, 22x50, in Grove st, near Bloomfield av, Bloomfield, for Hyman and Isador White, 69 Grove st, Bloomfield, owner and builder. Cost, \$7,000 each.

**MONTCLAIR, N. J.**—John E. Baker, 109 Orange rd, Montclair, has plans in progress for a 2½-sty stone, frame & stucco on metal lath dwelling, 30x40 ft, with garage, on Cambridge rd, Montclair, for H. Moser, owner, care of architect. Cost, \$20,000.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—E. S. Richards, 207 Market st, Newark, has plans in progress for a 1-sty brick and concrete factory, 80x100 ft, at Avenue A & Poinier st, Newark, for Reliable Box & Lumber Co., 281-289 Badger av, Newark, owner. Cost, \$25,000.

**CONTRACTS AWARDED.**

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

**DWELLINGS.**

**MANHATTAN.**—Hughes & Hughes, 342 West 42d st, have the general contract for alterations to the 5-sty brick dwelling, 20x80 ft, at 35 East 63d st, for owner, care of architect, from plans by A. Wallace McCrea, 27 East 40th st, architect. Cost, \$20,000.

**MANHATTAN.**—Sullivan Construction Co., 140 William st, has the general contract for a 2-sty brick dwelling, 70x30 ft, on the Claffin Estate, 197th st, for Lion Vogel, 148 West 54th st, owner, from plans by M. Jos. Harrison, 110 East 31st st, architect. Cost, \$25,000.

**WHITE PLAINS, N. Y.**—Geo. Tuttle, 45 Church st, White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 46x40 ft, irregular, on Fisher av, White Plains, for H. J. Parhan, owner, care of architect, from plans by E. Randal Henderson, Depot sq., White Plains, architect. Cost, \$17,500.

**PELHAM MANOR, N. Y.**—Otto Ludke, Port Washington, has the general contract for a 3-sty rubble stone and hollow tile dwelling, with garage, on Heywood rd, to Cliff pl, Pelham Manor, for Raymond W. Storm, 545 East 71st st, Manhattan, owner, from plans by Wm. H. Gompert, 171 Madison av, Manhattan, architect.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—H. H. Oddie, Inc., 130 E 44th st, has the general contract for an 8-sty brick

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and limestone office and cold storage building, 83x100 ft, at the southeast corner of 30th st and 8th av, for Revillon Freres Co., 670 5th av, owner, from plans by Gross & Gross, 681 5th av, architects. Cost, \$250,000. Structural engineer, H. G. Balcom, 10 East 47th st. Steam and electrical engineer, Clark, MacMullen & Riley, 101 Park av.

RIDGEWOOD, N. Y.—John Auer, 648 Lexington av, Brooklyn, has the general contract for an addition to the 1-sty brick warehouse, 143-146 ft, at the northwest corner of Metropolitan av, 258 ft west of Flushing av, Ridgewood, for H. C. Haheck Co., Inc., owner, on premises, from plans by Koch & Wagner, 32 Court st, Brooklyn, architects. Cost, \$50,000.

#### STABLES AND GARAGES.

MANHATTAN.—Geo. A. Dugan, 200 5th av, has the general contract for a 1-sty brick and limestone garage, 164x126 ft, in the south side of East 102d st, near Exterior st, for owner, care of general contractor, from plans prepared privately. Cost, \$85,000.

#### STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Frank Schmieder, 514 Jersey av, Elizabeth, has the general contract for an addition to the 2-sty brick store and office building, 78x100 ft, at 253-255 N. Broad st, Elizabeth, for Gilhooley & Bender, 251 N. Broad st, Elizabeth, owner, from plans by Anderson & Dymock, 251 N. Broad st, Elizabeth, architects. Cost, \$40,000.

#### MISCELLANEOUS.

WHITE PLAINS, N. Y.—Frank Goble, 49 Brookfield st, White Plains, has the general contract for a 1-sty brick gymnasium building at Bloomingdale Hospital, White Plains, for Society of the New York Hospital for the Insane, owner, care of architect, from plans by Grosvenor Atterbury, 139 East 53d st, Manhattan, architect. Cost, \$75,000.

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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

52D ST, 154-58 E, 9-sty bk apt, 65x83, slag rf; \$315,000; (o) 150 E 52d St, 342 Madison av; (a) Schwartz & Gross, 347 5 av (636).

FT. GEORGE AV, 678-82, 5-sty bk apt, 125x60, slag rf; \$150,000; (o) Agreeable Realty Corp., 220 Bway; (a) Gronenberg & Leuchtag, 450 4 av (632).

FT. GEORGE AV, 672-76, 5-sty bk apt, 133x61, slag rf; \$150,000; (o) Agreeable Realty Corp., 220 Bway; (a) Gronenberg & Leuchtag, 450 4 av (631).

#### DWELLINGS.

FT. CHARLES PL, 27, 2-sty bk dwg & garage, 21x50, tar & gravel rf; \$12,000; (o) May J. McKenna, 131 W 90; (a) Joseph McParlan, 213 St. Ann's av (640).

#### HOTELS.

100TH ST, 238-52 W, 14-sty bk hotel, 40x217, slag & copper rf; \$750,000; (o) Morris White Holding Co., 2637 Bway; (a) Chas. B. Meyers, 31 Union sq (639).

#### STABLES AND GARAGES.

AMSTERDAM AV, 120-34, 1-sty steel garage, 17x17; \$450; steel roof; (o) Consolidated Gas Co., 130 E 15; (a) Geo. Guerin, 670 President (637).

#### STORES, OFFICES AND LOFTS.

ELDRIDGE ST, 39-41, 7-sty f. p. bk str & factory, 50x96, slag rf; \$200,000; (o) Kulok Realty Corp., 39 Eldridge; (a) Sommerfeld & Steckler, 31 Union sq (635).

3D AV, 1896-98, 2-sty bk str, 50x100, plastic slate rf; \$35,000; (o) Estate of Thos. Barret, 500 Broome; (a) Saml. Cohen, 45 W 57th (633).

#### STORES AND TENEMENTS.

BROADWAY, 4056-62, 6-sty bk str & apt, 94x100; plastic slate rf; \$125,000; (o) 171st St & Broadway Corp., 66 Bway; (a) Springsteen & Goldhammer, 32 Union sq (634).

#### MISCELLANEOUS.

47TH ST, 303-9 E, 6-sty bk milk station, tar & gravel rf, 100x100; \$150,000; (o) Walker Gordon Laboratory Co., 501 Madison av; (a) McKenzie, Voorhees & Gmelin, 342 Madison av (638).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

GRANT AV, s w c McClellan, 6-sty bk tnt, 90x81.1, tar & gravel rf; \$150,000; (o) West 190th St. Corp., Chas. Schlessinger, 540 Bergen av, pres.; (a) Meisner & Uffner, 501 E Tremont av (3227).

FEATHERBED LA, s s, from Shakespeare av to Nelson av, 6-tsy bk tnt, 139.72x127, slag rf; \$300,000; (o) 1551 Shakespeare Av Corp., 1450 Shakespeare av; (a) Goldner & Goldner, 47 W 42 (3235).

GRAND CONCOURSE, s e c 197th, 5-sty bk tnt, 58.1x81, slag rf; \$70,000; (o) Walters Hldg. Co., Samuel Silverberg, 990 Leggett av, pres.; (a) Chas. Kreyenberg, 2534 Marion av (3237).

MORRIS AV, n w c 184th, 5-sty bk tnt, 85.1x70, slag rf; \$90,000; (o) Proseon Realty Co., John Bell, on prem, pres.; (a) Chas. Kreyenberg, 2534 Marion av (3236).

