

APARTMENTS — UNFURNISHED.

Two and three room apartments facing Washington Square. Apply NORTH MACLAREN, 62 Washington Square South.

WASHINGTON SQUARE SECTION. We have a selected list of the most desirable apartments for immediate occupancy. All improvements; let us know your wants. PEPPER WASHINGTON SQUARE.

10TH ST. (Berkeley Square) Seven large rooms. All improvements; rent \$125.00. Call on Mr. J. J. McLaughlin, 10th St. at 10th St. East River to North River.

15TH ST. 200 West—6 rooms, bath, steam heat; near subway; \$75 monthly.

Above 14th St. to 69th St. (Inclusive) East River to North River.

CENTRAL PARK SOUTH, 35-4 rooms, bath, kitchen; overlooking Central Park Park; \$40.00; can be seen between 2 and 5. Ask for Miss Wolf.

GRAMERCY PARK, 143 E. 21st.—Studio, living room, bath, kitchen; occupancy July 1. Lease from October 1. Furnished for summer if desired; reasonable.

IDEAL SUMMER APARTMENT, COOL IN THE HOTTEST WEATHER. OVERLOOKING CENTRAL PARK; 3 ROOMS, LARGE LIVING ROOM, 2 BATHS, DOCTOR'S APARTMENT, MAIDS ROOM; FURNISHED OR UNFURNISHED. Apply SUPERINTENDENT, 200 CENTRAL PARK SOUTH, CIRCLE 5248.

LEXINGTON AV. 441—Large, airy rooms, newly papered and painted; references. BARRY.

BOMB very desirable suites of two, three or more rooms and bath, rent unfurnished on yearly lease at \$100.00. 225 West 22d St. Now under Knott management and being completely renovated. Rent \$100.00. Call on Mrs. J. J. McLaughlin, 225 West 22d St. Phone Watkins 6205.

STUDIO—Two room skylight, two rooms and bath; rent \$75.00. 44 E. 54th St. at Hartley. Apply Vandenberg.

TWO rooms and bath; \$100. 109 W. 57th St. Key at gown store or phone FRANKLYN 7300 Lenox.

THREE room studio apartment, bath; 21 W. 80th; skylights each room. See Stanton. Sunday, W. S. LOWERY.

LARGE rooms and bath; newly decorated. 225 W. 22d St. 7th av. rent; \$120 per month. Phone 5232 Circle.

10TH ST. 59 W.—Four rooms and bath, comfortably furnished; \$100 desirable for three men. ROSS, Chelsea 5770.

14TH ST. 344 W.—Six room ground floor apartment. 865 Chelsea 7025.

19TH, 350 West—Five light rooms; private house. 402 W. 19th St. at Broadway.

23D ST. 402 W.—Bachelor apartment, one bedroom and bath; all improvements; rent \$40 and \$45.

64TH ST. 127 East—Attractive apartment, 2 rooms and bath; all improvements; rent \$35.00. Immediate possession; rent \$75.

60TH, 103 EAST—EXCLUSIVE MURRAY HILL. ELEVATOR, OPEN FIREPLACES, TWO BATHS, DOCTOR'S APARTMENT, 3 ROOMS, 1 BATH; ONE APARTMENT, 2 ROOMS, 1 BATH; ONE APARTMENT, 2 ROOMS, 1 BATH. RENTS \$20.00 TO \$40.00. IMMEDIATE POSSESSION.

14TH ST. 128 West—Studio apartment, 4 rooms and bath; large skylight; rent \$100.00. POLKOR BROS. INC., 147 East Lexington Av., 582—Two rooms, bath, kitchenette, near subway station, \$70.

MADISON AV. 1133 (84th St.)—3 room apartment, regular kitchen; \$80 month. Inquire on premises.

24 EAST 90th St.—Elevator apartment, 6 rooms, all improvements; immediate possession. Inquire Superintendent.

67TH, 138 E.—3 rooms, high class elevator apartment, full bath, kitchen, refrigerator and bath; references required; rent very low.

60TH, 31 E.—Fifth floor, elevator apartment, living room, bedroom, bath, kitchen, refrigerator; maid service included; sacrifice rent. Plaza 5150, between 9 and 11.

67TH, 3 EAST—Large living room, fireplace, two single beds, kitchen, refrigerator, suitable for bachelor or married couple; \$75 monthly. Inquire SUPERINTENDENT or telephone EDWARD 630 mornings.

60TH, 138 E.—Entire second floor, private bath, two large, high class bedrooms, kitchenette, all improvements. Lenox 1065.

176 E. 71st—Five rooms and bath, all improvements, \$1,000 per annum. HARRIS, 1012 1/2 E. 62d St.

1211 MADISON AV. cor 87th St.—High class elevator apartment, 9 rooms, 2 bathrooms; immediate possession. Inquire B. KASSEWITZ, phone 2927 Cortlandt.

