

Real Estate Record and Builders Guide

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EDITORIAL

Near the End at Albany

As this issue of the Record and Guide goes to press, the Legislature at Albany is about to adjourn with the atmosphere at the State Capitol so heavily surcharged with politics as to make uncertain the fate of many important legislative measures.

A Democratic Governor, a Republican Senate turned temporarily Democratic by the insurgency of four Republican Senators, and a Republican Assembly—this combination of executive and legislative control seems to be resulting in endless confusion. Vital legislation has been delayed, if not killed, for the session.

Apparently a compromise on tax legislation has been effected between the Republicans and Democrats which may result in the passing of a modified income tax bill and one for the limitation of realty taxes in cities of the first class to 68 per cent. of the budget requirements. The fate of these measures depends on the success of the leaders of both parties in keeping their followers in line up to the final hour of adjournment today.

The changes from the original Davenport bills outlined in our Albany despatches as having been made to obtain the co-operation of all those interested in securing new sources of revenue so that real estate might be relieved from carrying practically the whole burden of taxation, and in the measure to bring about the limitation of the realty tax to 68 per cent. of the budget requirements generally follow the suggestions made by the Record and Guide recently that the differences between the plans for relief advocated by various real estate organizations were not so antagonistic that compromise was impossible. The reduction of the income tax to one per cent. and the adoption of the percentage plan instead of a flat rate in the limitation bill are among the suggestions made by this publication along which compromises might be effective to the advantage of all concerned.

But if the bills become laws, credit will be due to those men and the organizations which have persistently and faithfully kept up the fight for relief. Of this the Record and Guide will have more to say when the legislature has adjourned and it is known just what has been accomplished.

Get at the Real Facts

The cry of "Rent Profiteering" has been raised in a good many quarters during the last year or two and we are now in a fair way to see how much justification there is or has been for it. Several investigations are under way and because the various committees conducting them will work along different lines there is some chance that the subject may be thoroughly sifted. The Legislature has before it a number of bills generally intended to alleviate the misfortunes of those who claim they are unjustly treated by landlords. It is conceded that the law can hardly be expected to restrict the profits from real estate any more than it can those of the butcher, the grocer or the dry goods mer-

chant. The law of supply and demand is often as forceful and as just as the law of the country.

But apart from this it is not to be regretted that there should be well organized and creditable investigation of charges that if proved to be widespread would do incalculable injury to that interest upon which the city is dependent for the greater part of its revenue. Real estate is the city's greatest asset. Those interested in it cannot afford to remain quiescent under charges affecting the integrity of the whole body of men engaged in it any more than could those in any other reputable business which might be subjected to criticism of its business practices. It is certain, then, that if those who are engaged in studying the question of rentals desire information that will help them in their investigation, real estate men will be not only willing, but anxious, to give them the facts. There is no reason why the facts should not be brought out—it will probably be found that it has been misrepresentation of facts that is at the bottom of any general feeling among citizens, if such feeling exists, that landlords are taking unfair advantage of them.

It is likely, also, that cases of unalloyed profiteering will be uncovered. If so, all those who have the best interests of real estate at heart, which means the great majority of owners of property, and operators and investors in it, will welcome their undoing.

It is not likely that the investigations will be completed before mid-summer, but it will be helpful to all if the findings can be made public before the fall renting season is under way. It will do away with much friction between landlord and tenant, who have many interests in common.

Spending Money on New York

One of the disadvantages with which New York City has had to contend is the oblong conformation of its principal borough, with its water barriers, so that its development has been elongated rather than symmetrically extended in all directions. Until the bridges and tunnels over and under the East River unified Brooklyn and Queens with Manhattan and the Bronx, these last two boroughs secured the largest accretions of population and the city grew more rapidly northward than in any other direction. There are only eleven avenues, and Broadway, extending from the section below 14th Street to the Harlem River, connecting the old part of town with the newer and congested residence districts. Of these three are obstructed by elevated tracks, two are used for a part of their lengths by a steam railroad, one is reserved for pleasure traffic, while surface cars run from end to end or on some portion of ten. With millions of people compelled to move along these few avenues daily their condition of only partial usefulness was detrimental to the best interests of the whole city.

One of the most important of these north and south thoroughfares had two great obstructions to unimpeded traffic, preventing its use to the fullest measure by either business or pleasure traffic. These have now been removed, and Borough President Frank L. Dowling is to be congratulated on having pushed to completion at a time when difficulties beset work of this character the restoration of Park Avenue as a link between the uptown residence district and the downtown business section. The vamp at 34th Street and the viaduct at 42d Street, projected by President Dowling's two predecessors, and planned by William Barclay Parsons, are worth all and more than they have cost the city, the New York Central Railroad and the New York Railways, severally, \$1,228,000, \$1,131,130 and \$150,000, a total of \$2,509,130. Both improvements add to the appearance of their surroundings, an exceptional thing in similar undertakings.

The Fifth Avenue Association, the Broadway Association, the 42d Street Association and other organizations which were instrumental in forwarding the project so successfully completed, are entitled to the praise of citizens generally. The improvement is one of those which makes for the rounding out of the city

so that its development may follow natural and most beneficial lines.

The opening of the Clark Street tunnel is another of these expensive but necessary pieces of work on which depends the welding of the Greater City into a compact entity. The vehicular tunnel to New Jersey will prove another factor in the orderly development of the city's real interests. Every time the heart of New York is linked up more advantageously with the nearby sections, whether this means Harlem, Queens and Brooklyn or Jersey, the whole community is benefited. New York is so big that it must be allowed to grow in every direction without restraint, or congestion of traffic will undo the advantages which would otherwise accrue to the world's greatest city. New York is big, and will be bigger, because of its subways, its bridges, its tunnels and its elevated roads, although they have cost untold millions. But they pay.

The Park Avenue improvements, costing comparatively little, will be of lasting benefit to every one of New York's six million people.

Spending money on New York is about the safest investment there is—in the municipal line—because the returns are sure.

Reader's Comment on Current Topics

April 16, 1919.

Editor of the Record and Guide:

Recent editions of the papers contain two interesting reports regarding investments; one indicating approval of a net return of 22 per cent., the other disapproving of an attempt to obtain 6 per cent.

Granting that we all wish to eliminate the many existing inequities in our present financial system, and so arrange our social life as to secure the greatest happiness for the greatest number, there is manifest injustice in attacking one class of property only, while leaving free from stigma all wealth in other forms.

There will be few to claim that the net return from real estate is usually over 6 per cent., or that it has averaged 5 per cent. during the past five years, and yet the increase of rent demanded by landlords is condemned as "Profiteering."

Real Estate bears the main burden of taxation, and landlords are constantly being summoned into court on account of violations placed upon their property by the Factory Department, Bureau of Buildings, Tenement House Department, Health Department and Fire Department, and are required to make changes to suit the casualty companies and the Board of Fire Underwriters. It is perfectly right that supervision should be exercised over the private owners who, like all other capitalists, have been inclined to disregard danger to human life and detriment to the community; but the fact remains that the owner of real estate is obliged to give constant care to his property while the shareholder in a solvent corporation merely has to endorse his dividend checks. The risk of investment in stock companies is of course greater, for real estate is permanent, tangible and subject to control of the owner, but this risk would be equalized if a commission is permitted to dictate the rent of each square foot of floor space in the various buildings.

The proposed bill to limit the landlord's net return to 10% will be gladly accepted if an amendment is added to prevent the net return from being less than 4%.

A prominent operator and former Congressman once wrote to the Record & Guide that New York Real Estate net 27%, meaning, no doubt, that the unearned increment brought the return to that amount. He must have been contemplating the sale of Monticello to the Government, or else have

reached the conclusion that all years would be like 1906 when each buyer disregarded the productive capabilities of a particular parcel and depended upon the speculative demand to unload at an increased figure. The present market, based as it is upon the value of the site or buildings for use, is far safer than the boom of a decade ago, but is now met with the cry of profiteering before rents have advanced sufficiently to create an investor's market, or even to cover the increased cost of maintenance.

Hundreds of owners of real estate are anxious to sell for less than the property cost them, while some stocks which have also depreciated, but upon which large dividends are being paid, represent no original investment whatever—if you except "water," brains and "good will."

The single-taxer will present arguments to show that morality and sound economics demand that land shall be taxed to its full use value while the improvements thereon shall be free, and will claim that the present unfortunate situation of tenants would be avoided by the application of his system. Most of us, however, see fallacies in such arguments and insuperable obstacles due to the inexorable law of supply and demand, and plead for equality and justice in the modification of the privileges of all vested interests, the insistence upon which is one of the signs of the times.

WILLIAM FLOYD.

THE regular monthly meeting of the New York Society of Architects took place at its headquarters, the United Engineering Societies Building, West 39th Street, Manhattan, on Tuesday evening, the 15th inst., President James Rich Gordon in the chair.

Several applications for membership were received. The Engineering Council of Washington, D. C., invited the society to join a movement to create a Department of Public Works, to be held at Chicago, April 23-25. This led to an extended discussion of the relations subsisting between the architectural and engineering professions.

The nominating committee reported as candidates for election for the ensuing year, Mr. Jas. Rich Gordon as President; Louis E. Jallade, 1st Vice-President; Edward W. Loth, 2nd Vice-President; Henry Holder, Treasurer; Fred C. Zobel, Secretary; Wm. H. Volchening, Financial Secretary.

REAL ESTATE SECTION

Reach Agreement on Income Tax and Limitation Bills

Republicans and Democrats Get Together and if Program Is Carried Through Legislature Will Pass Measures Relieving Realty

(Special to the Record and Guide)

Albany, April 18.

PROVIDED the agreement reached between the Republicans and Democrats on pending legislation goes through, the Legislature will adjourn Saturday after passing an income tax bill and one limiting the tax on real estate in cities of the first class to 68 per cent. of the budget requirements.

The tax program was decided upon at a conference of the Republican Senators and received the sanction of Speaker Sweet, which should guarantee that the bills will pass the House. The State Income Tax bill has been materially revised. Instead of a tax of 2 per cent., as provided in the original measure, the revised form provides for a graduated tax of 1 per cent. on incomes below \$10,000, 2 per cent. on incomes ranging from \$10,000 to \$15,000, and 3 per cent. on incomes in excess of that amount. The tax will be levied against the amounts returned in the reports to the Federal Tax Collector, but the State authorities will require a separate subsequent statement on all incomes from stocks and bonds against which, under the Federal law, the tax is levied at the source. The exemptions will be the same as under the Federal law—\$1,000 in the case of unmarried persons and \$2,000 in the case of married persons, with additional exemptions of \$200 for each minor child or other dependent.

The legislative leaders expect to raise \$45,000,000 under the graduated income tax plan. The proceeds will be divided equally between the States and the localities where the tax is collected. Cities will receive the money direct; the towns will receive credits. With incomes from stocks and bonds taxed under this bill, the present investment tax will cease to operate.

Senator Frederick M. Davenport finally agreed in the last days of the Legislature to submit for the consideration of both houses a bill limiting the realty tax rate in New York City to 68 per cent. of the total amount to be raised by taxation. The bill is general in form and would limit the rate in second class cities to 75 per cent. and in third class cities to 85 per cent. The scheme becomes operative in 1922. From reliable sources it was learned that although Senator Davenport was reluctant to incorporate the tax limitation plan in his schedule of taxation legislation, he would give the measure his support in the Senate and use his good offices in its behalf in the Assembly.

The introduction of the limitation bill by Senator Davenport shows the value of the work done by the Real Estate Board of New York and its Allies at this session of the Legislature.

The Committee on Taxation of the Legislature and its advisors were from the start, opposed to limiting the tax on real estate; a few of the taxpayers' organizations were against it and the State Conference of Mayors was against it. To persuade the various interests that they were wrong, has been the work of the Real Estate Board.

If the Davenport measure becomes a law, the tax rate on real property in the City of New York in 1921 will not exceed 1.70. If the act was a law now, the tax rate this year in Manhattan would be 1.60 instead of 2.32, or a saving of 72 points, or about \$60,000,000 to real property owners.

Bills appropriating \$300,000 to be used to defray the expenses of administering the State Income Tax and resolutions continuing the life of the Davenport Taxation Committee for another year, disclosed the determination of the legislative leaders to enact the income tax law. The only other legislation involved in the Davenport program scheduled for enactment was the measure broadening the provisions of the Emerson Act to include all business corporations and raising the rate to 4½ per cent. This law is expected to raise between \$6,000,000 and \$8,000,000 additional, while the income tax is expected to raise about \$50,000,000 to be divided between the State and the localities.

The Abeles so-called rent profiteering bill, which passed the Senate on Wednesday, was expected to go through the Assembly in the final rush of legislation. This bill provides for the appointment of commissions with full powers of inquiry to investigate complaints of tenants.

The upshot of the rent profiteering investigation, however, is expected to be the appointment of a legislative committee consisting of five assemblymen and four senators to investigate the question of rents and the distribution of ice in the cities of the State, particularly New York City. This commission is provided for under the terms of a resolution introduced by Majority Leader Adler, of the Assembly, which carries an appropriation of \$5,000. Assemblyman Fertig declared the resolution did not provide for immediate relief and when it was introduced asked for unanimous consent for the introduction of a bill which would make the monthly rent the prevailing rate for a year after occupancy began. Adler objected to the introduction of such a bill at this time.

A resolution similar to the Adler rent investigation proposal was introduced in the Senate by Senator Abeles. The substitution of this resolution will facilitate the passage of the proposal.

Speaker Sweet said Donohue and Fertig will probably be the minority members of the Assembly representation on the committee.

Another bill, aimed at the rent profiteers, made its appearance in the closing days of the session. This bill provides for the standardization of leases in much the same manner as fire and life insurance policies are framed. The County clerks or registers of counties are charged with the duty of framing the standard leases under the terms of this bill.

The insurgency of four Republicans in the Senate, Thompson, Fowler, Graves and Davenport, made possible the passage in the Senate of the Mayors' Conference municipal ownership bill. Abeles and Lockwood joined with the four Republican insurgents in putting the measure over. Until these four senators broke the Republican front and joined with the Democrats, the municipal ownership proposals in the Senate were dead.

From the Assembly side Speaker Sweet gave assurance that the bill was doomed to defeat. It is not expected the bill will see the light of day, once it reaches the Committee on Rules, where Speaker Sweet is expected to hold all the social legislation passed as a result of the Republican insurgency in the Senate.

Real Estate Division Organizes For Victory Loan

Alfred E. Marling, Again Chairman of the Committee, Issues Appeal to Realty Interests for Support

ALFRED E. MARLING, who for the third time will act as chairman of the Real Estate Division in Government loan drives, has practically completed his working organization, for the Victory Loan campaign beginning next Monday. He has marshalled together a group of the most prominent and active real estate men in the city and is confident that the enviable record made by the division in the last loan will be even bettered.

Serving as vice-chairman will be Charles S. Brown, Robert E. Simon, Laurence McGuire and Stephen H. Tyng. William L. De Bost will act as secretary. The committee will consist of Albert B. Ashforth, E. P. Blake, Adolf Bloch, N. A. Berwin, Edwin C. Benedict, Joseph P. Day, Robert E. Dowling, Frank Demuth, Thomas Daly, Clarke G. Dailey, W. H. Dobson, Lawrence B. Elliman, Roland F. Elliman, Frederick Fox, Francis Guerrlich, John N. Golding, John A. Goodwin, F. G. Hobbs, Frederick M. Hilton, John W. Hahner, Charles S. Lyons, Rene Moen, Geo. T. Mayo, G. T. Mortimer, S. A. Paxson, Franklin Pettit, Robert R. Rainey, George R. Read, Aaron Rabinowitz, Clarence J. Ramsey, Mark Rafalsky, Howard LeC. Roome, Charles E. Schuyler, Theodore W. Spear, Livingston Wetmore, William H. Wheelock, T. Ward Wasson, J. Clarence Davies, Eugene J. Busher, Clement H. Smith, W. R. Burling, Howard C. Pyle, William P. Ray, Lewis H. May, Joseph P. Storms and C. G. Kolff.

Chairman Marling issued a special appeal yesterday to real estate brokers, agents, owners and operators, to support the loan. He said:

"The Real Estate Division has again been asked to take an active interest in placing the Victory Liberty Loan.

"Our quota will probably be \$5,000,000. In the last campaign we raised \$10,600,000. The terms of the new loan have been made public and are considered very favorable from an investment standpoint. As loyal Americans our Real Estate Division can do no less than assume its share of the payment of the war bills to complete the victory which our fighting forces and their gallant Allies won.