#### DWELLINGS.

235TH ST, s s, 330 w White Plains av, four 2-sty bk dwgs, 21x55, rubberoid rf; \$48,000; (o) Daniel Houlihan & Sons, 2889 Bainbridge av; (a) Chas. Schaefer, Jr., 394 E 150 (3223).

ADEE AV, n s, 201 w Tiemann av, 2½-sty fr dwg, 20x30, rubberoid rf; \$5,000; (o) John Molner, 246 E 35; (a) E. R. Kane, 761 Home (3226).

ASTOR AV, n s, 75 e Tenton av, 2½-sty fr dwg, 19x30, rubberoid rf; \$6,000; (o) Chas. Rose, 1507 Lexington av; (a) Boston Bldg Co., 1885 Boston rd (3224).

BEACH AV, w s, 150.1 n 172d, 2-sty bk dwg, 21x48, plastic slate rf; \$10,000; (o) Antonio & Rosaria Scubano, 304 E 24; (a) Fredk. Salvini, 108 E 125 (3220).

CRUGER AV, e s, 129 n Arnov av, seven 2-sty bk dwg & garages, 21x55, slag rf; \$70,000; (o) M. Sommartano & Sons, 2240 Cruger av; (a) Moore & Landsiedel, 3 av & 148th (3221).

PILGRIM AV, e s, 113.1 s Morris Park av, two 2-sty bk dwgs, 21x62, slag rf; \$20,000; (o) Gaetano C. Piscocone, 333 W 17; (a) V. Petrone, 67 W 44 (3222).

POWELL AV, n s, 241.1 e Pugsley av, 2-sty fr dwg, 21x55, plastic slate rf; \$12,000; (o) Dunsky & Staberman, 550 Pine, Bklyn; (a) A. Derrenbacher, 72 E 124 (3219).

REVERE AV, w s, 200 s Sampson, 1½-sty fr dwg, 19x40, rubberoid rf; \$3,000; (o) Geo.

T. Bernard, 1985 Boston rd; (a) E. R. Kane, 761 Home (3225).

COSTER ST, s w c Ryawa av, 1½-sty t. c. dwg, 21.6x37.10, asphalt shingle rf; \$5,000; (o) Julia Curtin, 855 Barry; (a) W. G. Faries, 1339 Bristow pl (3233).

BYRON AV, w s, 240 n 236th, 2-sty fr dwg, 17.1x66, asphalt shingle rf; \$13,000; (o) Haslem & Allen, 4327 Byron av; (a) Frank L. Glew, 729 E Gun Hill rd (3238).

MOSHOLU PARKWAY, n w c —, 2½-sty bk dwg, 38x70, & 2-sty bk dwg & garage, 22x24, Spanish tile rf; \$40,000; (o) Annie Weng, 946 E 181; (a) Burke & Olsen, 32 Court, Bklyn (3229).

SACKETT AV, n s, 78.12 e Yates av, 2-sty bk dwg, 20.8x58, Spanish tile rf; \$8,000; (o) Thos. Behan, 454 W 47; (a) Burke & Olsen, 32 Court, Bklyn (3230).

TAYLOR AV, s w c Wood av, 2-sty fr dwg, 22x48, rubberoid rf; \$10,000; (o) Wm. B. Killenberg, 1381 Taylor av; (a) Anton Pirner, 2069 Westchester av (3231).

VIRGINIA AV, w s, 228.8 s Gleason, 2-sty fr dwg, 22x55, plastic slate rf; \$9,500; (o) Jas. Brady, 507 10 av; (a) T. Anderson, 20 Homer Lee av, Jamaica, L. I. (3234).

#### STABLES AND GARAGES.

164TH ST, n s, 183 w 3 av, 1-sty bk garage, 77.5x200, tar & felt rf; \$25,000; (o) I. Langner Holding Corp., Isidor Langner, 406 E 149th, Pres; (a) Wm. Shary, 41 Union sq (3215).

219TH ST, e s, 130 e White Plains av, 1-sty bk garage, 20x20, slag rf; \$1,500; (o) Angio La Ponta, on prem; (a) F. W. Del Gaudio, 158 W 45 (3232).

PARKSIDE PL, n w c 205th, 1-sty bk garage, 130.3x132.7, rubberoid rf; \$30,000; (o) Elberson Realty Co., Simon Hess, 47 W 88, pres.; (a) Sidney Daub, 5 Beekman (3073).

WHITE PLAINS AV, e s, 495 n O'Brien av, 1-sty bk garage, 25x68, rubberoid rf; \$10,000; (o) Chas. & Lillian Keisel, 1027 Higgs Beach; (a) W. G. Faries, 1339 Bristow (3066).

#### STORES, OFFICES AND LOFTS.

ELTON AV, s e c 163d, 1-sty bk str, 35x26, rubberoid rf; \$4,000; (o) Guryian & Inbevalen, 486 E 163; (a) Robt. Kaplan, 575 Westchester av (3071).

#### MISCELLANEOUS.

161ST ST, n e c Grant av, 2-sty bk ice factory, 110x136.1, concrete rf; \$75,000; (o) Empire State Ice Co., 76 W Monroe st, Chicago Ill.; (a) Paul R. Henkel, 316 E 161 (3069).

### Brooklyn

#### DWELLINGS.

E 29TH ST, 479, e s, 20 n Foster av, 2-sty bk 1 fam dwg, 20x53; \$8,000; (o & a), same (17386).

E 29TH ST, 976-78, w s, 140 n Av J, 4-2-sty fr 2 fam dwgs, 18x54; \$28,000; (o) Steinberg Bldg Corp., 200 Nostrand av; (a) Glucroft & Glucroft, 729 Flushing av (17263).

E 29TH ST, 970-74, w s, 182.8 n Av J, 2-2-sty fr 2 fam dwgs, 18x54; \$14,000; (o & a) same (17264).

E 35TH ST, 224-6, ws, 160 n Snyder av, 2-2-sty 1 fam dwg, 16x40; \$10,000; (o) Leon Pas-cow, 3305 Church av; (a) Herman A. Weinstein, 375 Fulton st (17332).

E 35TH ST, 200-3, es, 340 n Snyder av, 2-2-sty 1 fam dwg, 16x40; \$10,000; (o) Leon Pas-cow, 3305 Church av; (a) Herman A. Weinstein, 375 Fulton st (17330).

52D ST, 1570-72, s s, 100 w 16 av, 2-sty fr 2 fam dwg, 27x57; \$10,000; (o) Morris Wolsk, 1414 54th; (a) Saml Gardstein, 44 Court st (17133).

52D ST, 2021-5, e s, 170 n Dahill rd, 2-sty fr 1 fam dwg, 20x35; \$10,000; (o) Kalman Altman, 1779 Pitkin av; (a) E. M. Adelson, 1778 Pitkin av (17168).

65TH ST, 1044-48, s s, 288 w 11 av, 2-2-sty bk 2 fam dwgs, 20x45; \$20,000; (o) Pasquale Secchia, 1180 75th; (a) Matthew W Del Gaudio, 158 W 45th, N. Y. (17157).

70TH ST, 1927-29, n s, 220 e 19 av, 2-2-sty bk 2 fam dwgs; \$18,000; (o) Gagliano Bros., 584 Union st; (a) S. L. Schwartz, 80 Maiden lane, N. Y. (17409).

80TH ST, 1409-71, n s, 100 w 15 av, 20-2-sty fr 1 fam dwgs, 18.2x26.2; \$80,000; (o) O. S. R. Co., 158 Remsen st; (a) Arthur M. Gaynor, 158 Remsen st (17568).