APARTMENTS — UNFURNISHED. Above 50th St.—3th Av. to North River.

BROADWAY, 3510, corner 150th—High class elevator apartment; 5 rooms; immediate possession.

CENTRAL PARK WEST, 510.—Three elegant apartments to lease, 3, 5 and 7 rooms. Apply Superintendent.

DOCTORS APARTMENT, 29 W. 81ST ST. 331 W. 80TH ST. 1 W. 80TH ST. G. W. WHELAN.

EDGEMOND AV. 291 (145th)—Six sunny rooms, redecorated; facing park; elevator; immediate possession. Inquire HENRY TRIBELHORN, Riverside 7820.

FIVE LARGE, ATTRACTIVE ROOMS, high class apartment house; immediate possession; very desirable for doctor. 317 W. 80th St. Tel. Riverside 6617.

HOTEL SPENCER ARMS, 60TH ST. AND BROADWAY. Ideal suites of 2, 3 and 4 rooms and bath, modern exposures, full hotel kitchen and restaurant; fireproof; moderate rentals. Telephone Columbia 3066.

NEAR BROADWAY, 190th, 204 West—New law walk up, first class, 5, 6 sunny rooms, electricity, hardwood floors, magnificent entrance; rents reasonable; immediate possession. Supt. NATIONAL STORAGE, 145 West 90th St. Storage \$1 per month vanload, motor vans moving; moderate rates, 1702 Riverside.

OPPORTUNITY for party starting house keeping; front room, dining room, kitchen, electricity, telephone and all improvements; carefully managed house in care of owner; your satisfied couple just started in housekeeping obliged to leave city; will sell furniture reasonable; rent \$50 a month. Telephone Philadelphia 2981.

RIVERSIDE DRIVE, 260, corner 97th St., 6, 7, 8 rooms; \$250 up; modern fireproof, electric apartment. Inquire SUPERINTENDENT, 260 Riverside 1940.

SEVEN rooms, Harlem, West Side, elevator apartment, immediate July 1 rent moderate. EBLING REALTY CO., 7 E. 43d.

SUBLET—SIX BEAUTIFUL ROOMS AND BATH, BATHS, REFRIG., HOT WATER, HEAT, APARTMENT 80, PELLIS, 115 W. 73D ST.

WEST 81ST ST. 1—Bereford Hotel, 3 large rooms, bath and private bath; overlooks Manhattan and Central Park; July 1 to October 1. See new lease from 1000 on 5th av. paying \$200. Includes electricity, will sell furniture reasonable. Inquire SUPERINTENDENT, 815 West 81st St. Phone FERGUSON 900 Leonard St. N. Y.

WEST END AV. 802 (between 102d and 104th Sts.)—Very light two room, bath apartment in newly altered house; immediate possession; rent \$1,200.

HORTON COMPANY, 174 W. 72D ST. TEL. COLUMBIAS 380.

89TH ST. 231 W.—PARQUET FLOORS, ELEVATOR, 5 ROOMS, ALL LIGHT.

10TH ST. 245 WEST, 5 ROOMS, \$125. Modern elevator house, all improvements.

103 WEST—Attractive, large six room, bath, steam heat, REFRIG., \$120.00.

14TH ST. 101 West—Doctor's apartment, 5 rooms and bath, private entrance, Superintendent, 60 West 14th St., Columbus 3461.

APARTMENTS — UNFURNISHED.

Above 50th St.—3th Av. to North River.

10TH ST. West—Entire floor in handsome building; large rooms, kitchen, etc.; large, handsome bathroom; rent \$150; occupation for summer. Phone Monday, E. MOORE, Columbus 3232.

15TH ST. 226 W.—Elegant 8 room, all light, apartment; possession July 1; rent \$2,000. Superintendant on premises.

17TH, 157 West—6, 7, 8, 9 rooms, \$2,500—\$4,500, modern elevator apartment.

80TH ST W.—Two rooms, bath; immediate possession. Apply on premises.

81ST ST. 29 WEST, 5TH ST. 1 WEST, LUXURIOUS NEW BUILDING, 2 AND 3 ROOMS; ALL IMPROVEMENTS; \$50 UP.

18TH ST. 285 West—Eight rooms and bath, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

32D, 60 West—Large, airy, three rooms and bath; very desirable, \$15 monthly. Schuyler 5025.

87TH, 116 WEST, ELEGANT STUDIO, 1,500 sq ft, north light, bedroom, bath, kitchenette, every improvement, \$1,200.

87TH W.—Entire floor, 2 immense rooms, kitchen, bath, private entrance, electric light, all improvements; rent \$50-\$80. Inquire on premises.