"I call upon all to enter into this campaign with enthusiasm, devotion, and pluck. We must not, and shall not, fail. We propose to adopt the same method which worked so well in the last campaign, namely, to secure from property owners subscriptions based on one-half of one per cent. of the assessed valuation of their real estate holdings. We must make our drive not only among the large property owners, but also among owners of small homes.

"I urge that every office and every individual so organize for this drive as to put us "Over the Top" before the campaign closes."

The numbers of the teams and the names of the team captains are as follows:

1. East (Battery to South side of Fulton Street, east of Broadway)—John N. Golding.

1. West (Battery to South side of Fulton Street, west of Broadway)—H. S. Kirby.

2. East (Fulton to Canal Streets, east of Broadway)—Alwyn Ball, Jr.

2. West (Fulton to Canal Streets, west of Broadway)—Thomas Raywood, of Cruikshank Co.

3. East (Canal to 14th Street, east of Broadway)—Frederick P. Fox and Benjamin Strauss.

3. West (Canal to 14th Street, west of Broadway)—Aaron Rabinowitz.

4. East (14th Street to 34th Street, east of Broadway)—Henry R. Dwight.

4. West (14th Street to 34th Street, west of Broadway)—John W. Hahner.

5. East (34th to 42d Streets, east of Fifth Avenue)—William J. Kuder.

5. West (34th to 42d Streets, west of Fifth Avenue)—M. Rosenthal.

6. East (42d to 59th Street, east of Fifth Avenue)—Lawrence B. Elliman.

6. West (42d to 59th Streets, west of Fifth Avenue)—John P. Kirwan.

7. East (59th to 110th Streets, east of Fifth Avenue)—Albert B. Ashforth and C. Merritt Ives.

7. West (59th to 110th, west of Central Park West)—Charles S. Lyons.

8. (110th to 157th Streets, west of Eighth Avenue)—W. H. Dolson.

9. (110th St. to Harlem River, east of Eighth Avenue)—George W. Short.

10. (157th to 190th Streets, Harlem to North River)—T. Ward Wasson.

11. (190th Street to Ship Canal, Marble Hill and Kingsbridge)—Max Just.

12. (Richmond)—Moffatt & Schwab.

13. (Brooklyn)—William P. Rae.

14. (Bronx)—Clement H. Smith.

15. (Long Island City)—E. A. McDougall.

(Flushing)—George L. Terry.

(Jamaica)—Alfred Eno.

(Rockaway)—Lewis H. May.

The headquarters of the Real Estate Division will again be at 217 Broadway in the rooms of the Real Estate Board of New York.

New Tunnel to Brooklyn Opened

THE opening of the new Clark street tunnel on Tuesday morning provides an additional medium of transportation between Atlantic avenue in Brooklyn and the west side of Manhattan. The new service takes passengers on west side trains direct to the Atlantic avenue terminal in Brooklyn, thus making unnecessary a change to the east side lines via the Forty-second street shuttle or overland at Wall or Rector street. The new service doubles the number of trains operating between the two boroughs. It means that the people of Brooklyn will have direct express service to Times Square, and to all of the theatre, hotel and principal shopping district of Manhattan and north to Van Cortlandt Park.

The following schedule, made public by the Interborough Rapid Transit Company, gives the running time from Atlantic avenue, Brooklyn, to the following stations on the Interborough's Broadway-Seventh avenue (West Side) subway, Manhattan.

To Wall and William streets, 10 minutes.

To 14th street, 18 minutes.

To Pennsylvania Station, 20½ minutes.

To Times Square, 22 minutes.

The Fourth and Lexington avenue line (east side of Manhattan) will continue to operate as they have been doing, through the old Battery tunnel. Trains of this line will make no stop at the Hoyt street station during rush hours. For this reason it is important, the Public Service Commission warns, for passengers feeding into the subway from the Fulton street and Brighton Beach "L" lines, to remember that they should change for the subway at Atlantic avenue and at Nevins street express stations only and not at Hoyt street, as heretofore.

Start Many Investigations of Rent Profiteering

Municipal Authorities, Governor's Reconstruction Committee, Organizations of Citizens and Legislature After the Facts

VARIOUS agencies, State, Municipal and civic, set into operation this week machinery to investigate alleged charges of unjustifiable rent increases in New York City. Complaints from tenants in some parts of the city; the increase in the number of Municipal Court cases instituted by landlords seeking to dispossess tenants and the growing feeling of uneasiness on the part of many New Yorkers with regard to the entire landlord and tenant situation was responsible for the rather imposing array of inquisitorial talent which has been marshalled to conduct the inquiries.

Just what form the various inquiries will take has not sufficiently developed, since there is no legal instrumentality whereby anyone can be compelled to testify before any of the investigating bodies. It is clear, however, that efforts will be made to reach that certain type of owner, agent and lessee which has been seeking to take undue advantage of the peculiar existing conditions, due to the shortage in apartment space. Publicity and public opinion, neither of which is feared by the reputable owner, are expected to play a large part in the work of the various bodies seeking to solve the rent problem.

Mayor Hylan has authorized Nathan Hirsch, chairman of the Mayor's Committee on Taxation, to begin an investigation of the rent problem, and suggested the appointment of a special committee to conduct the work consisting of the Rev. A. Ray Petty, pastor of the Judson Memorial Church; Edward I. Hannah, president of the Central Federated Union; Peter J. Brady, president of the Allied Printing Trades Council of New York State, and Henry Bloch, lawyer, who is president of the Real Estate Owners' Association of the 12th and 19th Wards. This committee, which will be known as the Sub-Committee on Rent Profiteering, organized Monday and planned its campaign. It requested the co-operation of the press, the churches, the trade unions and other organizations, and will ask all municipal court judges to report to the committee such cases as they deem worthy of investigation and will come before them in dispossess proceedings.

Offers of assistance were received from Jacob A. Cantor, president of the Tax Board; George P. Nicholson, acting Corporation Counsel; Henry M. Bruckner, Borough President of the Bronx, and David Hirshfield, Commissioner of Accounts.

Charges of rent profiteering will also be investigated by the Board of Aldermen, which at its meeting Tuesday adopted the resolution introduced by Alderman Edward V. Gilmore, empowering the Committee on General Welfare to hold public hearings and subpoena witnesses, and to co-operate with the Mayor's committee.

The first public hearing of the Mayor's Committee on Rent Profiteering was held on Thursday, and at the end of the day it had been established, that while the conditions in some parts of the city are unusual, the situation has actually been created by certain interests and was traceable to this influence rather than to an organized advance by landlords, generally. An arrangement was entered into between Alderman Collins, chairman of the Committee on General Welfare of the Board of Aldermen, and the Mayor's Committee, whereby the Aldermen will co-operate with the Mayor's Committee in its investigation. Alderman Collins announced that Aldermanic hearings would begin next Thursday, April 24. Testimony will be taken and the complainants will then be referred to the Mayor's Committee for investigation. If the facts warrant it, landlords will be summoned before the Aldermanic Committee and will be examined by Commissioner of Accounts Hirshfield. Chairman Hirsch, of the Mayor's

Committee, declared that a number of complaints have been received by mail. He said: "We want to be just as fair to the landlords as we are to the tenants in these cases. Reasonable raises are proper and I want to say that this day has proved that a large majority of landlords have been fair. This class has nothing to fear from us."

At a meeting of the Advisory Committee held at the Hall of Records on Thursday afternoon at which Chairman Elkus presided, it was decided to call a conference within the next two weeks of large commercial organizations and financiers to discuss the support of programme which the Housing Committee of the Reconstruction Commission is working out for the stimulation of immediate building.

Mrs. Henry Moscovitz, Secretary of the commission, declared that a definite programme to re-establish confidence in building has been mapped out, but is not yet ready for publication.

"Building is the only real solution to the problem of housing New York, and that must be started as soon as possible," she said.

Tenement House Commissioner Mann declared at the meeting that there are 100,000 vacancies in the city now; but, he explained they are all in old tenements, and are but "legally liveable." His reports showed that there are 103,684 tenement buildings in New York now, housing from three families each up. In these buildings there are 963,144 apartments. Of the total buildings, 75,880 are old law tenements. He said that since January of this year, there have been filed plans for only eight new apartments in Manhattan. These call for a production cost of \$2,875,000, for the 225 apartments they will include. Such a cost, he pointed out, indicates that the apartments are to be high class and high priced ones, so that they will not materially affect the housing problem.

The apparent consensus of opinion at the meeting appeared to be that the remedy in the situation lay in the stimulation of building operations. Robert Kohn, President of the American Institute of Architects, said that the important thing was to meet the needs of those who pay from \$20 to \$35 for their apartments.

Joseph S. Schwab, President of the Real Estate Owners' Protective Association, has sent out a call urging the members to attend a meeting on Monday night at the Hotel Majestic in order to discuss the situation. He said in his letter that no self-respecting owners of property will approve of profiteering, and unless this condition is checked it will result "in owners of real estate awakening to find themselves in the same plight as those careless individuals who will perhaps be ruined by the adoption of prohibition because of like indifference to the menace of oppressive legislation."

On Monday the Housing Committee of the State Reconstruction Commission began a survey into the housing conditions in 25 tenement sections. The information gained in the survey will be collated with facts concerning building operations, taxes, mortgages and costs of building maintenance which are being sought from owners of buildings and managers. The aim of the committee was to ascertain as far as possible the fundamental causes that have led to the present state of affairs in order that a unified program of permanent relief may be determined upon.

The plans of the Reconstruction Commission were explained by the chairman, Abram I. Elkus. He laid stress upon the desire of the commission to receive as many complaints in affidavit form as possible, and also upon the determination of the commission to get at the facts in the situation.

Mr. Elkus said: "The average growth of population in New York City from 1913 to 1916 was 107,000 annually. The population has grown probably even more rapidly than this in the

last few years in spite of the lack of immigration, on account of the centering of so much war work in New York and the surrounding region. As yet no really constructive program has been offered to relieve the housing situation.

"The committee is not, however, restricting itself to the blocks surveyed. It has a Complaint Bureau, and is glad to receive complaints in affidavit form, giving the name, address, rent increases from January 1, 1918, to the present time, number of rooms and location of apartment, present condition of upkeep (sanitation, service, hot water, heat, repairs), and particularly, the name of the landlord or owner, and whether or not he is resident, or the house is in the hands of an agent or lessee. In the latter case we particularly want an affidavit. These will be received in writing, addressed to the Housing Committee, Room 309 Hall of Records, New York City.

"The Housing Committee," added Mr. Elkus, "is at the same time asking owners and agents of apartments to aid it in finding out what justification there is for present raising of rents. It is collecting figures in regard to gross rents, taxes, and net rents, for the present, and a number of past years.

"The committee is also trying to find out if there is any hope of finding relief from the present housing difficulties from any of the following:

- "1. Speculative builders and lenders.
- "2. Insurance companies or the other usual sources of large loans.
- "3. Limited dividend corporations.
- "4. Building and loan associations.
- "5. Dealers in building materials, through lowering or stabilizing the price of materials."

The Advisory Committee of the Housing Committee will consider legislation now pending at Albany, and when the report of the commission is prepared will be able to make recommendations for meeting the situation.

The advisory committee consists of Walter Stabler, controller of the Metropolitan Life Insurance Company; Walter Linder, of the Title Guarantee and Trust Company; Edgar A. Levy, builder; Alexander Bing, builder; Frank G. Howe, of the Queensboro Housing Corporation, and G. Richard Davis, real estate operator.

The United Real Estate Owners Association, at its regular meeting held at the Hotel Astor on Tuesday, adopted the following resolution:

"Resolved, That the United Real Estate Owners Association is in favor of an immediate legislative investigation into the question of the rental and housing conditions in Greater New York." A copy of this resolution has been sent to the State Legislature.

The Washington Heights Civic Federation, through its Board of Governors, has also decided to hold hearings in various parts of the northern part of the Borough of Manhattan, on the rent question. Tenants and landlords will be given equal opportunity to appear and be heard.

In the Bronx a conference was held last Sunday for the purpose of devising methods of concerted action with regard to profiteering landlords. The meeting was attended by all the Bronx Senators and Assemblymen of the State Legislature and other public officials.

County Clerk Joseph M. Callahan, chairman of the conference, stated that the Legal Committee of the State Democratic Committee would be asked to lend its services in landlord and tenant cases which are based on alleged unreasonable demands of property owners.

A special committee from the Borough of the Bronx headed by County Clerk Joseph M. Callahan, former minority leader in the Assembly; went to Albany on Wednesday to urge the Legislature leaders to pass the above measures.

The Central Federated Union, representing every labor organization in New York, will call upon Governor Smith to send a special message to the Legislature asking for action to curb alleged profiteers and amend the existing dispossess law.

The following letter was received from Joseph A. Kellogg,

counsel to the Governor:

"Your favor of the 7th inst. addressed to the Governor has been duly received and is referred to me.

"There is no official power or function of the Governor which extends his power to regulation or prevention of increases in rents by land owners. Certain legislation is now pending, and if it comes before him for action he will give your views in this matter most careful consideration.

"This is a very deplorable situation which is arising in this regard and one which calls for remedial action wherever necessary, and if from any angle it comes within the Governor's official power he wishes me to assure you that he will certainly act for the protection of the people."

The Merchants' Association of New York also decided upon the appointment of a special committee to consider the housing situation in New York City and to report recommendations for appropriate action.

The decision was taken by the executive committee after a communication from a member, depicting the serious housing conditions in the city and urging immediate action, was read. The communication said, in part:

"The increase in rentals of apartments and houses has been due, in my opinion, to the absolute shortage of houses in the city. There are a great many more people than there are houses for them. The result is a competition to secure a place to live in, with resulting high rents.

"There is only one way to stop this rapid increase in rentals, and that is to construct additional houses at once. If the construction of such houses is not begun now the situation will reach a still more aggravated state in the fall when it will be too late to do anything until the spring of 1920.

"There are three factors in the building situation which are holding back new construction:

- "1. Scarcity of money; not mortgage money, but funds to be invested in the equity of new houses.
- "2. High cost of labor.
- "3. High cost of material.

"It will be necessary, through publicity or otherwise, to induce people who have heretofore not been willing to invest in real property to do so.

"The cost of labor is not likely to decline as long as the present cost of living obtains.

"There is some hope of reducing the cost of such basic materials as lumber and brick by inducing manufacturers to make some sacrifices which will be necessary to find a market for their materials.

"Not the very poor, but the great middle class and the upper part of the poor class, suffered most in the rent raises of the last year," declared Lawson Purdy, general director and secretary of the Charity Organization Society, to-day.

"Profiteering is, of course, the result of supply and demand.

"But the upper lower-class, the people who have emerged from the dark, unsanitary, rotten old houses of the \$10 variety through hard work and a better understanding of our country—those who have got ahead enough to advance their status to the \$16 to \$20 level—are most in need of our sympathy. These up-grade immigrants are suffering most in their struggle to meet the obligation and in many cases meeting actual privation to find the extra dollars tacked on by the landlord.

"The general situation is not a new one, nor one which can be changed overnight. For twenty years it has been the policy for a landlord to get as much as he could and a tenant to pay as little as he could. It is easily perceived that, with no building to speak of for four years, there must be congestion in the better-class dwellings.

"There can be no solution that is absolute or immediate. The question is to keep the supply up to the demand. This is not feasible at present, owing to the high cost of all building operations and materials. At the same time the investigating committee will undoubtedly achieve a great deal of good in curbing unrestricted rent profiteers, particularly some of the irresponsible lessees."

Real Estate Review for the Current Week

Activity Is Well Sustained Despite Slight Decrease in Volume of Business— Increased Demand In the Bronx

ALTHOUGH there was a slight reaction this week from the standpoint of the volume of sales, the buying movement affecting Manhattan and Bronx properties was well sustained. In the Bronx there were some indications last week that led to the belief that activity was on the wane, but since then there has been a marked revival in buying and selling and the borough registered a distinct advance in the number of reported deals. As heretofore, the demand concerned itself almost exclusively with apartment houses, although there was a scattered demand in both boroughs for small holdings of various kinds. The call for moderate priced properties which has been the chief feature of the business for some months continues to be a prominent phase of the entire market activity.