83D ST, 1162-70, s s, 120 w 12 av, 2-1½-sty fr 1 fam dwgs, 26.6x50.6; \$16,000; (o) Pasquale De Marti, 1318 64th; (a) Matthew W Del Gaudio, 158 W 45, N. Y. (17159).

81ST ST, 1161-69, n s, 120 w 12 av, 2-1½-sty fr 1 fam dwgs, 26.6x50.6; \$16,000; (o)



Nicholas Palermo, 1301 71st; (a) M. W. Del Gaudio, 158 W 45, N. Y. (17143).

E 94TH ST, 1350-52, w s, 170 s Av K, 2-2-sty fr 1 fam dwgs, 16x36; \$10,000; (o) Joseph Russell, 9317 Av L; (a) Gilbert I. Prowler, 367 Fulton st (17180).

E 95TH ST, 1472-8, s s, 80 w Av M, 3-2-sty fr 1 fam dwgs, 16x34; \$16,500; (o) John Weith, 1488 E 95th; (a) Anthony Kirchgessner, 213 St Nicholas av (17125).

AV L, 4901-3, n e c 49th, 2-2-sty fr 1 fam dwgs, 16x34; \$8,000; (o) J. E. Bastress, 391 Fulton st; (a) Wm. A. Lacerenzo, 16 Court st (17186).

AV L, 621-3, n w c Schenectady av, 2-2-sty fr 1 fam dwgs, 16x34; \$8,000; (o & a), same (17187).

FARRAGUT RD, 3324, s w c E 34th, 2-sty fr 1 fam dwg, 16x48; \$8,000; (o) Gus Svenson, 1079 E 39th; (a) R. T. Schaefer, 1543 Flatbush av (17190).

FARRAGUT RD, 3314-22, s s, 20 w E 34th, 4-2-sty fr 1 fam dwgs, 16x60; \$24,000; (o) Gus Svenson, 1079 E 39th; (a) R. T. Schaefer, 1543 Flatbush av (17204).

JAMAICA AV, 538-40, s s, 85.8 w Shepherd av, 2-2-sty bk 2 fam dwgs, 20x52; \$15,000; (o) Martin Mirabel, 316 Fountain av; (a) Chas. H. Pfaff, 524 Grand av (17436).

SCHENCK AV, 697-9, e s, 180 n Hegeman av, 2-2-sty fr 2 fam dwgs, 17x35; \$14,000; (o) Francisco Nastaso, 704 Schenck av; (a) Philip Sanfilippo, 181 Montrose av (17183).

SCHENECTADY AV, 923-5, e s, 200 n Snyder av, 2-2-sty fr 1 fam dwg, 13x57; \$12,000; (o) A. J. Igoe, 126 Stratford rd (17205).

SHEPHERD AV, 2, s w c Jamaica av, 2-sty bk 2 fam dwg, 29.3x55; \$7,500; (o) Martin Mirabel, 316 Fountain av; (a) Chas. H. Pfaff, 524 Grand av (17434).

SKILLMAN AV, 35, n s, 175 w Lorimer st, 2-sty bk 2 fam dwg, 25x38; \$8,000; (o) Rocco Tricarica, premises; (a) Laspia & Somerfeld, 525 Grand st (17327).

TROY AV, 933-7, e s, 100 n Snyder av, 2-sty bk 2 fam dwg, 20x55; \$10,000; (o) John Pironti, 508 Myrtle av; (a) Salvati & Le Inornik, 369 Fulton st (17350).

12TH AV, 5502, s w c 55th, 2-sty bk 2 fam dwg, 20.6x68; \$15,000; (o) Agress Berman Imp. Corp., 479 Jerome st; (a) Selig & Finkelstein, 44 Court (17570).

12TH AV, 5504-22, w s, 20.6 n 56th, 6-2-sty bk 2 fam dwgs, 20.6x68; \$90,000; (o & a) same (17571).

12TH AV, 5524, n w c 56th, 2-sty bk 2 fam dwg, 20.6x68; \$15,000; (o & a) same (17572).

15TH AV, 8006-20, w s, 25 s 80th, 5-2-sty fr 1 fam dwgs, 18x26; \$20,000; (o) O. S. R. Co., 158 Remsen st; (A) Arthur M. Gaynor, 165 Remsen st (17558).

21ST AV, 8116-18, w s, 38 n 82d, 2-sty fr 2 fam dwg, 25.6x66.6; \$10,000; (o) 83d St. Const. Co., 1941 83d; (a) Isaac Kallich, 2105 86th (17320).

**Queens**

**DWELLINGS.**

BEECHHURST.—Harbor rd, w s, 70 n Riverside dr, 2½-sty fr dwg, 47x50, shingle rf, 1 family, gas, steam heat; \$7,500; (o) J. C. Christesson, 61 Washington, Flushing; (a) S. J. McKenna, 73 W Bradford av, Flushing (14818).

CORONA.—35th st, w s, 118 s Polk av, 2-2-sty fr dwgs, 18x46, shingle rf, 1 family, elec, steam heat; \$8,000; (o) Jos. Troscher, 33 Davis, L. I. City; (a) Perry H. Woesthoff, 158 Nott av, L. I. City (14748-9).

HOWARD BEACH.—Thadford av, e s, 180 n Horsman av, 2-2-sty fr dwgs, 20x34, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) Hilderbrand & Allan, Howard Beach (14528-9).

JAMAICA SOUTH.—133d av, n w c 149th, 2-2-sty fr dwgs, 16x28, shingle rf, 1 family, gas, hot air heat; \$8,000; (o) Emil Auwarter, 34 Richmond, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (14772-3).

QUEENS.—213th st, w s, 218 n 91 av, 5-2-sty fr dwgs, 20x28, shingle rf, 1 family, gas, steam heat; \$22,500; (o) Woodhull Bldg. Corp., Reynolds av, New Hyde Park; (a) L. Danancher, 328 Fulton, Jamaica (14780-1-2-3-4).

QUEENS.—214th pl, w s, 96 n Jericho turnpike, 2-2-sty fr dwgs, 22x24, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Etesee Construction Co., 215 Montague, Bklyn; (a) L. Danancher, 328 Fulton, Jamaica (14794 to 14811).

QUEENS.—Sherwood av, s w c Hngo, 2-2-sty fr dwg, 16x34, shingle rf, 1 family, gas, hot air heat; \$10,000; (o) J. Fialkoski, Jamaica (14730-14731).

QUEENS.—Springfield rd, w s, 75 n Elm, 2-2½-sty fr dwg, 16x44, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Sophia Bauman, 117 Maspeth av, Maspeth (14768).

RICHMOND HILL.—126th st, e s, 92 n Liberty av, 7-2-sty fr dwgs, 16x26, tar & slag rf, 1 family, gas, steam heat; \$31,500; (o) Jara-show & Lewison, 2602 W Hughes, Ridgewood;

(a) Louis Danancher, 328 Fulton, Jamaica (14774-5-6-7).

WHITESTONE.—12th st, s s, 100 e 7 av, 3-2-sty fr dwgs, 22x50, shingle rf, 2 families, elec, steam heat; \$21,000; (o) Elibe Eng. Co., 12 W 14th, Whitestone; (a) A. Brandshaft, 12 W 14th, Whitestone (14764-5-6).