88D ST. 62 W.—Three room apartment; all improvements; rent \$50-\$80. Inquire on premises.

11TH, 11 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

12TH, 12 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

13TH, 13 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

14TH, 14 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

15TH, 15 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

16TH, 16 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

17TH, 17 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

18TH, 18 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

19TH, 19 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

20TH, 20 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

21TH, 21 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

22TH, 22 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

23TH, 23 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

24TH, 24 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

25TH, 25 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

26TH, 26 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

27TH, 27 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

28TH, 28 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

29TH, 29 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

30TH, 30 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

31TH, 31 W.—4 rooms, electric light, modern elevator apartment; rent \$2,000; immediate possession. Apply Superintendent.

CONSTRUCTION INTERESTS WOULD UNITE ALL ELEMENTS OF TRADE FOR COOPERATION.

A movement to improve conditions in the building industry so as to pave the way for construction programme that will supply the nation's housing needs was launched at the meeting of the National Congress of the Building and Construction Industry held last Tuesday afternoon in the Engineers Club.

Through the comprehensive country-wide character of the organization the promoters of the movement hope to secure an exhaustive survey, showing not only the needs of the industry itself but the structural needs of the public as well.

The objects of this association, as stated in the constitution adopted at this meeting, are: "To enable the building and construction industry to plan, coordinate and execute (1) by discovering, through scientific surveys, the needs of the public and of the industry; (2) by finding and recommending ways and means of satisfying these needs; (3) by defining group functions and harmonizing group activities through the formulation of codes of ethics and by other means agreeable to and conformable to law."

One of the subjects under discussion at the meeting was a proposal to obtain a code of ethics for the industry. The report submitted by John Lowry, Jr., chairman of the committee on surveys, recommended a series of investigations of conditions in the industry contributing to building, beginning with common brick, but it was decided to make no formal action regarding an immediate professional investigation of this industry because, after considerable discussion, it was the feeling of the meeting that the same end could be accomplished by having representatives of the brick industry tell of their production costs, working conditions and other factors entering into the manufacture of this commodity at an open meeting of the organization.

Reports of the chairman of the various committees already named showed that all of the members are heartily interested and willing to give their time and influence in order to speedily remedy some of the outstanding evils in the building industry. These committees are now completely organized, with the exception of the two last ones provided for in the by-laws, and according to the first reports submitted are already functioning in a manner that must be of benefit to the entire building industry.

Although no membership drive has been planned as yet, the organization is ready to add to its roll any and all individuals, corporations, partnerships, Associations, corporations, partnerships and individuals may be admitted as members under the by-laws, and in order to make it possible for a large number of them to be enrolled the annual dues have been kept down to the minimum compatible with good organization principles.

No membership committee has been named as yet, but any one in the building industry who desires to assist in upbuilding and maintaining this industry on a high plane of service to the community is invited to contact Richard A. Wolf, secretary, 405 Lexington avenue.

LOAN SOCIETIES GROWING.

Big Increase Reported at State Convention in Buffalo. Thirty-four building and loan associations in the State have assets of more than \$1,000,000, Archibald W. McEwan told the delegates at the thirty-fourth annual convention of the New York State League of Savings and Loan Associations in session last week at Buffalo.

Their growth has been so rapid in the last decade, he added, that the next five years surely will bring the \$10,000,000 association. New York county reported the greatest growth for 1920.

Eighty-five per cent of the persons buying houses through building and loan associations could not otherwise own their own homes. Secretary McEwan declared that at least 1,000,000 persons in the country are grateful to the associations for pointing the way to complete ownership of their frehold.

Yesterday's programme included addresses by George V. McLaughlin, Superintendent of Banks; George M. Martin and Charles O'Connor, members of this city and G. V. Merrill of Elmira.

SALE FOR WOMAN'S EXCHANGE.

Mrs. George W. Wickersham is holding a sale at Marland's, her country place in Cedarhurst, L. I., next Thursday for the benefit of the New York Exchange for Women's Work, of which organization she has been a patroness for many years. The sale will be held from 10 until 5 and invitations for it have been sent by Mrs. Wickersham to her country neighbors, who will have an opportunity to purchase articles made by self-supporting women who depend on the sale of their handwork by the Exchange.

Under Construction in The Bronx



Six story apartment house, 100x226, to be erected at the southeast corner of Walton avenue and 167th street, The Bronx, for the Mavis Realty Company. The suites will consist of three, four and five rooms, with large foyers, and there will be thirty-seven rooms on a floor. Irving Margon and Charles Glaser are the architects.

LOAN MILLIONS TO GIVE NATION HOMES

S. W. Straus & Co. Issue Bonds for \$5,648,000 on New House for American Cities.

That capital is available for building purposes is indicated by S. W. Straus & Co., who announce that they have recently underwritten first mortgage 6 per cent bond issues on housing projects in a number of American cities aggregating \$5,648,000.