The growing movement in the city within the last week, whereby various agencies instituted investigations into charges of unfair rent increases, did not have any appreciable depressing effect upon the market. It is being fairly well established that there has been no concerted movement on the part of landlords to take undue advantage of tenants, although it is conceded that there has been isolated cases in some sections of the city where certain kinds of owners and lessees have sought to capitalize the existing shortage of apartments.

Although it is somewhat early to note the effect of these various investigations upon the market in general, there is a well defined belief that the reputable landlord has nothing to fear from the standpoint of publicity and that the exposure of those who have actually been guilty of rent profiteering would react not only to the benefit of the tenant but to the reputable landlord as well.

In Manhattan a number of transactions were closed that forecasted important building projects, these deals providing additional evidence of the improved character of the buying. The sale of a building on Wall street between Front and South streets to a buyer understood to be identified with large sugar interests revived the report that a large project was contemplated for that locality. A new studio building was also contemplated on a West 67th street site and a garage is planned for a large plot on Cherry street.

Notable in the business of the week was the unusual increase in the number of leases reported, further reflecting the existing strong demand for both residential and business space, a situation which has largely been responsible for the improved condition of the real estate market in New York City and to which may be traced the recent buying and selling activity. Business was fairly well distributed between residential and business properties.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 98 as against 130 last week and 26 a year ago.

The number of sales south of 59th street was 32 as compared with 51 last week at 13 a year ago.

The number of sales north of 59th street was 66 as compared with 79 last week and 13 a year ago.

From the Bronx 66 sales at private contract were reported as against 48 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 519 of this issue.

Sugar Company Adds to Site.

The Cruikshank Company sold for the Central Union Trust Co., as trustee, to a client of the Charles F. Noyes Company the 4-story building, on lot 22x71.10, at 114 Wall street, between Front and South streets. It is understood that the property has been purchased in behalf of the sugar interests said to be identified with the Cuba Cane Sugar Company and the Czarnikow-Rionda Company, which have made a number of purchases in the block bounded by Wall, Front, South and Pine streets in the past two years. The most recent deals involved the purchase last April by the Czarnikow-Rionda Company of the 7-story office building in which it has its office at 112 Wall street, adjoining the property just sold. They had been tenants in the building for a great many years. A few weeks ago the same company acquired title to the abutting 4-story building, at 121-123 Front street. Originally it was stated that the entire square block was to be improved with one structure in which the buyers would have large quarters.

Plan New Studio Building.

As a site for a fireproof studio building, Jasper A. Campbell purchased from the New York Title Mortgage Company the three old 5-story flats, 36, 38 and 40 West 67th street, on a plot 75x100, between Central Park West and Columbus avenue. This property just purchased adjoins the 8-story studio apartment house at 42 to 50, erected in 1916 by the 50 West Sixty-Seventh Street Company, of which Mr. Campbell is president. Malcolm E. Smith and Rudolph C. Culver negotiated the latest purchase, which gives the buyer a frontage of 200 feet.

Fifth Avenue Home Buyer.

Frank W. Frueauff, lawyer, is reported to be the buyer of the 6-story modern American basement dwelling at 1069 Fifth avenue, south corner of 88th street, held at \$325,000, sold through William B. May & Co. for Mrs. Seth E. Thomas. The residence has a frontage of 27 feet on Fifth avenue and 102.3 feet on 88th street, and had been owned by the seller for ten years. It had been occupied by Dr. Henry Lancashire, who recently purchased a home on East 75th street.

The structure is in one of the best sections of Fifth avenue, and is among the few corners to be had along that stretch of the avenue.

Big Investment Purchase.

Rudolph A. Low and Max Lowenthal bought for investment from the Marmac Construction Company the 12-story modern loft building at 38 to 42 East 30th street. The structure was erected by the sellers in 1916 and occupies a plot 72x100 feet west of Fourth avenue. It rents for \$65,000 a year and was held at \$600,000. The purchasers are officers in the United States Rubber Company, but they made the investment on their own account. N. A. Berwin & Co. negotiated the deal and are to be the renting agents for the building.

\$300,000 West Side Deal.

Frederick Schnatz sold through M. M. Hayward & Co. to the Carlton Decorating & Contracting Co. the 6-story elevator apartment house, on plot 118x100, at 414 West 121st street, rented for \$37,000 a year and held at \$300,000.

Operator Resells to Investor.

N. A. Berwin & Co. resold for S. Morrill Banner to an investor the 9-story apartment house, on lot 75x100, known as "The Surrey," at 122 East 82d street. Mr. Banner purchased this house last month through the same brokers from David Dows and now resells at a substantial profit. The Surrey rents for approximately \$50,000. The property was held at \$400,000, and was sold for all cash above the first mortgage. N. A. Berwin & Co. will manage the property for the new owner. Stoddard & Mark represented the seller. Harris, Cowin & Schek represented the buyer, who is Charles Brooks.

Alliance Acquires Hotel.

The Christian and Missionary Alliance has purchased the 6-story Alliance Hotel at 258 and 260 West 44th street, abutting its large building at 690 and 692 Eighth avenue. The old hotel measures 50x50.2 feet and forms an L with the Gospel Tabernacle, owned and occupied by the Alliance, around the southeast corner of Eighth avenue and 44th street. Extensive alterations are planned to the hotel building.

Plan Cherry Street Garage.

The estate of Mary Crosby sold 275 Cherry street, running through to 530 Water street, and Mrs. Alfred Duane Pell and others sold the adjoining plot, 273 Cherry st, running through to 528 Water street, making a plot 50x122, through Cammann, Voorhees & Floyd, in conjunction with Edward N. Crosby & Co. These lots are part of the old Henry Rutgers farm and have been held in the Crosby family consecutively for over 150 years. The buyers will improve the property with a new 6-story garage.

Operator in Two Big Deals.

The Madrid, a 6-story elevator apartment house at 552 Riverside drive, was purchased by Max N. Natanson, operator, from the estate of Alfonso Montaul. The structure occupies a plot

75x174x irregular, is fully rented at \$34,000, being held at \$300,000. Mr. Natanson also purchased from the same estate the Burrill, at 638-644 West 160th street, between Riverside drive and Fort Washington avenue, a 6-story elevator apartment, 100x100, built about three years ago. It is fully rented at an annual rental of \$25,000, and was held at \$200,000. Charles Campbell was the broker in both transactions.

Portman in Two Big Deals.

Two elevator apartment houses, valued at \$475,000, were purchased by I. Portman's Union Chemical Glassware Co. The largest property is the 9-story structure at 35-39 West 82d st, which was acquired from the Eighty-second St. Realty Corp. (Mary Weber). It occupies a plot 53.4x102, and adjoins a new 9-story building at 41-49, owned by Joseph Perlstien. The property now returns \$29,000 a year in rentals, and was held at \$250,000.

In the other transaction Mr. Portman bought from the John C. Welwood Realty Corp. the 6-story house at the northwest corner of Morningside Drive West and 118th st, a modern structure, occupying a plot 90x100, and renting for \$28,000. The holding price for this property was \$225,000. Both transactions were negotiated by the Nehring Co.

Madison Avenue Apartment Sold.

Gilbert C. Brown has sold through John Finck, the 7-story elevator apartment house at 1261 Madison av, northeast corner of 90th st, on plot 100.8x62.2. The house, which shows an annual net return of about \$30,000, was held at \$250,000.

Buys Bronx Apartment Row.

Leitner, Brener & Starr sold for S. Morrill Banner to Max Mindlin 952 to 992 Tiffany street, consisting of eleven 40-foot new-law apartment houses. They occupy a combined plot of 440x104, located between Westchester avenue and 163d street. The houses were built by the Usona Construction Company, and rent for about \$65,000 annually. Mr. Banner secured them from the builders. The property was held at \$400,000.

Sell Fourteen Brooklyn Flats.

Realty Trust sold for the Artee Realty Corporation fourteen 4-story brick and terra cotta new-law apartment houses at 15-9, 1341, 1345, 1347, 1351, 1353, 1357 and 1413, 1417, 1431, 1435, 1437, 1441 44th street, in the Martense district of Brooklyn, to Simon Andur, of Brooklyn, for investment.

New Queens Candy Factory.

The \$900,000 Stewart plant on Jackson av, Long Island Clay, which during the war was used by the government for the making of gas masks, has been sold by Joseph P. Day to the Tiffin Products, Inc., representing interests associated with the Waldorf, McAlpin, Claridge and Greeley Square hotels and the Savarin and Fifth Avenue restaurant. The new company will use the plant for the manufacture of Mc-

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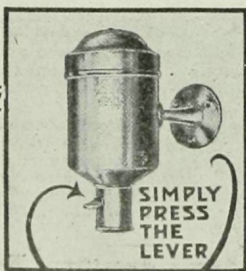
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The plant was completed in 1917, and was erected for James K. Stewart, who had the buildings equipped with special machinery constructed for the manufacture of a spring starter for small automobiles. Mr. Stewart died before the buildings were completed. The property is located in the heart of Long Island's industrial centre. It consists of a 5-story and basement reinforced concrete and steel structure, containing over 155,000 square feet of floor space, and a 1-story building 52x184. It has a direct connection by siding with the Long Island Railroad.

Buying at Mapleton Park.

Thirty-six sales in ten days is reported in Mapleton Park by the Realty Trust, which has selling holdings of the Alco Building Co. Among the recent sales on 62d st are No. 2144 to Emil Stern, and 2154-2156 to St. Anthanasius Church; on 63d st, at 2049, to Joseph Paulson; 2051 to Samuel Freier; 2053 to Morris Fine; 2063 to Jacob Abraham; 2065 to Nathan Prince; 2069 to Israel Sherman; 2071 to Abraham Sherman; 2079 to Arthur Sherman, and 2054 to M. Jeske; on 21st av, at 6304 to I. Fried; 6308 to I. Wolf, and 6310 to Joseph Waldman; on 65th st, at No. 2035 to Harry Hark; on 66th st, at 2027 to Joseph Clement; 2029 to Irving Cullen; 2058 to Herman Truman; 2060 to Josephine Frenga; 2074 to Bernard Stein; 2076 to Arthur Widman; 2119 (with garage) to Arthur Loebel; 2121 (with garage) to Benjamin Herman; 2138 to Mary Adelson; 2127 to M. Kaplan; on 66th st, at 1907 to Joseph Kuppman; 1911 to Joseph Lipshitz; 1919 to I. N. Shapiro; 1927 to Sophie Scott; 1935 to M. Kantor; 1939 to Ethel Shapiro, and 1909 to S. Bigio; on 65th st, at 1761 to H. Wertheim, and 1769 to Louis Lipshitz, and on 14th av, at 4117 to J. Zaglin.

House of Mystery Sold.

The old dwelling at the southeast corner of Clinton and Joralemon sts, Brooklyn, known in the neighborhood as "the house of mystery," has been purchased by the Packard Collegiate Institute. This residence was for many years the home of Samuel E. Haslett, who lived the life of a recluse. The house, which contains replaced with an addition to the institute, which owns and occupies the adjoining property. A number of works of art, is to be razed and

Demand for Brooklyn Lots.

A total of \$77,450 was realized on Wednesday night at the Brooklyn Real Estate Exchange, by the Jere Johnson, Jr., Co., at an auction sale of 162 lots in Brooklyn. The lots, which were located in the section north of Bensonhurst and east of Bay Ridge, occasioned spirited bidding. More than 400 persons attended the sale.

Fred B. Snow, of the Jere Johnson, Jr., Co., who conducted the sale, declared that the result was exceedingly satisfactory. He said: "The successful disposition of 162 lots may be taken as a barometer of the Brooklyn real estate market and should disprove a largely prevailing opinion to the extent that there is no demand now for vacant property. In spite of the heavy rain, a large crowd was attracted to the sale and all the lots were sold. The present-day demand for home building sites was very clearly made known not only by the snappy bidding, but more so by the character of the purchasers who represented not only builders, but also home seekers."

The lots were located on 20th and 21st avs, 74th, 75th and 76th sts, 3½ blocks from the West End Subway extension and a short walk from the Sea Beach subway, which has stations at 20th and 22d avs. The ten lots comprising the block front in 20th av, from 75th to 76th sts, were purchased by Myer Silverstein for \$675 each; the same buyer bought two lots adjoining, in 75th st, for \$575 each.

The balance of the lots in the south side of 75th st, West, in blocks of five to ten, to various buyers at \$500 to \$550 each, which was the range of process for lots opposite, on the north side of the street, where they were sold to Bertha Rubek, A. L. Spiegelglass, J. M. Fagely, Mary E. Levine and others. The five lots comprising the northwest corner of 21st av and 75th st, were sold to Samuel E. Drufenstein for \$600 each.

In another auction sale conducted by the Jere Johnson, Jr., Co., on Monday night at the Brooklyn Real Estate Exchange, a total of \$18,915 was realized for 38 lots, in the Fort Hamilton section, owned by the Estate of Maria A. Gelston. The bidding at this sale was also spirited. Lots on 4th av, near 92d st, brought \$825 each; those on 99th st, near the avenue, sold for \$775 each, and lots on 97th st were sold for \$725 each. The buyers included Fred Ewald, J. H. Witte, C. Phillips, W. J. Holderman, G. H. Gibbs, J. J. Crowley, E. B. Jackson, and J. H. McCabe.

Manhattan.

South of 59th Street.

BOND ST.—L. Tanenbaum, Strauss & Co. sold for the Greenwich Savings Bank, the 7-sty loft building at 30 Bond st, on plot 27x100.

DELANCEY ST.—James H. Cruikshank resold to an investor the two 5-sty new law tenements at the northwest corner of Delancey and Mangin st on plot 75x100. Millard Veit was the broker.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold for the Greenwich Savings Bank, the 6-sty building at 213 Greene st, on plot 27x100.

LISPENARD ST.—The Charles F. Noyes Co. and the Douglas Robinson, Charles S. Brown Co. sold for cash to Edward H. Peck and Harry K. Grigg 11 Lispenard st, a 6-sty building, covering a lot 25x100. The building is equipped with an elevator. When leases expire the building will be offered for resale or lease. The property was valued at \$30,000.

MADISON ST.—Title Guarantee & Trust Company sold to Fishel Berman, the lessee, 286 and 288 Madison st, two 3-sty tenements, each 18x75, near Montgomery st, through Samuel Goldberg.

MONROE ST.—Butler & Baldwin sold 85 Monroe st, a 6-sty loft building held at \$25,000, for P. H. Brigham to the Sedan Holding Corporation. The same brokers also negotiated the sale of 26 East 118th st.

PEARL ST.—The Broadway-John Street Realty Co., Elias A. Cohen, president, purchased from Gredill Kane the 5-sty building at 136 Pearl st, extending to 102 Water st, on lot 19.6x100.1, through Pease & Elliman. The buyers recently acquired the adjoining property, 138, from Yale College.

SOUTH ST.—Richard S. Elliott resold to Delia Nicola, the present tenant, the 5-sty business building at 159 South st, on a lot 23x80. Horace S. Ely & Co. and Pease & Elliman were the brokers in the transaction.

WATER ST.—Wm. A. White & Sons resold the 4-sty building at 28 Water st for the Broadway-John Street Corp. The new owners will occupy the building exclusively when alterations have been completed.

WILLET ST.—Alice Codling bought from E. Sharum 52 Willet st, a 6-sty loft building on lot 16.8x100.

6TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of Henry C. Drayton 533 and 535 East 6th st, two 5-sty tenements, 50x90, to Adolph Kuhn, the present lessee.

6TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of Henry C. Drayton the 5-sty tenement 531 East 6th st, size 25x90, to Robert Wunderlich, the present lessee.

6TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of Henry C. Drayton 533-535 East 6th st, two 5-sty tenements, 50x90, to Adolph Kuhn, the present lessee.

19TH ST.—Frederick Brown bought from the Manhattan Life Insurance Co. the 7-sty loft building at 21 West 19th st, on a lot 25x92, located between 5th and 6th avs. It rents for \$8,000 annually. Julius T. Saxe and C. H. Forbes were the brokers in the deal.

22D ST.—Duross Co. sold for Mrs. Adelaide Grinshaw the 3-sty house, 456 West 22d st, on a lot 25x100. The house stands on a Moore estate ground leasehold. The purchaser is Elizabeth Pyne who will occupy.

23D ST.—The Title Guarantee and Trust Co. has sold to Sarantedes & Zirimis, confectioners, the 4-sty business building at 226 East 23d st, on a lot 16.8x98.9, between 2d and 3d avs. Sol S. Ostertag was the broker.