WOODHAVEN.—Nichols av, s s, 229 w Woodhaven av, & 213th st, w s, 378 n 91 av, 13-2-sty fr dwgs, 16x38, tar & slag rf, 1 family, gas, steam heat; \$52,000; (o) Lemmerman Bros., Inc., 766 Fresh Pond rd, Ridgewood; (a) L. Danancher, 328 Fulton, Jamaica (14785 to 14791).

**STORES AND DWELLINGS.**

JAMAICA.—Sutphin rd, e s, 61 s Fleming pl, 2-sty bk str & dwg, 20x72, tar & gravel rf, 2 families, elec, steam heat; \$10,500; (o) Carl Herman, 231 Sutphin rd, Jamaica; (a) Morris Bernard Adler, 236 W 55th, Manhattan (14763).

**Richmond**

PORT RICHMOND.—Homestead av, n s, 221 w Hiberton av, 1½-sty fr dwg, 24x24, shingle rf; \$4,700; (o) Gustav A. Gundersen, 488 Heberton av, Port Richmond; (a) B. Finkelson, 40 Cornell, Port Richmond (2352).

PORT RICHMOND.—Willowbrook rd, s s, 100 w Bradley av, 1½-sty fr dwg, 24x34, shingle rf; \$3,000; (o) Joseph Falcone, on premises (2312).

ROSEBANK.—Maryland av, n s, 386 e Bay st, 2½-sty fr dwg, 24x28, shingle rf; \$5,500; (o) Edward Miller, 17 Young st, Rosebank; (a) Albert Frohlin, 149 Vedder av, Port Richmond (2360).

WEST BRIGHTON.—DeKay st, s s, 50 e Davis av, 2½-sty fr dwg, 22x46, shingle rf; \$6,000; (o) Milton Leonard, 486 Henderson av, West Brighton (2345).

WEST NEW BRIGHTON.—Hardin av, e s, 100 s Raleigh av, 2-sty fr dwg, 20x26, shingle rf; \$4,500; (o) H. A. Kirkwood, 81 Cottage pl, Port Richmond; (a) H. W. Pelcher, Richmond av, Port Richmond (2339).

WEST NEW BRIGHTON.—Bement av, w s, 250 n Castleton av, 2½-sty fr dwg, 24x27, shingle rf; \$4,000; (o) Hannah Cullen, 34 N Burgher av, West Brighton; (a) Patrick Brennan, 472 Oakland av, New Brighton (2347).

WEST NEW BRIGHTON.—Prospect av, s w c Hoyt, 2-sty fr dwg, 24x27, shingle rf; \$4,000; (o) Hilner Ingebrenksen, on premises (2358).

**PLANS FILED FOR ALTERATIONS**

**Manhattan.**

BATTERY PL, 17, erect new pent house on 3-sty bk office bldg; \$12,000; (o) U. S. Realty & Impvt. Co., 111 Bway; (a) Arthur B. Miller, 140 Cedar (2313).

BROOME ST, 521-23, new conc piers & footings in basement in 7-sty bk storage bldg; \$3,000; (o) Camebrate Realty Co., 507 5 av; (a) John W. Schladitz, 117 W 63 (2306).

CANNON ST, 8, new fire escapes in 7-sty bk factory; \$1,000; (o) Wm. Tutler, 8 Cannon st; (a) Louis A. Sheinart, 194 Bowery (2293).

CHARLES ST, 11, install new bath & toilet in 4-sty bk dwg; \$4,000; (o) Bessie H. Leavy, 12 Charles; (a) Morris Strunsky, 57 Greenwich av (242).

CHRISTOPHER ST, 122, new w c & basin, partitions, metal ceiling, iron cornice in 5-sty bk str & apt; \$1,500; (o) B. Sbarboro, 14 Franklin; (a) M. Bernstein, 236 W 55 (2319).

CLINTON ST, 133, erect new bk wall, new partitions, new str fronts in 3-sty bk str & offices; \$2,500; (o) S. Sokalsky, 133 Clinton; (a) Jacob Fisher, 25 Av A (2926).

GREENWICH ST, 76, locating 22 conc foundations in 5-sty bk office bldg; \$2,000; (o) Babcock & Wilcox Co., 85 Liberty; (a) E. F. Jacobi, 85 Liberty (2447).

HANOVER ST, 6, alts consist of building new fire & burglar proof vault of reinforced conc in 8-sty bk bank; \$30,000; (o) Dominions Property Co., Inc., 16-18 Exchange pl (2924).

HOUSTON ST, 421 E, brick up & cut in new windows, remove & erect new partitions, new water closet in 3-sty bk dwg & str; \$2,000; (o) John A. Petri, 22 E 21; (a) Bruno W. Berger & Son, 121 Bible House (2443).

SPRING ST, 1, erect new mezzanine, new cage in 6-sty bk bank; \$5,000; (o) Commonwealth Bank, 1 Spring st; (a) Abell, Smalley & Myers, 220 W 42d (2289).

STANTON ST, 334, new opening in brick wall, new partitions in 6-sty bk warehouse; \$2,000; (o) Schwalberg & Donovotsky, 334 Stanton; (a) Jacob Fisher, 25 Av A (2318).

WALL ST, 54, erect new 3,500-gal. gravity tank on 9-sty bk office; \$2,500; (o) 54 Wall St. Corp., 54 Wall; (a) S. Rosenblum, 51 Chambers (2927).

WAVERLY PL, 182, new plbg fix & toilet installed in 3-sty bk dwg; \$2,500; (o) Max

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Strunsky, 236 W 70; (a) E. A. Lee, 12 E 44 (2441).

9TH ST, 22-28 w; extend stairs to rf in 11-sty bk mfg; \$2,000; (o) Stafford Bros., 342 Madison av; (a) Geo. E. Hornum, 405 Lexington av (2883).

15TH ST, 5-23 W, erect new 2-sty bk ext on 9-sty bk hospital; \$3,000; (o) N. Y. Hospital, 12 W 10th; (a) P. J. Murray, 141 W 40th (2930).

18TH ST, 112 e, new 1-sty rear extension; extend front to bldg line in 4-sty bk dwg; \$15,000; (o) John A. Lettino, 153 E 18th; (a) Alex. S. Hedman, 112 E 9th (2885).

20TH ST 122 W, remove stoop & show windows & reconstruct to new bldg line in 5-sty bk stores & tnt; \$1,200; (o) Mendel Schwartz, 118 E 28th; (a) Saml Cohen, 45 W 57th (2286).

21ST ST, 314 E, build new rear ext on 4-sty bk mfg bldg; \$10,000; (o) Lena Beckman, 126 Louisa st; (a) Saml Carner, 118 E 28th (2287).

21ST ST, 127 e; raise extension of rear bldg 1-sty & used as bay window on 4-sty bk dwg; \$1,000; (o) E. R. Hewitt, 127 E 21st; (a) Teehan & Vought, 102 E 30th (2882).

23D ST, 54 W, fire retard cellar ceiling, alter fire escape and install f. p. s. c. doors & windows in 6-sty bk factory; \$500; (o) Annie W. Gould, 230 W 53; (a) Gronenberg & Leuchtig, 450 4 av (2308).

28TH ST, 22-24 e; new elec elevators in 12-sty bk hotel; \$2,000; (o) Roy Realty Co., 22 E 29th; (a) Dietrich Wortmann, 116 Lexington av (2876).

34TH ST, 339 W, remove all encroachments in 4-sty bk dwg; \$10,000; (o) Kenyon Fortescue, care architect; (a) Geo. M. McCabe, 96 5 av (2294).

39TH ST, 117-121 w; existing pent house to be enlarged on 5-sty bk elec station; \$1,300; (o) N. Y. Edison Co., 130 E 15th; (a) Ernest M. Van Norden (2880).