The amount of first mortgage bond issues which we have underwritten recently on building projects in this country is a tangible indication of our faith in the fundamental strength of the present building situation and of our belief, so often made public in recent weeks, that now is a favorable time to build, in so far as general conditions now appear, nothing is to be gained by holding back on building projects.

It will be noted that with the exception of \$25,000 loaned on new office buildings in Chicago the entire amount of this new financing has been utilized to help directly the nation's supply of homes. With regard to the advancement of capital for the purpose of assisting in the construction of new buildings, S. W. Straus & Co. say:

It is our policy at this time to give every rightful encouragement to the housing situation in this country, as it is recognized that the shortage of homes constitutes a grave problem which should be solved as speedily as possible. It is gratifying to note that the tendency in the building situation at the present time is toward an increased percentage of residential construction as compared to the total of capital invested in new building. It shall continue to be the policy of S. W. Straus & Co. to give all possible assistance to laudable home building projects.

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PLAN \$1,600,000 BATHS.

New Yorkers Will Build Establishment on Delancey Street.

Plans are under way to erect the largest Russian and Turkish bath building in the world on Delancey street. A company known as Libby's Baths, Inc., with a capital stock of \$1,600,000, has been formed for that purpose with M. Bernstein, H. Gordon, M. Seltzer and Benjamin Bernstein as directors. B. H. C. N. Whinston, architect and engineer, are preparing the plans. The site for the project has not definitely been decided, but it will be built on a corner plot, 100x100.

A large swimming pool supplied with filtered artesian well water will be available for residents of the entire building, having eight stories, will accommodate 2,000 persons. The main floor of the building will be arranged for six stores, a restaurant and a barber shop.

Edwin Schneider, for eight years accompanied for John McCormack, has opened a studio in this city, where he will coach young singers during the summer. He will join Mr. McCormack at the opening of his concert season, in October.

Dr. Daniel O. Cobb, surgeon in charge of the Public Health Hospital at Fox Hills, Staten Island, and Mrs. Cobb, gave a dance last night for their daughter, Mrs. Jane Linn Cobb, who is to be married next Wednesday to Mr. Charles Murray of Baltimore. The Officers' Club at the hospital joined in the dance, which was attended by many Staten Island residents.

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WILKES HIGH COSTS TO HASTEN WORK ON FLUSHING BAY PIERS

Board Lays Scarcity of Labor and Materials to Vast Government Projects. City Asks Government to Hurry Improvement of Landlocked Harbor in Queens.

The Real Estate Board of New York attributes the high cost of building material and labor engaged in the building industries to the great preponderance of public building, in a statement issued yesterday by the board.

"For the first four months of 1921 the plans for buildings filed in the twenty-five northeastern States amounted in estimated cost to \$1,634,344,000. Of this amount \$188,000,000 was for business buildings, \$109,911,100 for industrial buildings and \$336,432,900 for residential buildings, making a total of \$737,344,000. For 1920, \$2,434,800, was for public buildings, national, State or municipal. In other words, only 23 per cent of the entire amount was for residential construction and 67 per cent for public buildings.

"In the erection of the latter buildings the State or municipal laws require the contractor to pay the prevailing rate of wages and to carry out the provisions of the eight hour day. There is no certain way of preventing collusive bidding and no impelling incentive on the part of the officials responsible for the work to obtain the lowest price possible. It is also true, and this was shown in the Lockwood committee inquiry, that many of the larger business and industrial buildings were contracted for under the cost-plus plan, and the maintenance of pleasant relations with the business agents of labor unions and the combinations of materials were more desirable than attempts to force their prices down in accord with the decreased cost of living.

"As a result builders of residential houses were compelled to compete for labor against builders who were more or less indifferent to costs. This has resulted in the erection of many houses at a cost that makes impossible an economical rent; that is, one that the tenant can afford to pay and the builder or owner can afford to take. It is also largely responsible for the decrease in building projects for multifamily houses. There should be a cessation of public building until the housing shortage is over, so that labor and material will be available for residential construction. Labor also must meet the same competition that the agricultural and other interests of the country are now meeting in response to the decrease in cost of living, for themselves as well as for others."

"Resolved, that the Secretary of War direct a further hearing by and before the Board of Engineers for Rivers and Harbors, with a view to recommending such action by Congress as will give full and complete assurance that the improvement of Flushing Bay by the Federal Government will go forward hand in hand with the work of local interests to improve said waterfront in accordance with a comprehensive plan, and be it further

"Resolved, that it is the sense of this commission that the Commissioner of Docks should proceed to formulate such comprehensive plan with terminal construction and facilities and submit the same to the Commissioners of the Sinking Fund and the Board of Estimate and Apportionment, respectively, for consideration and action."

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