28TH ST.—Wm. A. White & Sons sold for Laura A. Cregan 202-204 West 28th st, a plot 40.4x61.4, improved with two 3-sty buildings. It was purchased by Lowenfeld & Prager. The property is the key to the southwest corner of 28th st.

28TH ST.—Pease & Elliman sold for the Rothstamp Realities, Inc., to Jacob Schaefer the 4-sty building, on a lot 18x100 ft, at 209 East 28th st.

39TH ST.—Pepe & Bro. sold for Robert J. McClanahan 540-542 West 39th st, running through to 541-543 West 38th st, lot 50x100, to the City Real Estate Co. This is in conjunction with the recent sale of 536 and 538 West 39th st, recently made through this office. The property is to be improved for storage warehouse.

46TH ST.—A client of Alfred C. Marks bought from Dr. John F. Erdman 15-17 West 46th st, two 4-sty dwellings converted in stores and apartments, on a plot 33.11x100.5. Dr. Erdman bought the property in July, 1914, from the Just estate and Marie D'Oench.

49TH ST.—Douglas & Elliman & Co., Inc., sold for Mrs. Francis H. Markoe 15 East 49th st, a 4-sty English basement dwelling on a lot 16.8x100.5. The same brokers recently sold for Mrs. Ely K. Robinson her former residence adjoining at 17 East 49th st, to the same purchaser. This purchase gives the buyer a plot 33.4x100. It has been held at \$130,000.

49TH ST.—The Sunnyside Holding Co., Frank Hillman, president, sold the two 6-sty new law apartments, each 40.5x100.5, at 329-335 East 49th st, to Kertscher & Co. They were given in exchange for the 6-sty apartment at the northeast corner of Northern av and 179th st, sale of which was reported last week.

52D ST.—Douglas L. Elliman & Co. sold for Mrs. M. LeBrun Cooper 46 East 52d st, a 5-sty dwelling, 187x100.5, held at \$85,000, to a client

for occupancy. Mrs. Cooper bought the house shortly after its completion by the builder, Charles Buek, about seven years ago through the same brokers. It is the third house on the block sold within ten days.

52D ST.—Worthington Whitehouse, Inc., sold for Mrs. William H. Folsom her house at 57 East 52d st.

53D ST.—Adele S. Bass is reported to have sold the 4-sty dwelling at 55 West 53d st, on a lot 2x100.

MADISON AV.—Fred. Oppenheimer and David Geisler resold for the Absar Realty Co. the 6-sty store and tenement at 275½-277 Madison st.

North of 59th Street.

61ST ST.—Charles DeWitt Rogers is reported to have sold 48 East 61st st, a 4-sty dwelling, 20x100.5, to a buyer who will alter the property into small suites.

61ST ST.—Mary E. Scanlon is reported to have sold the 3-sty dwelling at 245 East 61st st, on lot 16.8x100.5.

62D ST.—Frederick Brown resold, through Harris & Vaughn, to S. de J. Tim 118 East 62d st, a 4-sty dwelling, 18.9x100.5, held at \$45,000. Mr. Brown acquired the property about two weeks ago.

62D ST.—Harris & Vaughn sold for John D. Trenor 142 East 62d st, a 4-sty dwelling, to a Mr. Parker for occupancy.

62D ST.—Douglas Gibbons sold for Mrs. Helena F. Healy and Frederick L. May 236 and 238 East 62d st, 3-sty dwellings, each 20x100. The same broker also sold 240, a similar property in the same block, for Frederick Mohr.

64TH ST.—William B. May & Co. sold for the 160 East Twenty-fourth Street Corporation 24 East 64th st, a 4-sty dwelling, on lot 21x100.5, between Fifth and Madison avs, which was held at \$65,000. The purchaser will rebuild the house for his own occupancy. It was formerly the Bookstaver home, and the property is restricted to private residences. The buyer of the property is W. S. Jenney.

71ST ST.—Douglas L. Elliman & Co. sold for Francis D. Lloyd, president of Brooks Bros., the 4-sty residence at 155 East 71st st to a client for occupancy. The building occupies a plot 26x102.2.

74TH ST.—Slawson & Hobbs sold for Grace D. Ely to a client for occupancy the 4-sty dwelling, 25x55x102.2, at 107 West 74th st.

74TH ST.—Pease & Elliman sold for the Brooklyn Trust Co. 120 West 74th st, a 4-sty dwelling, on lot 22x100.

75TH ST.—The 4-sty dwelling, on lot 23x102.2, at 5 West 75th st, has been sold for all cash, through L. J. Phillips & Co., to a client, who will alter it into small suites. This house was recently sold in foreclosure and has been resold at a substantial increase over the auction price.

75TH ST.—Pease & Elliman resold for the Remlu Realty Corporation 4 West 75th st, a 4-sty dwelling, on lot 22x100, to a physician for occupancy.

75TH ST.—The New York Life Insurance and Trust Co., trustees, sold the 4-sty dwelling 48 East 75th st, to a client of Horace S. Ely & Co.

75TH ST.—Julia B. Peck has sold the 4-sty dwelling at 48 East 75th st, on a lot 17.6x102.2, between Madison and Park avs.

78TH ST.—James H. Cruikshank resold to I. Randolph Jacobs and Everett Jacobs the 4-sty dwelling at 24 East 78th st, on a lot 15x100, near Madison av. N. A. Berwin & Co. were the brokers in the sale. The house is assessed at \$44,000 and was acquired by the seller in December last from the William A. Boyd estate.

80TH ST.—Pease & Elliman sold for E. B. Meyerowitz the 5-sty dwelling at 322 West 80th st, 22x100, to a client for occupancy.

81ST ST.—Pease & Elliman sold for Mrs. Max Goldfrank the 4-sty dwelling, 21.3x102.2 at 12 East 81st. The new owner, Stanley Sweet, of Sweet, Orr & Co., will occupy.

81ST ST.—Mary A. Watts sold the 4-sty and basement dwelling at 31 West 81st st, facing the American Museum of Natural History grounds. The house occupies a lot 25x100.

83D ST.—Slawson & Hobbs sold for W. H. M. Company 68 West 83d st, a 4-sty high stoop dwelling, 20x55x102.2. The house will be altered into small apartments of one and two rooms and bath, ready for occupancy about August 1. The Merato Impt. Co. is the buyer.

83D ST.—Ex-Gov. Charles S. Whitman has purchased through Pease & Elliman from the estate of William Schlemmer, former partner in the firm of Hammacher, Schlemmer & Co., the dwelling at 54 East 83d st, between Madison and Park avs. Mr. Whitman will occupy it as his town home.

85TH ST.—Wood, Dolson Co., Inc., sold for L. Donaldson 309 West 85th st, a 5-sty residence, 17x100, to a buyer for occupancy.

95TH ST.—The New York Public Library sold the 3-sty dwelling at 17 West 95th st, near Central Park West.

106TH ST.—Charles S. Kohler, Inc., sold for Morris I. Ritterman and David B. Kraemer to a client for investment 115 West 106th st, between Columbus and Amsterdam avs, on plot

24.6x100.11, a 5-sty apartment house renting for \$5,000 per annum and held at \$35,000.

107TH ST.—Charles R. Farulo sold for E. Louise Sands a 5-sty tenement at 232 East 107th st to an investor.

111TH ST.—Isaac Portman purchased through M. Salomon, from a client of Mandelbaum Bros., the 6-sty elevator aptmtnt house at 229-231 West 111th st. This building is on a plot 50x100 and was held at \$75,000.

112TH ST.—The Morgenstern Bros. Syndicate bought from the Ivanhoe Realty Corp. the two 6-sty apartment houses, 100x100, at 39-43 West 112th st, held at \$160,000, through H. J. Kantrowitz.

114TH ST.—The 2-sty American basement structure, on a lot 25x100, at 526 West 114th st, opposite South Field of Columbia University, has been sold by Edward Kempton and others to a buyer for occupancy. Thomas J. O'Reilly, the broker, some time ago sold and resold a similar house at 544, which was subsequently altered into small apartments and completely rented from the plans.

116TH ST.—The Greenbook Investment Co. sold to the J. & A. Stone Realty Co., represented by Nathan H. Stone, attorney, the 6-sty apartment house 55 West 116th st, on plot 50x100. Isidor Siegel was the broker. C. C. Robbins represented the sellers.

119TH ST.—Julia A. Hirsch, represented by Arthur Knox, attorney, sold the 5-sty triple flat,

25x100, at 311 West 119th st, in a cash deal to an interesting client of J. Anthony Minott.

120TH ST.—Corporation Counsel William P. Burr sold to Frederick Brown his residence at 12 West 120th st, facing Mt. Morris Park. The house, a 3-sty and basement structure on lot 23x136xirregular, was sold free and clear through William H. Mehlich, Inc.

121ST ST.—The E. A. Polak Realty Co. sold for Mrs. Flaig to a client of W. A. Schultz 225 West 121st st, a 5-sty flat.

121ST ST.—The estate of Ella Scofield sold the 3-sty dwelling, 17x100, at 123 East 121st st to John Fusco through George W. Brettell.

121ST ST.—James H. Cruikshank purchased from Frederick C. McLaughlin 131 West 121st st, a 3-sty dwelling on plot 20x100, assessed at \$11,500. A. Stark was the broker.

122D ST.—Marimpol Court, a 6-sty elevator apartment house at 521-523 West 122d st, between Broadway and Amsterdam av, has been sold by Mrs. Margaret Bray, who acquired the property last August from the New York Life Insurance Co. It occupies a plot 60x100. The holding price was \$110,000.

127TH ST.—Charles & Kohler, Inc., sold for the Lobertan Realty Co. to a client for investment 540 West 157th st, between Broadway and Amsterdam av, a 6-sty elevator apartment house, built on plot 75x100, renting for \$20,000 and held at \$140,000.

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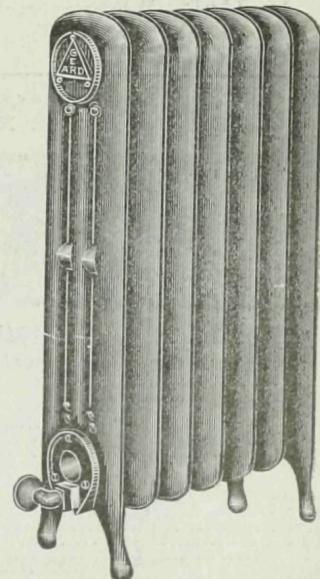
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TUNGSTEN LAMPS			
Watts	Edison's Price	Our Price	
10, 15, 25			
40, 50	\$0.35	\$.25	
60	.40	.28	
100	.85	.60	
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Watts	Edison's Price	Our Price	
75	\$0.70	\$.49	
100	1.10	.77	
150	1.65	1.18	
200	2.20	1.84	
300	3.25	2.27 1/2	
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128TH ST.—Deed Realty Co. sold to Frederick Brown from the Deed Realty Co. through J. S. Maxwell the 6-sty new law house at 60 West 128th st, near Lenox av, on a plot 37.6x100.

129TH ST.—The one-time home of Major Percy Nagle at 3 East 129th st has been sold by Barnett & Co. to William J. Morgan. It is a 3-sty frame structure, one of the largest in Harlem, and occupies a plot fronting 50 ft and having a depth of 60 ft, adjoining the northeast corner of 5th av. The Broadway Savings Institution, the seller, acquired the property in foreclosure proceedings about three years ago.

136TH ST.—Reyvan Realty Company bought from the Title Guarantee & Trust Co. 246 West 136th st, a 3-sty dwelling, 16.8x99.11, through Shaw & Co.

144TH ST.—Shaw & Co. sold for Harry N. Hempstead to the Practical Garage Co. the plot, 50x100, on the south side of West 144th st, 310 east of Lenox av. The purchaser is erecting a garage on the site, having leased the plot on a twenty-five years' term a short time ago, through the same brokers.

149TH ST.—Davis J. Oliver sold for Mary J. and Martha A. Joyce the 3-sty dwelling on lot 17.6x100 at 513 West 149th st.

149TH ST.—Congregation Sherrith-Judah, Harris Rogers, president, now worshipping on West 145th st, near Broadway, has bought from Harry Aronson four dwellings, on plot 67x100, at 552-558 West 149th st, 200 ft east of Broadway, as a site for a modern synagogue and community centre.

157TH ST.—Congregation Apowoth Israel, of Washington Heights, has bought for a synagogue, from Jacob H. Citron, 502 West 157th st, a 2-sty building, on lot 25x100, which the seller acquired in March.

133D ST.—I. Anthony Minott resold the 5-sty flat, 11 West 133d st, 25x100, which he bought last week. The new owner is the View Realty Co., which paid him a substantial profit.

AMSTERDAM AV.—Jacob Glass, represented by Oscar Englander, attorney, bought the 5-sty apartment house at the southwest corner of 172d st and Amsterdam av, on plot 47x84.4.

AMSTERDAM AV.—J. C. Hough & Co. sold to Samuel Clowsky, for Louise Kissing, the 5-sty flat, with stores, 25x100, at 843 Amsterdam av, adjoining the corner of 102d st.

AMSTERDAM AV.—Byrne & Bowman and A. W. Miller & Co. sold for the estate of Edmund A. Hurry to Louis A. Kissing the three 5-sty apartments at the southwest corner of Amsterdam av and 150th st, on plot 80x100. The houses were held at \$150,000.

EDGECOMBE AV.—The Pelvedere, a 6-sty elevator apartment house at the southwest corner of Edgcombe av and 150th st, has been purchased by Bing & Bing from the estate of Leonard Lewisohn, which held the property at \$250,000. It faces Colonial Park and covers a plot 100x100. George Ranger was the broker in the deal.

MADISON AV.—William Colgate purchased from John H. Hayward and others 2107 Madison av, a 3-sty dwelling, 20x80. Mr. Colgate owns 2105, 2109 and 2111 Madison av, and the purchase squares a plot 80x80, between 132d and 133d sts. The brokers in the deal were M. M. Hayward & Co.

MADISON AV.—Title Guarantee & Trust Company sold to a client of L. Hutter for occupancy the 4-sty dwelling, 17.9x83, at the northeast corner of Madison av and 120th st.

MORNINGSIDE AV.—Isaac Portman purchased from the Grey estate, through Wardell & Martin, the Latham, a 7-sty elevator apartment house at the northeast corner of Morningside av and 122d st. The building occupies a plot 100x100. It returns an annual rental of \$40,000 a year and was held at \$300,000.

NAGLE AV.—In the Dyckman section, I. Portman resold to Seigel & Sokolof the two 5-sty new law apartment houses at 113-119 Nagle av, on plot 50x100, held at \$135,000.

ST. NICHOLAS AV.—City Real Estate Co. sold the vacant plot, 100x193.4, at the southeast corner of St. Nicholas av and 193d st through Pease & Elliman. The newly incorporated Amerigus Realty Co. is reported to be the buyer.

SHERMAN AV.—Frank Volz has sold for Klein & Roth to an out-of-town investor the Lyndon apartment at 158-160 Sherman av, housing forty families and yielding \$12,700 a year in rents.

3D AV.—Pease & Elliman sold for Mrs. Ida L. Stahmann, of Geneva, N. Y., to Mrs. Gertrude Albert the 4-sty building on a lot 28.8x100 at 1374 3d av, the northwest corner of 78th st.

7TH AV.—The Witty Realty and Construction Co., Inc., Samuel Witty, president, has bought from the 1890 Seventh Avenue Corporation the Strathmore apartment house, a 6-sty elevator structure at the southwest corner of 7th av and 115th st, adjoining Wadeigh High School. Assessed at \$250,000, the property returns \$34,000 annually in gross rentals. It occupied a plot 100x100.10, and had been held at \$245,000.

7TH AV.—Jerome A. Kohn has sold to Yillian H. Dean the 5-sty flat, 37.6x100, at the southwest corner of 137th st and 7th av, through B. W. Smith.

8TH AV.—Charles Galewski sold to Samuel Gagolowitz, through Edward N. Crosby & Co., the 5-sty double flat with stores at 2075 8th av, 25.2x100.

Bronx.

DAWSON ST.—Mary A. Donald sold the 3-sty house, 25x100, at 789 Dawson st, adjoining the corner of Longwood av, to Chester C. Probst, through Samuel L. Hornstein.

FAILE ST.—Morris Fein sold the 5-sty apartment, 75x100, held at \$85,000, at 1054 Faile st, to a client of Abraham Grossman.