39TH ST, 655 w; alter stable into garage in 1-sty bk stable; \$5,000; (o) Burns Bros., 50 Church st; (a) Cannara & Vinaro, 145 W 51st (2884).

42D ST, 29-33 W, new pent house on 17-sty bk office bldg; \$5,000; (o) Aeolian Co, 29 W 42; (a) A. W. Buell, 325 W 97 (2445).

47TH ST 32 W, remove partitions, stairs, new stairs & reset front steps in 4-sty stores & offices; \$1,000; (o) R. Guiterman, care Hotel Marie Antoinet, Bway & 61st; (a) N. Lander, 81 E 125th (2292).

47th St, 232 e; remove front & rear walls, remove stairs & new rear extension in 4-sty bk apt; \$6,000; (o) Elsa & Otto Fuchs, 767 3d av; (a) Otto Reissman, 174 4th av (2871).

51ST ST, 72 W, new 1-sty ext, str frt, new plbg & elec wk in 4-sty bk str & dwg; \$6,000; (o) Yetta Sterman, 72 W 51; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2305).

55TH ST, 15 W, new wood sash & corr iron roof with skylight in —; \$1,000; (o) George Backer, Inc, 295 5 av; (a) John W. Schladitz, 117 W 63 (2307).

60TH ST, 43 e; new rear extension in 5-sty bk dwg; \$2,200; (o) Chas. J. Donovan, 44 E 57th; (a) Elwood Hughes, 342 W 42d st (2879).

62D ST, 343 E, remove part of frt & rear wall, will be supported by steel girders in 3-sty bk tnt; \$500; (o) George J. Vogt, 1030 1 av; (a) John Ph. Voelker, 979 3 av (2309).

65TH ST, 37-43 w, 2-sty bk garage, 100x100, slag rf; \$50,000; (o) I. Randolph Jacobs; (a) Randolph H. Almeroty, 48 W 46th (619).

72D ST, 167 E, erect new partitions, new ext on 5-sty bk str & offices; \$5,000; (o) D. J. Theophilatos, 39 E 27th; (a) A. Catianos, 101 Park av (2928).

74TH ST, 124 W, increase rear ext, 1-sty, on 4-sty bk dwg; \$1,000; (o) Emil Polak, 124 W 74; (a) Frank Braun, 580 Steinway av, L. I. City (2438).

95TH ST, 123 E, remove partitions, install bath room, new stairs in 3-sty bk dwg; \$1,500; (o) Anna C. Rapp, 131 E 95; (a) Alfred H. Berube, 220 W 42 (2323).

103D ST, 230-36 e; build new 5-sty bk extension on 5-sty bk school; \$370,000; (o) Board of Education, 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord (2872).

104TH ST, 341 E, remove partitions, sink, reset store frt within building line in 4-sty bk apt; \$1,500; (o) Carlo & Lina Lodi, 341 E 104; (a) — (2312).

106TH ST, 135 W, construct new 1-sty ext in 2-sty bk laundry; \$4,000; (o) Little Sisters of the Poor, 135 W 106th; (a) Wm. T. Fanning, Colt Bldg, Paterson, N. J. (2297).

115TH ST, 35 W, remove partitions, new piers, steel beams, replace str fronts in 4-sty bk apt; \$3,000; (o) M. Felstein, 35 W 115; (a) M. J. Harrison, 45 W 116 (2325).

132D ST, 57-9 W, 3 floors & cellar to be fire-retarded in 3-sty bk garage; \$15,000; (o) Jos. Mulholland, 560 Lenox av; (a) Harold Berk-mire, 1133 Bway (2283).

AV. A, 168; remove & erect new partitions, raise rf beams, set new columns & beams in 4-sty bk apt; \$3,500; (o) Joe Nigro, 168 Av. A; (a) Jacob Fisher, 25 Av. A (2875).

BROADWAY, 138TH ST to 139TH ST & HAMILTON PL, installing new ventilators in roof of 5-sty bk theatre; \$2,000; (o) Bway & Hamilton Pl. Corp., 141 Bway; (a) Herbert J. Krapp, 116 E 16 (2304).

LEXINGTON AV, 801, remove front wall, new wall, two new extensions on 5-sty bk dwg; \$6,000; (o) Mary B. Dooley, 224 West End av; (a) Wm. Shary, 41 Union st (2291).

LEXINGTON AV, 247, remove walls, install french windows, enlarge openings, cut new opening in 5-sty bk dwg; \$2,500; (o) Women's Trades Union, 1130 5 av; (a) Robert E. McGowan, 134 E 31 (2446).

MADISON AV, 253, new entrance, change partition in 5-sty bk apt; \$6,500; (o) Watson L. Savage, 56 W 45th; (a) Le Roy P. Ward, 253 Madison av (2284).

MADISON AV, 712, build new ext on 4-sty bk str & showroom; \$1,500; (o) T. E. Wynne, 741 Madison av; (a) Gronenberg & Leuchtig, 450 4 av (2929).

MADISON AV, 338, remove stairs & show window in 16-sty bk str & office bldg; \$1,500; (o) Madison Ave. Offices, Inc., 7 E 42; (a) Saml Cohen, 45 W 57 (2310).

MADISON AV, 61, new str constructed inc copper str front, tile & wood fir, new toilet in 1-2-sty bk theatre; \$3,000; (o) N. Y. Fire Ins. Co., 125 William; (a) Herbert J. Krapp, 116 E 16 (2322).

PARK AV, 1067; new partitions, stairs, plumb fixtures in 5-sty bk apart; \$8,000; (o) Jacob Zinman, 112 E 87th; (a) A. J. Simberg, 1133 Bway (2886).

RIVERSIDE DR, s e c 149th, new w c partitions, new entrance in 6-sty bk apt; \$2,000; (o) Friedesh Realty Corp., 2 W 33; (a) I. Marcon & Chas. Glaser, 2804 3 av (2439).

1ST AV, 1000, extend rear to lot line, rearrange toilets & stairway in 5-sty bk str & apt; \$15,000; (o) Estate of R. Riker, 149 Bway (a) Wm. E. Hugaard, 185 Madison av (2324).

2D AV, 2038, new bk ext, f p roof, str frt, w c partitions & doors in 4-sty bk tnt; \$2,500; (o) Chas. Moesinger, 701 E 163; (a) Sidney F. Oppenheim, 116 E 31 (2437).

3D AV, 115; erect new bk wall, remove partitions & new store fronts in 3-sty bk store & dwg; \$3,000; (o) M. & E. Stuyvesant, 30 E. 42d; (a) Jacob Fisher, 25 Av. A (2877).

4TH AV, 115-119, tanks & equip for burning fuel oil in office bldg; 2,000; (o) Peoples Realty Co., 115-19 4 av; (a) Petroleum Heat & Power Co., 511 5 av (2320).

4TH AV, 226-32, tank & equip for burning fuel oil in 13-sty printing house; \$3,000; (o) Central R. E. Assn., 309 Bway; (a) Petroleum Heat & Power Co., — (2321).

5TH AV, 140; new plaster partitions, new front doors, new F. P. windows & wire glass in 12-sty bk store & offices; \$3,000; (o) Union Trust Co, 30 Bway; (a) Ross & McNeil, 46 W 24th (2870).

5TH AV, 1361; remove store fronts; new store fronts; rearrange partitions; new steel stairs in 5-sty bk apt; \$2,000; (o) Isaac Willig, Ferndale, N. Y.; (a) Henry Z. Harrison, 45 W 116th (2878).

6TH AV, 460, build new 1-sty bk rear ext on 5-sty bk factory & str; \$15,000; (o) 6th Av. Development Co., 1187 Bway; (a) Herman Wolff, 30 E 23d (2923).

7TH AV, 562, remove walls, change stairs in 5-sty bk restaurant & offices; \$10,000; (o) Abram Aaroub, 23 W 43; (a) Louis A. Abramson, 48 W 46 (2311).

7TH AV, 494, install 1-sty structure for lunch counter in 24-sty bk factory; \$1,000; (o) Garment Center Realty Co, 498 7 av; (a) Archibald Cook, 103 Park av (2295).

7TH AV, 500, install small 1-sty structure for lunch counter in 24-sty bk factory; \$1,000; (o) Garment Center Realty Co, 498 7 av; (a) Archibald Cook, 103 Park av (2296).

9TH ST, 336 E, extend 2d sty, new 3d sty ext, new elevator, stairs in 3-sty bk garage; \$10,000; (o) Henry G. Demili, 22 Exchange pl; (a) Saml Rosenblum, 51 Chambers st (2282).

9TH AV, 735, extend str in rear of 4-sty bk str; \$3,000; (o) Annie K. Shedd, 242 W 99; (a) Seelig & Finkelstein, 44 Court, Bklyn (2314).

#### Brooklyn

MONTAGUE ST, 111-17, n s, 179 e Hicks, strs, int alts & plumbing in 2-sty bk strs, offices & 30 fam dwg; \$100,000; (o) Emil F. Kupperson, 132 Greenpoint av; (a) Montrose Morris Sons, 533 Nostrand av (20593).

PACIFIC ST, 642, s s, 175 w 6 av, ext on 3-sty bk laboratory; \$10,000; (o) Herman A. Metz, prem; (a) Magnuson & Kleinert, 52 Vanderbilt av, Manhattan (20644).

PRESIDENT ST, 834, s s, 153.2 e 7 av, int alts & plumbing in 3-sty bk bachelor apts; \$5,000; (o) Mrs. A. Lautenbacher, prem; (a) McSweeney & Shannon, 1175 Flatbush av (20677).

VAN BRUNT ST, 1-23, s e c Harrison, add sty to 3-sty bk stable & storage; \$4,000; (o)

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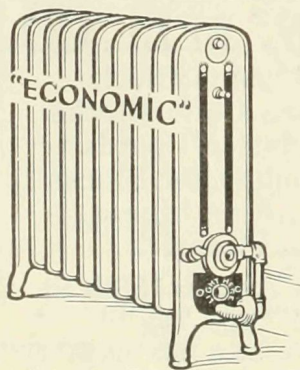
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Marx-Rawolle Co., prem; (a) C. E. Murray, 142 Livingston (20266).

W 2D ST, n e c Sea Breeze av, move bldg, 4-1-sty fr 1 fam dwgs; \$2,000; (o) A. Aventura, 189 Montague; (a) Chas. M. Spindler, 26 Court (20602).

HARRISON AV, 136, w s, 25 n Lorimer, wall, chimney & int alts to 3-sty fr str & 6 fam dwg; \$5,000; (o) Harry Swirsky, prem; (a) Paul Lubroth, 736 Greene av (20519).

MYRTLE AV, 1154, s s, 250.2 e Bway; str ext & int fire escape & plumbing, 3-sty fr str & fam dwg; \$7,000; (a) John Gliebe, 2529 Myrtle av; (a) The Fred Vollweiler Co., 1612 Bway (20175).

N. Y. AV, 1599, e s, 147.6 s Glenwood rd, ext & int 2-sty fr fam dwg; \$2,500; (o) M. Hurst, on prem; (a) Robt T. Schaefer, 1543 Flatbush av (20201).

NEW YORK AV, 256, s w c St. Johns pl, int alts & plumbing in 3-sty bk 1 fam dwg; \$5,000; (o) Dr. John Linder, prem; (a) E. M. Adelsohn, 1778 Pitkin av (20561).

5TH AV, 5601, s e c 56th, str fronts & int alts in 4-sty bk str & 6 fam dwg; \$4,000; (o) Mary P. Hay, 10 Radford st, Yonkers, N. Y.; (a) Hy. H. Harrington, 311 100th (20632).

**Queens**

BAYSIDE.—126th st, w s, 808 n Bayside dr, raise fr 1 sty, int alts to dwg; \$1,000; (o) E. J. Heisler, prem (3718).

COLLEGE POINT.—19th st, s w c 5 av, dumbwaiter shaft to factory; \$1,000; (o) John Kleinert, prem; (a) Otto Reissman, 147 4 av, College Point (3738).

COLLEGE POINT.—128th st, e s, 200 n 18 av, 2-sty fr ext, 20x12, rear dwg, int alts to provide for additional family; \$2,100; (o) Peter Martinelli, 316 128th, College Point; (a) Peter Schreiner, College Point (3687).

DOUGLASTON.—Hillside av, n s, 100 e East dr, 1½-sty fr ext, 8x35, rear & side garage to dwg, int & exterior alts & repairs to dwg; \$4,800; (o) Elbert M. Jackson, Hillside av, Douglaston (3624).

DUNTON.—Van Wyck av, e s, 110 n Johnson av, 1-sty conc ext, 36x38, side shed, int alts to provide for w. c. compartments & locker rooms; \$7,000; (o & a) L. I. R. R., Penn Station, Manhattan (3560).

FAR ROCKAWAY.—Seaview av, 1137, w s, 110 s Mott av, 1-sty fr & bk ext, 6x18, side, to be used as porch; \$1,000; (o) Grace Bresman, prem (3521).

ROCKAWAY PARK.—Rockaway Beach blvd, s s, 60 w Beach 115th, 2-sty fr ext, 40x45, frt, raise fr 1-sty to provide for str, int alts to dwg; \$15,000; (o) Fred Hallfeld, Beach 121st, Rockaway Park; (a) A. H. Knoll, 214 Beach 97th, Rockaway Beach (3616).

JAMAICA.—Brooklyn av, w s, 225 n Atlantic st, 2½-sty fr dwg, 16x25, rear dwg, shingle rf, int alts; \$1,000; (o) Fred W. Kerns, 70 Brooklyn av, Jamaica (3781).

JAMAICA.—Fairview av, s e c Locust, 2-sty fr ext, 7x14, rear dwg, int alts & repairs to dwg; \$1,000; (o) John Johs, Fairview & Locust avs, Jamaica; (a) Geo. Gateson, 204-14 5 av, Springfield Gardens (3670).

L. I. CITY.—Ditmars av, n s, 110 e 18 av, 1-sty fr ext, 20x18, front, int alts & repairs to dwg; \$3,000; (o) Frank Morlicek, 18 av, Ditmars av, L. I. City; (a) Chas. Lehning, 889 10 av, L. I. City (3764).

MASPETH.—Marabel av, e s, 50 s Halle av, new conc blk foundation & int alts to factory; \$6,500; (o) Tailoring Co., 156 Perry av, Maspeth; (a) E. J. Holthouser, 26 Lincoln pl, Maspeth (3761).

MIDDLE VILLAGE.—Winfield st, 39, int alts to int; \$1,900; (o) Wilhemina Becker, 39 Winfield, Middle Village; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (3789).

RIDGEWOOD.—George st, s s, 150 e Wyckoff av, 1 & 2-sty bk ext, 21x74, side garage, int alts; \$10,500; (o) Gatehouse Realty Co., 588 Elton, Bklyn; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (3788).