FAILE ST.—The McCarthy-Macey Company sold to a client of William D. McDonnell the 4-sty apartment house, 50x100, held at \$52,000 and renting for \$8,064, at 863 Faile st, corner of Seneca av, in a cash transaction.

FREEMAN ST.—Dr. Charles Stein bought from a client of Max Silverstein 1034 Freeman st, a 6-sty apartment, 50x100.

FEATHERBED LANE.—A. Blumenthal has sold for the City Real Estate Co. the plot with a street frontage of 170 ft at the junction of Featherbed lane and Mascomb road, which is assessed at \$13,000 by the city for taxation purposes. Negotiations are pending for a resale of the property to a builder for improvement with a 5-sty apartment house.

GERARD ST.—The estate of Louise Nussbaum sold to T. F. Sullivan the property, 25x100, at 439 Gerard st, at the junction of 149th st, through Williamson & Bryan.

ST. PAUL'S PL.—Quinlan & Leland sold for Virginia S. Altwater to a client for investment 1480 St. Paul's pl, a 6-sty tenement, 40x100.

SIMPSON ST.—Samuel Katz sold 911 Simpson st, corner of Fox st, a 5-sty apartment, on plot 57x160, to S. Sager.

TIFFANY ST.—Byrne & Bowman resold for Fisher & Irving I. Lewine to Max N. Natanson 1150, 1156 and 1169 Tiffany st, southeast corner of 169th st, two 5-sty and one 4-sty apartment houses on a combined plot fronting 107 ft on 169th st and 150 on Tiffany st. The houses were held at \$90,000.

WATERLOO PL.—The Marquette Construction Co. sold the 5-sty apartment house, with stores, 29x82, held at \$39,500 and renting for \$5,000, at 1811 Waterloo Place, to a client of William D. McDonnell.

148TH ST.—Clement H. Smith sold for Mrs. M. Tisch to a client for investment the tenement at 517 East 148th st.

156TH ST.—Emanuel Glauber, one-time operator, purchased from Jennie E. Brolles, through Leo Abraham, the 6-sty apartment house, with stores, at 834-835 East 156th st. The property was held at \$65,000 and rents for about \$10,000 annually.

163D ST.—The Amer Realty Co., J. E. Mautner, president, sold 624 East 163d st to a client of S. Friedenber for investment.

163D ST.—Stebbins Realty and Construction Co., J. Malino, president, sold 508-510 East 163d st, two 5-sty flats, to A. W. W. Co. Christ Holst was the broker.

169TH ST.—Cahn & Pittman sold to Isaac Weinstein the 2-sty 2 family frame dwelling 361 East 169th st, on lot 20x90. L. D'Avola was the broker.

165TH ST.—Leitner, Brenner & Starr sold to a client of Henry M. Fertig, the two 5-sty apartment houses at 1159-1163 East 165th st, on plot 40x100, each.

167TH ST.—William D. McDonnell sold to a client of William D. McDonnell 1015 East 167th st, 40x100, held at \$44,000.

171ST ST.—D. A. Trotta sold for the Realty Business Corp. the two 6-sty apartment houses at 537-539 East 117th st, on plot 56x117.

180TH ST.—Franz Marquardt sold the 5-sty apartment house at 544 East 180th st for a client of Alwin & Short.

236TH ST.—E. Sharum bought from Charles Blau the 3-sty house at 603 East 236th st, on lot 25x103.

BATHGATE AV.—The Benenson Realty Co. has bought from J. Thebalt the 5-sty new law apartment house at the northeast corner of Bathgate av and 183d st, on a plot 50x115. H. H. Jackson was the broker.

BATHGATE AV.—Isear Realty Corp. bought from Henry Brown three 5-sty apartment houses held at \$225,000, at the northeast corner of Bathgate av and 174th st, including two houses at 491-497 East 174th st, covering a plot 110x100. The properties have not changed hands in fifteen years and were sold through J. Pollack and Louis Weitzer.

BRYANT AV.—James McConnell sold the 5-sty apartment, with stores, 37.5x100, held at \$54,000, at 1125 Bryant av through William D. McDonnell.

BURNSIDE AV.—Ennis & Sinnott bought from Anna Fox the northeast corner of Burnside and Walton av, a plot of four lots, 100x100. G. E. and Charles Buckbee were the brokers.

CEDAR AV.—The Amer Realty Co., J. E. Mautner, president, sold to the Ludymor Realty Co. the 3-sty business building at 1814 Cedar av, 18x102. Millard Velt was the broker.

CLAY AV.—Clement H. Smith sold for Rowland W. Thomas to a client for occupancy the 3 family brick house at 1740 Clay av.

CRESTON AV.—Ennis & Sinnott resold to the 173d Street Building Co., Aaron Miller, president, the block front of ten lots on the west side of Creston av for improvement with apartments. L. J. Greenberger was the broker.

CRESTON AV.—Frederick Brown bought from Sarah A. Hobson the 3½-sty dwelling, on a plot 224x119, on the west side of Creston av, north of 184th st. James J. Donovan, Inc., was the broker in the sale.

CROTONA PARK NORTH.—Sager & Shapiro resold to David Greenberg the 5-sty apartment, 35x101, at 1801 Crotona Park North, through L. Shapiro.

CROTONA AV.—The Colgate estate sold the 4-sty apartment at 2259 Crotona av through Angelo L. Frumento.

DECATUR AV.—Richard H. Scobie sold for the estate of John Carr to a client for cash, the private house at 3096 Decatur av, on plot 50x120.

DAWSON ST.—Kurz & Uren sold for Mrs. Jennie Schaffner 856 Dawson st, a 5-sty new law apartment house, 40x100.

FOREST AV.—Heller & Sussman sold to an investor 1072 Forest av, a 5-sty apartment, 50x100.

GRAND BOULEVARD.—Ernest T. Bower sold 1770 Grand Boulevard and Concourse for Catherine Ahearn and the Edgerton Park Co. It is a 5-sty apartment, 60x irregular, at the junction of 175th st and Eastburn av.

GRAND BOULEVARD.—The Samwil Construction Co., Samuel Williams, president, has sold the 5-sty apartment house, completed last October at 1055 Grand Boulevard and Concourse, on plot 106x140, adjoining the northwest corner of 165th st. It has been purchased by the firm of Rabiner, Bernstein & Rabiner in a cash transaction, negotiated by Otto Goodman. The structure contains fifty-five apartments and is completely tenanted. It has been held at \$250,000 and shows an annual return of about \$33,000. The new owners paid all cash above a first mortgage of \$125,000. This is one of two structures erected by Mr. Williams at this point last fall.

GRAND BOULEVARD.—Joseph Shenk resold to Dr. Samuel Glasserow for investment the two 5-sty new law apartment houses at 2526-2530 Grand Blvd and Concourse. The houses were held at \$150,000 and stand on a plot 100x100. Albert D. Phelps was the broker.

GUN HILL RD.—The Crimmins Operating Co. sold the vacant plot, 26x120, at the northwest corner of Gunhill rd and Bainbridge av.

HUGHES AV.—Sonn Brothers sold to the Walley Construction Co. the apartment at 2082 Hughes av, held at \$80,000.

INTERVALE AV.—Louis Hirsch and Joseph Schwartz bought from Frederick Brown the 5-sty apartment house at 1339 Intervale av, on plot 50x105. Mr. Schumann was the broker.

INTERVALE AV.—Samuel Weisberg purchased from Frederick Brown, through Maxwell Moser, the northwest corner of Intervale av and Beck st, a 5-sty new-law house with stores, on plot 69x88, held at \$65,000.

JACKSON AV.—The Amer Realty Co., J. E. Mautner, president, bought 675 Jackson av, a 6-sty apartment house, 41x107, Millard Veit was the broker.

MATILDA AV.—Kurz & Uren sold for the Matilda Realty and Const. Co. 4322 Matilda av, near 236th st, a 2-sty dwelling, 25x100.

MATTHEWS AV.—Schano & Co. sold for Philip E. Thompkins the 2-fam. house at 2025 Matthews av, and for George Amos lots at 487-488 Van Nest Park.

MORRIS AV.—William H. Mehlich, real estate broker, has closed a sale of the four 6-sty apartments at 1230, 1234, 1238 and 1242 Morris av, near 168th st, each 40 ft in width, to a newly organized company bearing his name, William H. Mehlich, Inc., with offices at 99 Nassau st. Each house rents for \$33,000 per annum.

MORRIS AV.—The Benenson Realty Co. has bought from an estate the northwest corner of Morris av and 165th st, a 5-sty apartment house, with five stores, on a plot 50x100, renting for \$9,500 and held at \$75,000.

MOSHOLU PARKWAY.—Frederick Brown resold to M. L. & C. Ernst the plot of nine lots, measuring about 75x294, on the south side of Mosholu Parkway, between Fieldston rd and Newton av, two blocks from Broadway in the Riverdale section. Mr. Brown recently acquired the property in an exchange for the apartment houses at 425 and 429 East 161st st.

PAULDING AV.—E. Sharum bought from Leonard Heuser the vacant plot, 34x110, at the southwest corner of Paulding av and 226th st.

PROSPECT AV.—McLernon Bros. sold for Hamilton & Son to Mary Getz the 5-sty apartment house 1437 Prospect av, corner of Lafayette st and facing on Crotona Park. The same brokers resold the building for Mrs. Getz to the Arborview Realty Co. for investment.

PROSPECT AV.—Clement H. Smith sold for Mrs. Espamberger and M. Koch to a client for occupancy the 2 family house with stable, 30x150, at 2156 Prospect av.

PROSPECT AV.—D. A. Trotta sold the 4-sty apartment houses at 701 Prospect av, on lot 21x94.

STEBBINS AV.—Stebbins Realty and Construction Company, J. Malino, president, sold 1193 Stebbins av, a 3-sty house, 20x80, to Minnie A. Browning. Joseph Herzog was the broker.

UNION AV.—Frederick Brown bought from Laura E. Walker the 6-sty elevator apartment house, known as Gold Hill Court, at 827 Union av on a plot 80x105, near 160th st. David Mintz was the broker in the deal.

UNIVERSITY AV.—Shaw & Co. have sold through J. Hoffman, to an investing client, 1494 University av, a 5-sty new-law apartment house, on plot 55x112, held at \$85,000 by the sellers, M. S. Ames and Leopold Well.

VYSE AV.—John A. Steinmetz sold to Adolph Hollander for the Deed Realty Co. 2121 Vyse av, a 3-sty dwelling, 25x100.

WASHINGTON AV.—F. William Sohus sold for M. Fuchs to L. Zucker & Co. the 5-sty apartment at 1712 Washington av, on plot 41x100, renting for \$7,000 and held at \$42,500.

WEBB AV.—Frederick Brown bought from Mary S. Coxson 2400, 2412, 2414, 2416 and 2418 Webb av and 2438 Devoe terrace, opposite Devoe Park, and consisting of six 3-sty stucco dwellings, including two corners, each house on a lot 30x100. McLernon Bros. were the brokers in the deal.

WEBSTER AV.—Benenson Realty Co. resold the 1-sty taxpayer containing six stores and measuring 50x100, at the southwest corner of Webster av and 195th st, to the 195th Street Realty Co. The property rents for about \$4,500 annually and was acquired by the sellers two weeks ago.

WHITLOCK AV.—Wander Iron Works purchased from the Title Guarantee & Trust Co. the vacant plot, 35x137, on the west side of Whitlock av, 20 ft north of 144th st, and will erect a 1-sty building for its use. Ephraim Buckwald was the broker.

3D AV.—Irving I. Lewine and Ely Maran have sold to an investor, a client of C. H. Smith, the 5-sty flat and stores at 4171 3d av, on lot 26x100. The sellers recently acquired the house in part payment for property at 2248-2250 Webster av.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold 1308 Dean st, between New York and Brooklyn avs, 3-

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sty dwelling on lot 20x100, for John M. Perry to a client for occupancy.

GLENWOOD RD.—Clinton Trading Corporation sold to Isidore Bengelsdorf a 2-family house on the northeast corner of Glenwood and Westminster sts, Flatbush, on a plot 60x100. This property was held at \$20,000. I. Bloomgarden was the broker.

RODNEY ST, ETC.—The 3-sty house located at 203 Rodney st has been sold by Elizabeth Brown through the office of Baffa & Dixon. The same brokers also sold the 3-sty dwelling at 228 Rodney st for Emma Knox.

2D ST.—E. A. Goldstein has resold the 3-sty dwelling at 525 2d st; also 4-sty apartment houses at 361 4th st and 415 3d st.

7TH ST.—Marie Cyriax sold the 2 family house, 25x100, at 422 7th st, to a client of the A. J. Shannon Co., for occupancy. The same brokers sold the 4-sty single apartment building at 513 8th av to an investor.

40TH ST., ETC.—Realty Trust sold for Artee Realty Corp., the 2 family brick dwelling, 1363 40th st, to Boris Globus, for investment; also the brick building at 4113 14th av, to the Frank Building Co., for investment. Realty Trust also sold for the Alco Building Co., the 1 family semi-detached brick dwelling, 2036 65th st, Mapleton Park, to Matthew S. Levitas, M. D., of Manhattan, for his occupancy; and the 1 family semi-detached dwelling, at 2041 65th st, to Harris Rubin, for occupancy.

52D ST.—I. Salzberg sold for A. Gensior to R. Weckstein the 1 family house at 1635 52d st.

63D ST.—B. J. Sforza sold for Bessie Jacobl to Celia Manganaro for occupancy the 1-family dwelling on plot 30x100 at 1817 63d st.

65TH ST.—Realty Trust sold for Alco Building Co. the 1-family semi-detached dwelling at 2070 65th st to Sophie Schichman, of Manhattan, for her occupancy; also 2164 62d st, to Bruce Babcock for occupancy.

63D ST.—Realty Trust sold for Alce Building Co. the 1 fam. brick dwellings, 2035, 2039 and 2041 63d st, to L. Finkel, A. Green and S. Svedlik, respectively, all of the Borough of Manhattan, for their occupancy. Realty Trust also sold for the Artee Realty Corp. the 2 fam. dwelling, 1330 42d st, to Mollie Shrage.

65TH ST.—B. J. Sforza sold for Magnus E. Lindstrom to Dominick Campanella the 2 fam. house at 1259 65th st.

74TH ST, ETC.—James Watters sold for Schuyler Van Loan to a client for investment the 2-family dwelling at 433 74th st; for Walter W. Kohl, to a client for occupancy the 2-family dwelling at 430 77th st; for H. H. Lucke, the 1-family brick dwelling with garage at 330 83d st; for A. E. Jordan, the 1-family dwelling with garage at 463 83d st; for Ida R. Thomas, fifteen lots on the south side of 78th st to a builder who will improve with modern 2-family dwellings with garages.

77TH ST, ETC.—Meister Builders, Inc., sold to Frederick Brinkman, the 3-sty cottage at 1356 77th st, 31.6x100; also to M. Hochman, the 3-sty cottage at 8699 20th av.

79TH ST.—Frank A. Seaver & Co. sold the following dwellings: 1347 79th st for Henry Fitch; 363 Ovington av for Mary Sley; 238 94th st for Peerless Land Co.; 545 76th st for John Anderson; 312 73d st for the Solo Realty Co. and the corner of Bay Ridge and 10th avs for Pauline Meeker; also sold nine lots on the north side of 80th st, 220 ft. east of 20th av, for William Hulick.

80TH ST, ETC.—William Carson sold dwellings on 80th st, near 10th av, for the Andstein Building Co.; on 87th st, near Ridge Blvd, for the Armstrong Const. Co.; on 87th st, between Ridge Blvd and 3d av, for Miss Prahar; also in conjunction with James Watters sold ten lots on Colonial rd, 87th to 88th sts, to a builder who will improve the property with up-to-date cottages with garages, and sold three lots on 77th st, between Ridge Blvd and Colonial rd for M. Megirian to a client who will improve with a residence.

85TH ST, ETC.—Realty Associates sold the 2-sty dwelling at 2042 85th st, 24x100, to Eugene M. Kramaroff; also 324 Madison st, 20x100, to Joseph and Frances Turney.

EAST 12TH ST.—Samuel Galitzka sold for Howard B. Bullard, the 3-sty, 2 family house at the southwest corner of East 12th st and Cary Court, 40x100, for a reported price of \$15,000.

EAST 16TH ST.—Clinton Trading Corp. sold to William E. Anderson the 1 family frame dwelling at 422 East 16th st on a plot 35x75. James J. Ryan was the broker in the transaction.