ROCKAWAY BEACH.—Beach 61st st, w s, 87 s Larkin, repairs to dwg after fire damage; \$3,000; two bldgs; (o) Jacob Margolia, prem; (a) J. P. Powers, Rockaway Beach (3786-87).

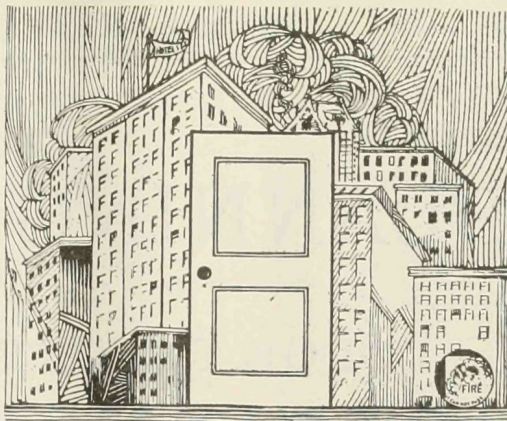
ROCKAWAY BEACH.—Beach 83d st, w s, 75 n Boulevard, int alts to stock room to provide for dwg; \$2,000; (o) Abraham Laschner, 425 Beach 64th, Arverne (3759).

SPRINGFIELD.—Merrick rd, n s, 146 w Archer av, 1-sty fr ext, 25x25, to paint shop; \$1,400; (o) Frank F. Fatzeo, Fairview av & Willow pl, Springfield (3724).

WHITESTONE.—18th st, n s, 200 w 8 av, 1-sty fr ext, 18x20, rear, int alts & repairs to str & dwg; \$2,000; (o) Rudolph Nagl, prem (3656).

WOODHAVEN.—Woodhaven av, n w c Hopkins court, 2-sty fr ext, 22x16, rear dwg, shingle rf, int alts to provide for additional family; \$5,000; (o) Cohen & Dorn, 1820 Woodhaven av, Woodhaven; (a) D. M. Obler, 207 Centre, Manhattan (3504).

WOODHAVEN.—94th st, e s, 99 s 103d av, 7-2-sty fr dwgs, 15x34, shingle rf, 1 fam, elec, steam heat; \$35,000; (o) Blattmacher Bros., Inc., 181 Shaw av, Union Course; (a) A. F. Meissner, 53 Union av, Jamaica (15465 to 15471).



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DEC. 7.

MADISON AV, 1645; Benjamin Stein et al—Jennie Peloso; Sawyers & O'Connor & Sawyers & Bartocchini, Inc (26) 100.00
AV C, 98-100; Louis Karmiol—Rosie Shein; Ike Rosenberg (27) 1,622.55
51TH AV, 1323; also 111TH ST, 3 E; American Enameled Brick & Tile Co—Aristocrat Holding Corp & E H Gold; O Miscione & S Ehrlich (28) 810.00
16TH ST, 132 E; Louis Overson—John T Nagle; David J Martin (29) 295.00
37TH ST, 12 E; Chris W Schlusing—Mabel V R Johnson et al; Frances J Lang (30) 432.00

DEC. 8.

125TH ST, 301-3 W; Benj H Whinston et al—Michael J Adrian Corp; Spire Realty & Lunch Inc, et al (31) 350.00
3D AV, 2305; Benj H Whinston et al—Jacob A Smith et al; Spire Realty & Lunch, Inc, et al (32) 200.00
LIBERTY ST, 133-9; Nathan Mestel—Est Andrew C Zabriskie; Max J Siegel (33) 115.00

DEC. 9.

BOWERY, ws, 49.11 s Pell, 20.10x101.6; Harry Black—Morris Kolk; Providence Building Co & Au Chin (34) 900.00
83D ST, 68 E; Rufus Barrow & Sons, Inc—Stella K Schwartz; Sims Constn Co (35) 492.95

SAME PROP; Aaron Mestel—same (36) 145.00
SAME PROP; Louis J Shapiro—same (37) 805.00
SAME PROP; Richardson & Dutt—same (38) 530.58
SAME PROP; Kalt Lumber Co—same (39) 210.41

80TH ST, 46 E; Rufus Darrows' Sons, Inc—Bessie H Hyman; Sims Construction Co (40) 329.74
SAME PROP; Kalt Lumber Co—same (41) 287.74
SAME PROP; Richardson & Dutt—same (42) 163.39

BROADWAY, swc 169th, 90x150; Chas Reif—Jos B Bender Co; Triune Bld Co & Geo F Sheridan (43) 175.00
116TH ST, 16 E; Max Ogulnick—Freifeld Realty Holding Corp; Abe Freifeld (44) 300.00
37TH ST, 25-27 W; Geo H Storm & Co—Mary R Winters; Roth-Johnson Corp (45) 498.90

BROADWAY, 1604; Tecumseh Tile Co—Chin Lee; Roth Johnson Corp & Samuel Roth (renewal) (46) 733.66

DEC. 11.

AMSTERDAM AV, 2469-77; McDougall & Potter Co—Vim Garage, Inc (47) 6,500.00
BROADWAY, 3915; also 164TH ST, 600 W; Emanuel H Doernberg—Charles Freeman; Peter Nelli & Neilli, Inc (48) 260.60

153D ST, 542-6 W; Church E Gates & Co—Washington Heights Lutheran Church; Haken Jacobsen (renewal) (49) 1,599.54
57TH ST, 147-9 W; Abraham Miller—Henry Metcalfe, exr; Jos E Marx & Marx Realty & Impvt Co (50) 8,031.75
ST NICHOLAS AV, swc 163d, 253.4x 154.11; Pierce Butler & Pierce Mfg Corp—Wm J Diamond; Jerome Plbg Co (51) 931.05

DEC. 12.

MADISON AV, es, whole front bet 56th & 57th sts; Metal Goods Corp—American Art Galleries; All Metal Sales Co (52) 307.40
34TH ST, 142 W; Hydraulic Press Brick Co—Morris Glasser et al; Metco Furnace Co; Siegel Wilkin Constn Co (53) 340.80
95TH ST, 123 E; Ashwood Constn Co—Cath U Rapp; Wm J Rapp (54) 950.00
60TH ST, 44 E; Frankle & Gordon, Inc—Chas E Rushmore; Carletta Wallach (55) 64.75
83D ST, 68 E; Brooklyn Sheet Metal Works—Stella K Schwartz; Sims Constn Co (56) 75.00
80TH ST, 46 E; Brooklyn Sheet Metal Works—Bessie H Hyman; Sims Constn Co (57) 200.00
SAME PROP; Bek Sheet Metal & Roofing Works, Inc—Bessie H Hyman; Sims Constn Co (58) 283.00
83D ST, 68 E; Bek Sheet Metal & Roofing Works—Stella K Schwartz; Sims Constn Co (59) 304.50

DEC. 13.

ST NICHOLAS AV, 1168; James F Gillespie Co—Theodore Troumpas & Thomas Kronis (60) 50.00
WILLIAM ST, 100; Metal Goods Corp—Woodbridge Co; All Metal Sales Co (61) 64.00
72D ST, 35 W; Henry Kopelman—H C M Realty Corp; Henry W Singhi (62) 1,988.17
GREENWICH ST, 713; Robert D McBrien—Frantus Realty Corp; Jas F Evans, pres (63) 428.50
22D ST, 130 E; J Rose Concrete Co—Russel Sage Foundation; Robert W Grange, Inc (64) 2,750.00
34TH ST, 142 W; Otis Elevator Co—Metco Furnace Co; Siegel Elkin Construction Co (65) 3,750.00
30TH ST, 25 & 27 W! World Fireproof Door Corp—United International Corp; Comforti & Murphy (66) 1,635.50
SAME PROP; same—United International Corp; Harry Rifkin (67) 250.00
MADISON AV, 1645; Stephen Oderwald Corp—Jennie Peloso; Sawyers & Bartocchini, Inc (68) 450.00
34TH ST, 142 W; Hydraulic Press Brick Co—Metco Furnace Co; Siegel Elkin Construction Co (69) 340.80
SAME PROP; Krider Building Material Co—same (70) 1,500.00
116TH ST, 163 E; Fells, Lent & Cantor, Inc—Annunziata Ascione; Aurora & Lombardi (71) 25.00

Bronx

DEC. 6.