SOUTH 9TH ST.—Wright Barclay, Inc., sold for the estate of Sackett M. Barclay the 4-sty dwelling at 93 South 9th st. The buyer will alter it into small suites.

MORGAN AV.—Joseph P. Day sold at private sale the two block fronts on the west side of Morgan av from Beadel st to Division place, and from Division place to Richardson st, in the Greenpoint section, comprising twenty lots. These lots were included in the McLoughlin estate auction sale, which was conducted by Mr. Day last Thursday, April 10, but were not offered. The purchaser is William J. Glacken,

who bought thirty lots at the auction. It is understood that Mr. Glacken plans extensive building operations on the property.

NOSTRAND AV, ETC.—M. C. O'Brien sold for Ella Leffmann the northeast corner of Nostrand and Church avs, 2-sty stores and apartments, 50x100; also for the S. B. Building Co., 211, 215, 221, 229 and 231 East 4th st, five 2-sty houses, 18x100 each; also for Nora Finnigan 1076 Lincoln place, a 2 family dwelling, 20x100; also for Mary E. Cairns 1203 Carroll st, a 2-sty dwelling, 20x100.

OCEAN AV, ETC.—Meister Builders, Inc., purchased from the Broadvue Realty Co. the apartment houses at 1033-1051 Ocean av, held at \$240,000; also the dwelling 1972 79th st from Elizabeth Houghtling, and from Fuld Bros the apartment house at 2101-2105 Beverly rd, held at \$65,000. Meister Builders sold to J. Luft the dwelling at 1334 77th st, and to a client the dwelling at 1854 Bath av.

RIVERDALE AV.—Realty Associates sold the plot 140x100 at the southeast corner of Riverdale and Hopkinson avs for the Tile Real Estate Co.; also the plot 110x100, on the west side of Bristol st, 150 ft south of Riverdale av to Charles Heidenreich.

ST. MARKS AV.—Bulkeley & Horton Co. sold in conjunction with Peter Romano 347 St. Marks av, between Vanderbilt and Grand avs, a 4-sty double brick apartment, lot 30x182, for Mrs. Bridget Dalton to a client for investment.

4TH AV.—Frank A. Seaver & Co. sold for the Shikerman Realty & Impt. Co. the 16 fam. apartment house at the southeast corner of 4th av and 77th st, Bay Ridge.

SEAGATE.—A syndicate of operators has purchased twenty-one lots in Sea Gate, which section is restricted to private houses. The lots are located on Laurel and Sea Gate avs. Through Oscar Englander, the attorney for purchasers, it is learned that the buyers will soon starte building operations.

Richmond.

ELTINGVILLE.—Cornelius G. Kolf, in conjunction with Wm. P. Merrell, sold for Julia A. Hardin to Robert Brown, a large plot on the Amboy Road, between Eltingville and Great Kills, on which the buyer will erect a 1-sty brick garage.

BRIGHTON HEIGHTS.—Moffatt & Schwab sold for John Wimmer, 60x149, vacant, on Frelinghuysen Road, to Thomas T. Furst.

RECENT LEASES.

Coastwise Warehouse Leases.

Two big leases for the Coastwise Warehouses, Inc., have been closed by the Charles F. Noyes Co. The corporation has leased from Charles F. and William M. V. Hoffman, for fifteen years from May 1, 1921, the warehouse, 407-411 Greenwich st and 15 Hubert st, at an aggregate rental of approximately \$200,000. The buildings contain approximately 50,000 square feet of space.

In the other deal, which incidentally marked the thirteenth, and largest closed by the same broker, the Coastwise Warehouses, Inc., the aggregate rental is \$750,000. The lease covers a 6-story and basement fireproof building, covering a plot of 15,000 square feet at 539-545 West 34th st, through to 540-542 West 35th st. The term is for twenty-one years and possession of the property will be given to the lessees on August 1. James E. Gledhill and George H. Keim are the owners of the property. Over 100,000 square feet of space is involved, which increases the space of the Coastwise Company in its various buildings to 838,000 square feet.

Willoughby Block to Go.

What is reputed to be the oldest business block in Brooklyn, the triangle, bounded by Fulton, Willoughby and Pearl sts, once known as "Steamboat Row" and now referred to as the Willoughby block has been taken by the United States Cigar Stores Company under a long lease from the Willoughby estate, owners of the property. On the site of the present wooden structure, which was built in 1848, there is to be built a modern building, part of which is to be occupied by the cigar concern. The terms of the lease or the figures involved were not given out, but it was intimated by the contracting parties that they establish a new and higher mark in real estate values in the downtown section of the shopping thoroughfare, and indicate a returning confidence in the stability of the older part of Fulton st. as a business centre. The property is assessed by the city for the purposes of taxation at \$345,000. In 1856, it was said today, the property could have been purchased for \$55,000.

Takes Nine Apartments.

Edward W. Browning leased for twenty-one years to Harry S. Proctor the nine 5-story apartment houses, 432 to 438 Central Park West, 101 West 103d st., and 102 West 104th st., which he acquired early in the month from the George Bliss estate. The property measures 201x100 feet. The tenant will make extensive alterations.

\$1,000,000 Schulte Lease.

From Vincent Astor the Schulte Cigar Stores have leased the 1-story store building at the southeast corner of Broadway and 96th st. for twenty years with two options of renewal for twenty years each. The rentals which the lessees have agreed to pay for this choice corner site aggregate about \$1,000,000. The Charles F. Noyes Company negotiated the deal. The store building covers a plot of 9,000 square feet and is at present occupied by one of the United Cigar Stores. When the latter's lease expires on May 1, work will be started on the remodeling of the building for the new tenant. The Schulte company will open a branch store on the corner and sublet the rest of the building. This new undertaking is in line with the Schulte company's policy of expansion. Since January 1 the company has leased throughout the country sites for its chain stores calling for rentals aggregating \$6,800,000.

\$400,000 48th Street Lease.

The Calma Realty Company, I. J. Mayer, president, has leased to Eugene Wingler for twenty-one years, at an aggregate rental of \$400,000, the newly renovated building at 117-119 West 48th st. This property was formerly occupied by the Italian Club, and now contains stores, small apartments and a large concert hall. James A. Dowd was the brokers.

Heights Corner for United.

The United Cigar Stores Company leased from Julius and August Kuhn, the 2-story taxpayer on the southwest corner of 181st st. and Broadway for a term of twenty-one years, at an aggregate rental of about \$376,000. L. J. Phillips & Co. were the brokers.

AMES & CO. leased for the S. Herbert Cut Glass Co. to the Vivitory Shirt Co. the top floor at 35 West 23d st.; also for Mary C. Brown to Schneeweiss & Dubin Co. the 2d loft at 140 East 34th st. for Clara B. McGinnis to Kahn & Cocekas, the 2d loft at 145 West 26th st.

ALBERT B. ASHFORTH, INC., leased for Bing & Bing, for a long period the store and basement of 198 Broadway, to the Stanley Food Corp. at an aggregate rental of very close to \$400,000. This corporation will open their first chain of New York stores as a high class confectionary and restaurant.

BIBO OPERATING CO. leased from the Bon-Ray Hotel Corporation the 9-sty hotel building, 62x100, at the northeast corner of Madison av and 92d st, for ten years from April 1, at an annual rental of \$25,000.

BRETT & GOODE CO. leased the entire 5th floor in 6-8 West 46th st to Fulton Cutting, representing the Cutting Radio Corp., and in 304-320 Hudson st 12,000 square feet on the 8th floor to the Wilson-Jones Loose Leaf Co., of Chicago.

CAMMANN, VOORHEES & FLOYD leased apartments at 121 Madison av to S. James Gordon, at 25 East 30th st to Miss Aline L. McDermott and to Miss Anna Morse Houghton, at 1184 Lexington av to Frank E. Kitching, and at 14 Central Park West to John W. Parker.

CAMMANN, VOORHEES & FLOYD leased the 4-sty building at 100 West st for James Benedict to Bojen Stephanoff, also the 5-sty building 30 Water st for J. Archibald Murray to O. Ohlsen & Co., for W. H. Pendleton & Co. the 2d loft of 162-4 Front st to R. A. Carroun & Co.; for Schrock & Squires the 2d and 3d lofts to Durlock Brothers, at 291 Pearl st.

CAHSTEIN & LINNEKIN, Inc., leased space in the Park Row Building to Richard B. Rodermond, Schroeder Brothers, Federal Steel Fixture Co., American Coal Journal, Harper Machine Corp., Charles Hardy, Inc., the Asphaltum and Chemical Products Co., Cletus W. Bourke, Rohan Trading Corp., and with Pease & Elliman space to the J. Elbert Saper Audit Co.; also the entire 4th floor in the Mercantile Building, southwest corner of 23d st and 4th av, to Morimura, Aral & Co.

CLARK BROTHERS, private bankers, who have been located on the 1st floor of the Tribune Building for many years, have rented the Spruce st corner store in the building the store adjoining it and on Spruce st for a term of years at a rental of \$180,000. Julian M. White, agent for the building, negotiated the lease. The space is now occupied by the business offices of The Tribune.

JAMES A. DOWD leased for Mrs. Agnes Meenagh, the store and 1st loft at 106 West 52d st; also for J. M. Davis, the stores and lofts at 114-116 West 53d st.

DUROSS CO. leased for the Florence Crittenton Mission the 3-sty house 245 West 13th st; for Mrs. Telford 148 West 13th st to L. E. Gillette; for Maria Brogan 151 West 13th st to Mrs. Gleason; for the Title Guarantee and Trust Co 48 Morton st to Dominic Parrella; also for Seth M. Milliken the store 144-146 West 14th st to Von Bremen, Asche & Co.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 18 rooms and 6 baths, comprising the entire floor, at 630 Park av for Joseph Fish to S. R. Kaufman; apartments at 570 Park av for Bing & Bing to G. W. Kirkpatrick; at 108 East 82d st for Samuel A. Herzog to N. C. Baker; at 156 East 79th st to Mrs. Theodore

Watson; also a doctor's suite at 270 Park av to Dr. H. Dawson Furniss; renewed leases for apartments in 68 East 86th st for W. E. Roosevelt to M. T. Rosenberg and Sigmund Seiferheld; a store in 270 Park av for the Vanderbilt Avenue Realty Corp., for the Easter season, to Arthur T. Bunyard.

DOUGLAS L. ELLIMAN & CO. leased 10 East 10th st, on a lot 25x98.9, for Mrs. Frederick Harting to Henry James, of Lee Higginson & Co., Bankers; also leased a large apartment comprising an entire floor at 929 Park av to Elihu Root, Jr.; an apartment at 125 East 72d st "furnished" for E. H. Baker, Jr., to Major James Imbrie; an apartment at 156 East 79th st to N. S. C. Walsh; made the following renewals of apartments for next October, at 106 East 85th st, to Charles F. Winch; at 157 East 81st st, to Charles M. Ward; and 68 East 86th st, to Dr. Leon S. Loizeaux and Mrs. Herman Gruntal; have leased offices in 507 5th av, to Harry Dornblaser; also leased for Margaret V. Kieley to Toney & Bestry, Inc., entire 5-sty building 141 West 47th st, for a term of years at rentals aggregating approximately \$30,000. The tenants will occupy portions of the premises for their own business and offer the balance for rent.

DOUGLAS L. ELLIMAN & CO. leased apartments, 901 Lexington av to John Harper; at 1000 Park av for Bing & Bing to Arthur Hagen; at 106 East 85th st to J. Fitzgibbon; renewed leases, 969 Park av to Miss Ethel Zabriskie; at 830 Park av to J. Howard Ardrey; also leased for the estate of Samuel J. Silberman, 133 East 79th st, a 3-sty dwelling, to John McK. Camp, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, comprising the entire floor at 929 Park av, to Dr. Walter P. Anderton, who recently sold his house 48 East 73d st to Joseph S. Auerbach; also leased apartments at 19 East 65th st to F. W. Wurster; 134 East 36th st for Miss A. E. Curtis to A. B. Hoff; at 44 East 72d st to Mrs. de Acosta; at 157 East 81st st to T. K. Stevenson; also renewed the following leases for next October: apartments at 635 Park av to Samuel D. Brewster and Mrs. Henry E. Owen; at 969 Park av to Herbert D. Kingsbury; at 640 Park av to Caroline de Forrest and Miss Mary R. Callender; at 383 Park av to Walter Cary and George Mercer, Jr.; at 122 East 82d st to George L. Kobbe, Benjamin Johnson, Jr., and Richard H. Bateson; leased for William Whitman, Jr., his former residence 51 East 80th st, a 4-sty house, on a lot 23x102.2, for a long term of years to E. H. Outerbridge; and for Dr. Stafford McLean 776 Madison av, furnished, for a short term, to Mrs. J. J. Cook.

DOUGLAS L. ELLIMAN & CO. leased for Miss Elsie de Wolfe 131 East 71st st, a 5-sty American basement house for a long term of years, furnished, to William A. Read, Jr.; also leased a large apartment of 12 rooms and 4 baths, comprising the entire floor in 787 5th av, for the Fifth Avenue Estates Co. to Mrs. N. Bruce MacKelyie; and renewed the following leases: a large apartment at 640 Park av to Charles A. Coffin, and also an apartment at 840 Park av to Francis M. Weld.

J. B. ENGLISH leased for Floyd, Grant & Co. store at 778 7th av to M. Marks.

J. B. ENGLISH leased to I. H. Golden the entire Building 231 West 51st st.

JOSEPH F. FEIST & CO. leased for the Washington Arch Realty Co. the three upper floors in 340 West 42d st.

J. ARTHUR FISCHER leased to Mary V. McEvoy the 1st loft at 531 7th av, southeast corner of 39th st, to be used as a dancing academy; also leased to Bessie Miller the 4-sty dwelling 355 West 34th st; to T. L. Kaplan the store and basement at the southeast corner of 7th av and 39th st for a restaurant.

J. ARTHUR FISCHER leased for S. May the 1st loft at 636 6th av to the Thomas Carroll Employment Agency; to O. Stewart the 2-sty garage at 384 St. Nicholas av; to Thomas Ballas the 1st loft in 682 6th av; to L. Fitzpatrick the building 203 West 41st st; also to Edmond Elsbach the dwelling 205 West 22d st; for S. May apartments in 63 West 37th st to Mrs. Cox and Louis Vance; to Mrs. L. Westman an apartment in 61 West 37th st.

FREDERICK FOX & CO. have leased for G. Leerbarger to Charles Beck, the top loft at 69 West Houston st; for Commonwealth Products Corp., to Butterfly Phonograph Motors Corp., Inc., the 10th floor at 243-7 West 17th st; for Max & Charles Siegel, to Morris H. Block & Edward J. Drexler, space on the 2d floor at 45-51 West 4th st; for Hirschberg & Co., Inc., to Dave Levine & Co., the 1st loft at 15-17 Waverly pl; for Max Udell, to A. Fosberg, the 6th loft at 124 Bleecker av; for Isaac Roggen, to Max & Charles Siegel, the 1st loft at 45-51 West 4th st; for Mary Morss et al, to Benjamin Thier & Moses Monheit, the basement, store and cellar at 62 East 12th st; for Trinity Waist & Dress Co., to Solomon Schwartz, the 6th loft at 138 West 17th st; in conjunction with L. Tannenbaum Strauss & Co., to Punsky & Sudansky, the 5th loft at 26-8 Washington pl; in conjunction with Cross & Brown Co., to Wm. Goldstein & Co., space on the 3d floor at 8-10 West 45th st.

FRED'K FOX & CO. leased for the Theodore Tiedeman Corp, to Morris Fishbein, the 1st

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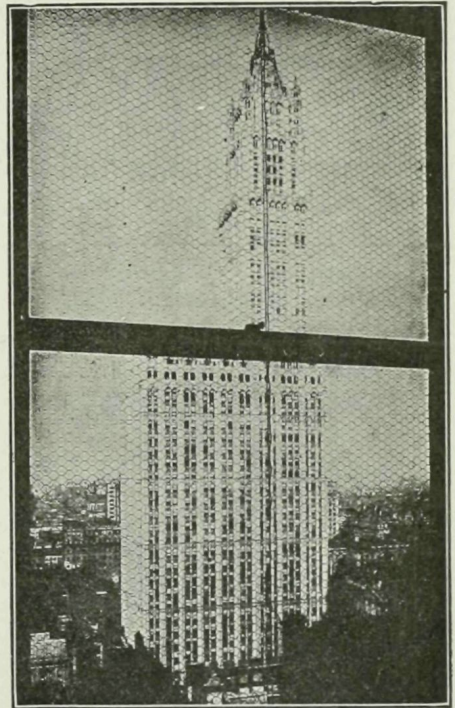
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loft at 40-6 West 25th st; for F. T. & F. T. Van Buren, Jr., and J. W. A. Davis, to Samuel Esborn, space on the 2d floor at 65 5th av; for Mount Royal Corp., to the D. E. Corbett Corp., space on the 6th floor at 14 West 40th st; for Robert Hoe Estate Co., the 1st loft at 13-15 West 28th st, to Silver & Goldstein.