DELAFIELD AV, es, 420 n 261st, 95x 100; Alfred E Runk—Morris Bernstein 205.00
HOE AV, 1281; Morris Litwin—Sarah Mirsky & Alexander Rothman; J Mirsky 188.00
MAYFLOWER AV, 2062; Calogero Maiorino—Minnie Licalzi; Arvid Johnson 50.00
PELHAM PARKWAY, ns, 50 w Fenton av, 50x100; Calogero Maiorino—Max Fox; Arvid Johnson 533.00

DEC. 7.

CONTINENTAL AV, es, 350 n 196th, 25 x102.2; Larkin Lumber Co—Anthony F & Carmela Vella; Michael Cappello 1,055.60
CRUGER AV, 1989; J Van Oblemus & Co—James Holland; Happy Homes Bldg Co 376.00
BRONXWOOD AV, ws, 300 s Adeo av, 25x75; John Baforo—Simon Androck Frank Kozy 224.00
TIBBETT AV, ws, 400 s 246th, 50x100; Joseph Puglino—Angela M Stephan; Robert Smith & Angela M Stephan 510.00
PROSPECT AV, 762; also MACY PL, S56; Buckrin Plumbing Supply Co—Talmud Torah Moses; Benjamin Wolf 600.00
LELAND AV, 1536-40; Guiri & Lagonia—Boyer Realty Corp. 8,000.00
HUGHES AV, 2027; Gallo & Lucas—Vincenza & Mary Apuzzo, Joseph Reale & Lucille Gracini; Lewis Brooks & Vincenzo Apuzzo 2,900.00
PAINE ST, ss, 104 w Edison av, 25 x109; Larkin Lumber Co—Alfonso & Guiseppina Jannetti; Michael Cappello 596.48
BARNES AV, 4039; Herman Kues—J G Manko; Vincent Milano 325.00
161ST ST, 725 E; Pittsburgh Plate Glass Co—Anna Ohinka; John A Cheney 118.60

DEC. 8.

WESTCHESTER AV, 626-40; Fredk H Smith—Ebling Realty Co & Sherman Square Constn Corp 150.00
CONTINENTAL AV, 2059; Joseph Gammache—Willia, T & Lulu Hejtmank. 1,736.50
3D AV, 2776; Wm J Fowler—Gustav Schrot—John A Garlucci 200.00
PELHAM PKWAY, nws, 100.5 s Fenton av, 50.2x100; Isidore Baratz—Max Fox & Arvid Johison 306.00
PELHAM PKWAY, 1435; Isadore Baratz—Max Fox 306.00

ROBERTS AV, 2881; Chas F Darby—Cath Gordon & John E Brady (renewal) 602.08
CROTONA PARK N, S67; Barnett W Rod Co—Mosidani Constn Co; Philip Greenblatt & Mosidani Constn Co 4,600.00

DEC. 9.

BRONXWOOD AV, ws, 300 s Adeo av, 25x75; Henry G Silleck, Jr—Simon Andruk & John Doe; Frank Kazolowski & Simon Andruk 522.54
OLINVILLE AV, ws, 300 n Mace av, 50x100; Charles C Steffek—Felix Santangelo; Atkinson Housing Corp 35.00

DEC. 11.

PAINE ST, ns, 150 w Edison av, 30 x137; Bregman & Co—Elpidio & Albert Arbolino; John A Carlucci... 865.85
SEDGWICK AV, 2587; Gerald Cahill—Charles B Cruikshank 1,150.00
OGDEN AV, 124-30; Jos Ventimiglia—Anthony & Frank Mastracchio... 900.00
LAYTON AV, nwc Fairfax av, 42x125; Isidore Marcello—Gennaro Palermo. 90.00
GRAND CONCOURSE, 2815; Louis Hochman—Abr Levy 86.50

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DEC. 7.

MANGIN ST, 120-8; S L Snyder Co—State Ice Mfg Corp et al; May10 '22 1,444.91
AUDUBON AV, 311; Grieser & Halstead, Inc—Millington Holding Co et al; Apr28'22 569.75
LEXINGTON AV, 625; Jacques L De Mesquita—Alfred B Moldenke et al; Feb4'22 128.50

DEC. 8.

AV C, 98-100; Rubin Fleischer—Rosie Schein et al; Apr7'22 204.00
111TH ST, 300 W; Central Painting & Decorating Co—Brandt Constn Co et al; Aug23'22 50.00

DEC. 11.

16TH ST, 319 W; Morris Lerner—Teresa Panaro et al; Apr5'22 225.00
76TH ST, 12 W; Pierre Warny—Eliz A Viau et al; Nov23'22 44.00

DEC. 12.

OLD BROADWAY, 99-101; Jos Tessler—Barmor Realty Co, Inc, et al; Sept 16'22 2,807.00
SAME PROP; Jos Tessler—S & F Bldg Corp et al; July12'22 2,807.00
48TH ST, 60 W; Sam Basile—Isaac Schiff et al; Oct23'22 235.00

Bronx

DEC. 5.
GUN HILL RD, sec Decatur av, —x—Joseph J Breitman—Kenneth A Petretti et al; July3'22 4,120.00
LAFAYETTE AV, 1262; Morris Spitz—Dexter Realty Co et al; May11 '22 299.00
KINGSBRIDGE AV, 3223; Buckrin Plumbing Supply Co—Edna C Bleier et al; Sept11'22 98.00

DEC. 6.

LOT 38, map 336 lots belonging to Sisters of Charity; Ames Bldg Material Co—John Werner et al; Sept5 '22 100.00
LOT 37, map 36 lots belonging to Sisters of Charity; Ames Bldg Material Co—Frederick A Werner et al; Sept5'22 100.00
GRAND BLVD & CONCOURSE, es, 35 s St Georges Crescent, 35x70.3; Hay Walker Brick Co—Anna Monaco et al; Oct10'22 1,162.00

DEC. 7.

HUGHES AV, 2243; Joseph Spatola—Mary A MacNulty et al; Nov23'22 140.00
BRUNER AV, es, 575 n Edenwald av, 25x100; A M Oesterheld & Son—Anna A Cunningham et al; Mar23'22 135.87
BOSTON RD, 2822; A Delz & Son—Helene Hoepker et al; July13'22 10,700.00

DEC. 8.

WHITE PLAINS AV, ws, 49.5 s 240th, 41.2x95.5; Belmont Metal Co—Kayare Constn Co et al; Oct19'22 225.00

DEC. 12.

LELAND AV, 1543; C J Mallett, Inc—Henry Nerenberg et al; Sept22'22 767.38
177TH ST E, nes, 152.3 nw Marmion av, 50x195.5; Rudolph Levin—Vogbert Realty Corp et al; June12'22 638.42
EDISON AV, es, 305 s Lafayette av, —x—; Jacob Baker et al—Owen Brennan et al; Oct7'22 304.00

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