FRED'K FOX & CO. have leased for Canebrake Realty Co. to John Wigon the 2d loft at 4 West 16th st; for William Elfers to N. Y. Marabou & Ostrich Fancy Feather Co. the 1st loft at 14 East 13th st; for Helen Munro Schurman to Kupperman & Levy the store and basement; to Schneider & Bushlowitz the 4th loft; and to the Famous Cap Co. the top loft at 208 Greene st; for the estate of Francis Bannerman to Harris Reffin the 2d loft at 499 Broadway; for Helen Munro Schurman to Southern Jobbing House the 1st loft and to Phoenix Legging Co. the 3d loft at 208 Greene st; for Francis Bannerman to Triple Novelty Co. the top loft at 499 Broadway; for Peyton M. Hughes to Agelakis & Matikas the store at 511 7th av; for the Seventh Avenue Building Co. to Nathan Goldberg the 11th floor at 28-30 East 10th st; in conjunction with L. Tannenbaum Strauss & Co. to Isidore Malskoff the 2d loft at 3-5 Washington pl.

FRED'K FOX & CO. leased for Mary Morss et al to Samuel Wekser the parlor store at 828 Broadway; for Helen Munro Schurman to Rudin & Kaplan the 2d loft at 208 Greene st; for Mary Morse et al to Morris Bessen space on the top floor at 820 Broadway; for Joseph J. Asch to World Rubber Products Co. the 5th loft at 23-9 Washington pl; for D. Robinson and Chas. S. Brown Co. to Charles Witt the 1st loft at 523 Broadway; for Broadway & Seventh Av. Co. to Frank Riley the store at 1578-90 Broadway; for Inter Ocean Realty Corp. to A. A. Souhami the 1st loft at 60 West 45th st; for Robard Realty Co. to George Simon the store at 950 Broadway; for 35 West 46th St. Corp. to Arthur A. Marshall

GOODWIN & GOODWIN rented for Belle Moses, to Emily Bullock, the 3-sty dwelling at 148 West 120th st.

HARRIS & VAUGHAN, INC., who sold 175 Madison av to the Centre-White Co., S. H. Stone, president, leased the building for twenty-one years at an aggregate rental of approximately \$150,000 to the St. Regis Restaurant Co., which will reconstruct from plans by Casale & Witt, architects, at a cost of \$35,000.

HERBERT HECHT & CO. leased to Bernard Cohen the 4-sty building, on lot 20.2x100, at 75 2d av for a term of 25 years. The total rent for the term aggregates close to \$100,000. The lessee was represented by Morris Meyer as attorney. The premises will be extensively altered and offered for rent. Herbert Hecht & Co. have been appointed renting agents of the property.

M. & L. HESS (INC.) rented for the Greenwich Savings Bank, A. B. Ashforth, agent, the 10th floor at 85 5th av to L. Perlstein & Co.; also the 3d floor at 75-7 Grand st to the National Library Bindery Co.

M. & L. HESS (INC.) leased the 6th floor at 55-7 West 26th st to H. L. Breslow, also space at 160-78 West 23d st to the Elite Hand Embroidery Co., and the store at 176 West 23d st to the Capitol Lunch.

HIRSCH & FRIEDMAN leased for Paul M. Herzog floors in 44-50 East 32d st to the following tenants: Louis Albert, Posner-Marine, Inc., Horowitz & Levy, the Famous Co., Leavy & Jacobs, Kram & Match, Abramson-Cohen Co., and Morris Freundlich. The leases are all for a term of years at an aggregate rental of \$150,000.

THE HOUGHTON COMPANY leased for I. Randolph Jacobs the 3-sty dwelling 208 West 70th st to Alice E. Brazeo.

THE HOUGHTON COMPANY leased for Dr. David H. M. Gillispie the 4-sty dwelling 28 West 83d st to William E. and Annie E. Sanford.

HOUGHTON COMPANY leased for Robert H. Heep the 3-sty dwelling 818 West End av to Anthony J. Reins.

HOUGHTON COMPANY leased to Charles E. and Julia E. Edwards the 4-sty dwelling 317 West 70th st for Helen Card; also for Mrs. Austin D. Middleton the 4-sty dwelling 127 West 92d st to W. J. Darrow, and renewed the lease of the 3-sty dwelling 143 West 71st st for Hannah A. C. Clement to Annie C. Oesterla.

MICHAEL E. LIPSET leased 20,000 sq. ft. in 113-120 West 26th st to Louis Margolis for a term of five years at a total rental of \$60,000.

SAMUEL H. MARTIN leased for Rose Kaminski the 4-sty dwelling 122 West 64th st to Plana & Doone.

SAMUEL H. MARTIN leased for the Henry Hellman Co the store in 1914 Broadway to the Fischer-Courant Co. for three years.

SAMUEL H. MARTIN leased for the Cord Meyer Estate the 4-sty dwelling 137 West 86th st, to Clara Frank for five years.

MOORE, SCHUTTE & CO. rented the 3-sty dwelling at 524 West 140th st for John T. Dooling to August Kissling, and the 4-sty dwelling at 474 West 144th st for Thomas D. McBride to Norma Bischof.

CHARLES F. NOYES CO. leased offices in 170 Broadway to Whitbeck & Griffin, to John I. Cole, to Richard J. H. Bradley, to Jones & Whitlock, to Wm. B. Meyers Mfg. Co., to Maddock & Lane,

to the Beacon Coal & Iron Co., to Henry Green, to Howard S. Kennedy, to the Indian Prairie Stock Corp. and Abraham S. Hirschberg; in 102-4 Fulton st offices to the R. J. Smythe Corp., Geo. N. and Harry Rittenberg, Laurent Bros. and Albert C. Leibman; in 55 John st additional space on the 6th floor to the Northern Assurance Co.; a floor in 25 Pine st to Joseph S. Busby, and a large portion of the 5th floor to Frederick K. Middlebrook, and for Bing & Bing a large portion of the 12th floor at 198 Broadway to Gordon & Levy.

THE CHARLES F. NOYES CO. leased for the Hugh J. Grant estate to William Frieber and Joseph Streifer for a long term of years at an aggregate rental of about \$200,000 the 6-sty Knapp Building at 41-43 Maiden lane, between William and Nassau sts, and immediately opposite the block purchased by the Federal Reserve Bank for its new building. The lessees will use the ground floor and basement for what will be one of the largest lunch rooms downtown. Extensive improvements will be made to the building from plans by Walter T. Murphy and the property placed in charge of the Noyes company for management.

CHARLES F. NOYES CO. leased for John J. Gilgar the top floor of 24-26 Murray st, corner of Church st, to the Johnston Export Pub. Co.; offices in 1133 Broadway to S. Rose Co.; in 373 5th av to the Cameo Model Importing Co.; a floor in 61 Ann st to Adolph Ganz, and space in 90 Wall st to Hunt & Co; 2d floor of 114-16 Fulton st to the American Frame & Picture Co., and a portion of the 4th floor to Elliassberg, Rosenblatt & Barsky; the 4th floor in 118-20 West 43d st to the Strand Art Service for Drake's Restaurant, Inc.

CHARLES F. NOYES CO. leased for Herbert C. Plass the store and basement at 179 Pearl st to Paul Schaad; for George E. Chisholm the store and basement at 15 Fulton st; to Milo and L. J. Denner, and store No. 1 in 20 Fulton st for R. Gangemi & Co. to the Red Line Transportation Co.; for G. Amsinck & Co. the basement store at 90-96 Wall st to J. M. Buckner; the north store at 135-7 Park Row to Louis Moss; the ground floor at 6-10 Church st for Geo. N. Robinson to Tod Backe, and the store at 59A Ann st to Joseph Pesseco.

CHARLES F. NOYES CO. leased for Helen Hughes Hall, the 6-sty building 216 Greenwich st, containing 15,000 square feet of space, to Carter, Macy & Co., Inc., at an aggregate rental of about \$30,000. The building will be used entirely for the storage and handling of tea. The same brokers also leased, in connection with George R. Read & Co., 189 Front st to Geo. M. Auten & Co.

PEASE & ELLIMAN leased in the Crouch and Fitzgerald Building, at 177 Broadway, the entire 2d floor to the National Life Insurance Co.; the 3d and 4th floor to M. & L. W. Scudder, and the 5th floor to E. Douglas Warren, which completes the renting of the building; also leased the entire building at 24 Beaver st to L. H. Biglow & Co., Inc., for a long term; and leased to Thomas B. Hall the basement store at 100 William st for the Phelps Stokes Estate; also offices in 13-21 Park Row to Geller & Akabas.

PEASE & ELLIMAN leased for Mrs. L. G. Meyer to Granville Fortescue the 4-sty dwelling at 126 East 73d st; also for Arthur Brisbane a floor in 46 West 46th st to L. Allen Abramson; and for F. B. Sewall to Dr. W. B. Boyd the 3-sty dwelling at 121 East 78th st.

PEASE & ELLIMAN leased for Mrs. George T. Malcolm to Stanley J. Halle of Halle & Stieglitz the 5-sty dwelling at 52 East 52d st; a store in 254 Lexington av to Joseph Roth; the parlor floor in 30 West 39th st to Bernard Amsterdam; and offices in 42 West 39th st to T. C. Keil; an apartment in 570 Park av, for Bing & Bing, to Henry Ruhlender; in 840 Park av, for Frederick Johnson, to Samuel G. Rea; in 156 East 79th st, for Soeurbee, Inc., to Mrs. W. Harrison Brown; and in 88 Central Park West, for Bing & Bing, to Edmund Waterman.

PEASE & ELLIMAN leased for Mrs. E. Wolf to Henry G. S. Noble the 5-sty dwelling at 23 West 85th st; also apartments in 570 Park av, for Bing & Bing, to Ludwig Vogelstein; in 829 Park av, to Mrs. J. W. Cragin; in 138 East 36th st, to Mrs. Richard Satterlee; in the "Wyoming," at 55th st and 7th av, for E. C. Potter, to Mrs. A. H. Thurston; in 11 East 68th st, to Eversley Childs, president of the Bon Ami Co.; in 103 East 84th st, for George Neiman, to Henry A. Johnston; and in 570 West 156th st, for M. Sussman, to Calvin Coxo; also leased for the Elnor Realty Corp. (I. J. Mayer), a store in 15 West 45th st to the United Musical Sales Co.

PEASE & ELLIMAN leased for the Metropolitan Life Insurance Co., William S. Denison & Co., agents, offices at 140 Nassau st to the Gem Fountain Corporation and the entire tenth floor to the National Automobile Underwriters Conference; also for the New York Life Insurance Co., William S. Denison & Co., agents, offices at 150 Nassau st to Paul P. Tejera and Jas. Finney, to P. H. Smith, to Garfield & Proctor Coal Co., to Raphael Abernante, to Rome Metal Products Co; also space at 123 Liberty st to E. Hence and William Vogel.

PEASE & ELLIMAN subleased for Mrs. J. Victor Ontaivia, Jr., the 3-sty dwelling at 71 East 77th st to Col. Lucius Salisbury; also as agents at loft in 31-3 East 32d st to Adolph S. Jaffe; offices in 42 West 39th st to John J. Kelly and Leon Cammann; and an apartment in 40 East 83d st to Mrs. Mary Bernard; two in 56 West 11th st to John Taylor and Joseph T. Stearns; in 103 East 75th st to Mrs. C. H. Nealy; in 178 East 70th st to Owen Winston; furnished, in 27 East 62d st for Mrs. C. T. Emmet to Mrs. C. T. Greeley; and in 309 West 99th st to Walter A. Mandelberg; also leased for George Lowther, Jr., to Mrs. A. Roberts the 3-sty house at 139 West 95th st; an apartment in 970 Park av for Bing & Bing to Leopold Newborg; one, furnished, in 146 East 49th st for Mrs. J. Wright to W. F. Schaller; in 48 West 59th st for Georgia Lee Randall to Ivan H. Strohl; in 345 West 88th st for Klein & Jackson to Andrew Davey; furnished, in 258 Riverside dr for Stanley Resor to James C. Good; and in 124 West 72d st for Clarence V. Kip to Mrs. A. M. Robinson; and made the following renewals of large Park av apartments: in 320 Park av to Mrs. Seth Low, E. E. Moberly and I. D. Levy; in 330 Park av to Mrs. Forest Lindley and Mrs. Blanche S. Vogel; in 850 Park av to George Gordon Battle, L. Levy, Francis G. Danforth, Adolph Mayer, N. M. Daboll, James McV. Breed, O. G. Getzen Danner, J. M. Fishel, Brown Caldwell, Philip Rhinelander, G. C. Heimerdinger, Paul Stamm and Paul S. Reinhardt.

PEPE & BROTHER leased for Mrs. Elizabeth E. Hanson, the 3-sty dwelling at 58 Downing st to Gaetano and Josephine La Spina.

ZL J. PHILLIPS & CO. leased for Mrs. Etta Kaufman the store at 2116 8th av to James Butler, Inc.; also to Charles Paoli two connecting stores in the Washington Heights Building, 1149-58 St. Nicholas av; and with E. K. Van Winkle the store at 113 8th av for Mrs. Mary Andrews to James Butler, Inc.

RICE AND HILL leased for William P. Andrews the 1st loft at 191 Fulton st to the Buskirk Co., and the 2d loft in the same building to the Commerce Printing Co.

RICE AND HILL leased for the Broadway John Street Corp. for a long term, to the Edwin Clapp Shoe Co., of Massachusetts, the store at 146 Fulton st at a rental approximating \$60,000. After extensive alterations to the premises, including a new store front etc., the tenant will move from its present location in the Woolworth Building where it has been located for many years.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the parlor floor and basement at 795 Broadway to Samuel Schwartz; store at 541 Hudson st to Charles Farrugia; loft at 124 West 23d st to A. Butenwick; at 85-89 Bleecker st to Morris Ornstein; offices at 23-25 East 26th st to Hugo Lieber and Brightman & Traub; and at 140 Liberty st to Dr. Alexander Singher and to Mato Kuocer.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented space in 49 Wall st to James Stuart, Lowry & Co. and Vilas & Hickey; and in 16 Beaver st to Harbor Stores Corp., Dominion Exporters Limited, Clarence R. Tilley and Northern Stevedoring Co.

LOUIS SCHRAG leased for Emil Fickinger, the 3d loft in 516-524 West 25th st, to the Cushman & Denison Manufacturing Co; for Jesse E. Kahn the 2d loft in 237 7th av, to Wolfson & Semmel; for the estate of Margaret Peacock, the 1st loft in the southeast corner of 20th st and 7th av, to the Clover Leather Goods.

LOUIS SCHRAG leased for Jesse E. Kahn the 1st loft in 237 7th av to Remenizky & Levin; for the estate of Margaret Peacock, the 2d loft in southeast corner of 20th st and 7th av to Boni & Co.; for Clarence M. Phipps, the 5th loft in 211 to 215 West 20th st to Weinstein & Feingold.

RICHARD H. SCOBIE leased for the Orteig Motor Co. to the King Motor Car Co. the entire 1st floor in 231-247 West 61st st; a 4-sty building, with all improvements, now in course of construction, size 225x100, and now all rented from the plans. The building will be completed on or about May 1, 1919.

SHAW & CO. rented for Mrs. Isabella Wallace 54 West 120th st, a 3-sty dwelling, to Mrs. Lena Tschinkel.

SHAW & CO. rented the store at 2083 Lexington av to Nikolai Minnowsky and Harry Milla for a lunch room; also the parlor floor at 48 West 125th st to Irving Brofsky for an electrical supply business.

SPEAR & CO. rented for a long term for Ottinger & Korn, the store and basement at 111 Nassau st to Schall & Thaler, for a restaurant.

SAMUEL J. TANKOOS leased to the Schulte Cigar Stores Co. a large corner ground floor store at the southeast corner of 4th av and 33d st, in the property owned by the N. Y. Railways Co. The Schulte Cigar Stores Co. upon completion of alterations will occupy as a branch establishment. The remaining portion has been subleased by Samuel J. Tankoos for the Schulte Co. to Nedick's.

SAMUEL J. TANKOOS has leased to the Schulte Cigar Store Co. a large corner ground floor store at the southeast corner of 4th av and 34th st, for the New York Railways Company.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

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

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WE WILL PAY 20 cents each for the New York Editions of Record and Guide of January 5, March 23, March 30, April 6, 1918; January 25, February 1, 8, 15, March 1, 8, 22, 29, April 5, 1919, and 15 cents for the Brooklyn Editions of January 4, 11, 18, February 1, 8, 15, March 1, 8, 29, April 5, 1919. This offer expires April 26, Record and Guide.

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The Schulte Company, upon completion of alterations, will occupy the corner as a branch establishment. The remaining portion has been sub-leased by Mr. Tankoos for the Schulte Company to Nedick's. This is the first break in the block, which has been reported many times as having been claimed for trade.

J. B. THOMAS & SON leased from the R. B. L. Co., the Broadway Cigar Store in the Manhattan Life Building at 66 Broadway for a term of years at an aggregate rental of approximately \$49,000. H. C. Forbes negotiated the transaction.

MAURICE WERTHEIM leased offices in the Long Beach Building, Lexington av and 42d st, to the Wagner Leasing Co., Inc., and the Economy Body Sales Co.

WM. A. WHITE & SONS leased at 44 West 10th st an apartment to Benjamin I. Ward; at 5 East 54th st to Mildred N. Johnson, and at 7 East 54th st to Edith Diehl; also to Mrs. Frances Higgins the dwelling at 247 East 33d st.

WM. A. WHITE & SONS leased the upper part of 116 Pearl st to the Kelting Electric Co.; a loft at 168 Centre st to Louis Robinson and Max Berlin; at 163 Green st lofts to the Pennsylvania Rivet Co, and Israel Sternberg and Jacob Gaber.

WM. H. WHITING & CO. leased for Norman S. Riesenfeld to the R-W Realty Co. the entire building, 109 Nassau st, for a term of twenty years at a gross rental of about \$175,000. The building is to be extensively re-modeled and will be occupied by the Rival Shoe Co.

WHITE-GOODMAN have leased to the Victor Mfg. Co. the 7th floor at 101 Prince st; to G. & S. Leather Goods Co. part of loft at 139 5th av; with M. & L. Hess top loft at 821-3 Broadway to the enterprise Mfg. Co.; space on the 10th loft at 470-478 4th av to Joseph Wein; and the 2d loft at 853 Broadway to Baren, Lehrman & Berler, Inc.

WRIGHT BARCLAY (INC.) leased to Converse & Co. the store, basement, sub-basement and 1st loft at 325 Broadway for a term of years. This store will be connected with the store at 86-88 Worth st, running through to 5 7 Thomas st.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Mrs. Hannah Blum on Crescent st, to Bernard Bloom; for Mary Gallagher, cor. Nostrand av and State st, to I. Weingart; for Mrs. Henry Endemann, on Bay st, to S. Harold Rohman; for R. H. Robbins, on Sheridan Boulevard, to I. G. Billard; for M. L. Sugarman, on State st, to M. Z. Levinson; for Chas. Smith, corner Nostrand and Central avs, to Charles Weiss.

REAL ESTATE NOTES.

ELMER C. GATES has been appointed agent for 2226 Valentine av.

E. A. TURNER has moved his office from 34 East 28th st to 41 East 29th st.

MOORE, SCHUTTE & CO. have been appointed agents for 508-512 West 140th st.

L. TANENBAUM, STRAUSS & CO. were the brokers in the recent sale of 480 Broome st.

ZIPKES' SYSTEM MANAGEMENT has been appointed agent for 954-958 Hoe av and 254 East 184th st.

LEON S. ALTMAYER negotiated a first mortgage of \$6,500 on 421 East 70th st and also \$13,500 on 285 West 147th st.

CHARLES W. BOWRING, the tenant, is the purchaser of the dwelling 160 East 74th st, sold recently by Pease & Elliman.

THE CALDER'S REAL ESTATE CO has been appointed agent of six apartment houses, 1137-39-41-43, 47 and 49 Rogers av, Brooklyn.

CHARLES B. VAN VALEN, Inc., placed a loan of \$210,000 on 3542-3548 Broadway, northeast corner of 146th st, known as the Hudsonia Apartment.

NEW YORK TITLE AND MORTGAGE CO. has taken a loan of \$300,000 on the 9-sty apartment 120 70th st, recently completed by the Brixton Building Co.

WOOD, DOLSON CO. has been appointed agents for the Lorington apartments, a 12-sty building at the northwest corner of 70th st and Central Park West.

JAMES MATHISON is the purchaser of the property 311 West 17th st, recently sold through the Duross Co. for the Howe Estate. The property is to be altered for business.

J. HARPER SKILLIN has retired from the real estate firm of Warren & Skillin. The business will be continued by Walter H. Warren, and the offices will be removed to 203 Broadway.

PEASE & ELLIMAN have been appointed agents for 597 West 187th st; 587-589 West 178th st; 33 and 37 Vermilyea av; 450 St. Nicholas av; 56 Ft. Washington av and 319 East 60th st.

F. M. Welles, having been elected vice-president of the Lloyd Winthrop Co., of 171 Madison av, announces his removal from 50 East 42d st, where he has been associated with John N. Ross.

PEASE & ELLIMAN were the brokers in the recently reported sale of 18 East 80th st for the Hendricks estate. The same firm has been appointed agent for 32 Broadway, a 16-sty office building.

ALVAH H. VERITY has returned from Overseas work in France and has renewed his connections with Cammann, Voorhees & Floyd, with whom he has been associated for more than twenty years.

WILLIAM M. EKLUND, who saw foreign service with the 27th Division, has returned to his position with the brokerage department of the Douglas Robinson, Charles S. Brown Co. at 10 East 45th st.

HUBBARD & PEIXOTTE, INC., have been appointed agents for 973-975 3d av and 205-207 East 58th st; also for 520, 524, 528 and 532 East 120th st, 370 West 116th st, 2183 7th av and 111 Lewis st.

THE ROYAL BANK OF CANADA obtained a first mortgage of \$550,000 at 5 per cent. for five years on 58 William st, a 15-sty office building, 54x124. The mortgage was placed by William A. White & Sons.

SIDNEY L. PREVILLE, formerly of the firm of Preville & Rosenberg, has been discharged from the United States Army and has become associated with H. V. Mead & Co., as manager of the renting department.

I. M. HENDERSON, who has made a specialty in the Bedford, St. Marks, and Eastern Parkway sections during the past ten years, is now associated with Bulkley & Horton Co., making his headquarters at their Bedford section office, 585 Nostrand av, Brooklyn.

MORRIS WEINSTEIN is the builder of Chester Court, an 8-sty apartment house, 85x100, at the southeast corner of Lenox av and 85th st, sold recently by the Douglas Robinson, Charles S. Brown Co. for the Chester Court Corp. The property was held at \$250,000.

HARRY G. MARTIN, son of C. Grayson Martin, the 5th av real estate operator, has joined the organization of Pease & Elliman as a broker in the private house department. Mr. Martin was in a German prison for three years, having been captured in the first battle of Ypres while serving as a lieutenant in the British Intelligence Corps.

WALTER M. WECHSLER, who has been connected with Henry Morgenthau Co. ever since that corporation was organized, will on May 1 become associated with the Nason Realty Co. Mr. Wechsler, with Alexander S. Natanson, will handle the legal end of the Nason Co.'s business. He will continue his own practice, specializing in real estate matters.

MARTIN BALLACK acquired from Sheriff David H. Knott, William J. and James E. Knott their controlling interest in the Hotel Calumet, at 340 West 57th st, between 8th and 9th avs. In addition to the Calumet Mr. Ballack operates the following apartment hotels: The Rutledge, at Lexington av and 30th st; the Ashton, at Madison av and 93d st, and the Nobleton, at 73d st and Broadway.

JOHN H. TOWNE, for more than seventeen years secretary of the Yale & Towne Manufacturing Co., was unanimously elected chairman of the board of directors of the Fifth Avenue Association, to succeed Ansell H. Ball, president of Best & Co. Mr. Ball was subsequently elected third vice-president, this office having been held by Mr. Towne up to the time of his election as chairman.

MOUQUIN'S restaurant building, at 454 6th av, an old 3-sty frame structure, erected more than a hundred years ago by Isaac Varian, when the entire section was farm lands, is to be auctioned by Joseph P. Day on April 30. The property measures 58.9x100. Henri Mouquin, founder of "Mouquin's," leased the property in 1897, and since that time the building has been occupied for restaurant purposes by the Mouquin family.

THE WALHAMBRA REALTY CO., organized by Henry B. Hammond, of 51 Chambers st, comprising up-state interests, to purchase realty in this city, is the purchaser of three 8-sty fire-proof apartment houses at 507 to 517 West 113th st, sale of which by the Southern Holding Company, A. Milton Napier, president, was announced recently. This was the initial operation, and was consummated by the Knap & Wasson Company and O'Reilly & Dahn.

AT THE EIGHT ANNUAL MEETING of the Chamber of Commerce of the Borough of Queens held in the clubrooms, Long Island City, the following officers and directors were elected for the ensuing year: President, H. P. Williams; vice-president, James E. Cloin; vice-president, George H. Willcockson; treasurer, William J. Hamilton. Members of the Board of Directors whose term expires in 1922: Geo. J. Ryan, John W. Rapp, Edward Roche, Charles G. Meyer, and Edward A. MacDougall.

Seek Fifth Avenue Height Limit.

Members of the Fifth Avenue Association, at a meeting held on Thursday, inaugurated a campaign to prevent the construction of apartment houses on upper Fifth avenue. The recent trend toward the erection of tall buildings along the famous stretch of residential territory which has given Fifth avenue its international prestige, was declared to be a menace not only to property owners in that section, but to the entire city.

Tall apartments, it was asserted, have been so affecting real estate values that adjacent property sells frequently at about one-third of the price of a few years ago. Wealthy persons, it was said, refuse to build private residences upon the avenue because of the ever-increasing number of twelve-story apartments.

The plan of the Association is to work for a restriction whereby the future erection of buildings exceeding seventy-five feet in height on the territory bounded by Fifth and Madison avenues, Sixtieth and Ninety-ninth streets, should be halted.

The members declared it would be unprofitable for any one to build apartment houses at such a height. Those already standing average 150 feet in height.

"This is a matter affecting the people at large," Michael Dreicer declared at the offices of the Association, 542 Fifth avenue, "and we would like all persons who feel interested to communicate with us. New York City needs at least one beautiful avenue. The municipality is materially affected by the result that depreciation in this fine residential section will have upon taxes. The beauty of the Metropolitan Museum of Art is impaired by apartments already erected and planned directly opposite that aesthetic structure. Our campaign must therefore appeal not merely to owners of residences facing Central Park, but to all who are interested in preserving the attractive spots of the city."

Lawson Purdy, Vice-Chairman of the Zoning Committee, was at the meeting in an advisory capacity. He spoke of the urgency of providing a 75-foot height limit for buildings on upper Fifth avenue.

"Not only is tremendous wealth at stake—for the sum total of the values of the residences between 59th and 90th street is about \$100,000,000, of which one-half would be lost if the present state of wantonly permitting the building of apartment houses in these sections continues—but the avenue, which is the one thing New Yorkers can point to with pride, is threatened."

A sub-committee consisting of Mr. Dreicer, who is chairman of the board of directors of the Association; E. H. Gary, Frank D. Veiller, William Salomon and W. E. S. Griswold, was appointed to call public attention to the matter and urge its importance upon the Board of Estimate. Part of the plan includes calling a mass meeting of property owners of upper Fifth avenue, at which a vote, representing the voice of the residents on the subject of restriction of apartment houses in their district, will be taken.

12,556,106 in 1950.

Public Service Commissioner Kracke estimates that before 1950 this city would have a population of 12,556,106, figuring on the present rate of increase. This estimate followed the permission of the commission to the Belt Line Railway Corporation to abandon its tracks south of Fourteenth street.

Mr. Kracke said useless and wornout lines should be discarded, to clear the way for better service. He remarked that at the close of the last fiscal year the city's population was estimated at 5,525,497, and that during the year the transportation lines carried 1,975,511,709 passengers. He thinks that more than 2,000,000,000 passengers will be carried this year.

In 1860, according to Mr. Kracke's figures, the population was 1,174,779 and the passengers 50,830,173, or 43 rides per capita. In 1910 the population was 4,766,883, the number of passengers 1,531,262,914, and the rides per capita 321. Last year the per capita rides were 358.

"This reveals," said Mr. Kracke, "that traffic increases in a much greater proportion than population was 4,766,883, the number of passengers have been 49 to 200 per cent. We are justified in assuming a 30 per cent. increase in population per decade and a 60 per cent. increase in traffic, therefore we can reasonably expect 6,400,000,000 passengers in 1950, compared with 2,100,000,000 in 1920."

B. R. T. Tube Completed.

Construction of the tunnel under the East River from Sixtieth street, Manhattan, to Long Island City, in the vicinity of the Queensboro Bridge, to be used by the Brooklyn Rapid Transit Company, is completed. This information was given to Borough President Connolly by P. J. McGovern, head of the contracting company that built the tunnel. Mr. McGovern also stated that the work on the Manhattan side, which was being done by the Degnon Contracting Company, was completed. He said that the tunnel would be ready for operation just as soon as the rails and ties and the operating equipment were installed, but that this would be done under a separate contract to be let by the Public Service Commission.

When inquiry was made at the offices of the Public Service Commission concerning the progress being made on the contracts for the

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tracks and operating equipment it was stated that the advertising for bids was ready to be started and that the bids would be received on Saturday, May 2.

"It will take several days after the bids are received for them to be tabulated," was the statement made at the office of the secretary of the Public Service Commission. "After approval is given to the contracts by the Commission they will have to go to the Board of Estimate for approval and for appropriation of the money. It will be June 1 before this can be done, but the Commission is hopeful of having the work started early in June. It will take between five and six months for the rails and operating equipment to be installed, so that it will be late fall or early winter before actual operation will be started. Queens residents, however, can feel assured that they will get the benefit of this new line by early winter."

New Firm Organized.

Benjamin Mordecai has organized a realty corporation, to be known as the Mordecai Realty Co., which expects to buy real estate both for speculation and investment. The incorporators of the company are Benjamin Mordecai, E. Clifford Potter, Frederick G. Potter, all of 30 East Forty-second street, and A. M. Plyer, of 45 East Seventeenth street.

The company's office will be 30 East Forty-second street. It is being organized with a capital of \$500,000, which amount will be increased if necessary.

\$500,000 in Broadway Leases.

Charles F. Noyes Company reports three central Broadway leases aggregating over \$500,000. The company leased at 412 Broadway, for Gilbert F. Heublein, of Hartford, and Frank D. White, the store and basement, for 21 years, from February 1, 1921, to the Exchange Buffet Corporation, at an aggregate rental of \$200,000; at 597 Broadway, through to 170 Mercer street, the company has leased the store, basement and sub-cellar, to John Schaffer, for ten years, at a total aggregate rental of \$75,000. Mr. Schaffer will make extensive improvements at an ex-

pense of \$35,000, and open the premises as a restaurant. The third lease negotiated involves the ground floor separately at 388 Broadway. At this point the store and basements are now leased to the Walker Safe Company. The Noyes Company a few months ago leased the premises from the expiration of the present lease in 1920 to the Schulte Cigar Stores Co., at a total rental of about \$150,000, and now sub-leases for Schulte the store separately to the Walker Safe Company, without the basements, for ten years, at a rental of about \$75,000.

J. Cleveland Cady.

J. Cleveland Cady, senior member of the firm of Cady & Cleveland, architects, is dead at his home, 214 Riverside Drive, following an illness of two months. He was 82 years old.

Mr. Cady designed many notable buildings in this city, among them being the Metropolitan Opera House and the American Museum of Natural History. Other buildings designed by him were the Presbyterian Hospital, the Skin and Cancer Hospital, Bellevue Medical School and the Hudson Street Hospital. For Yale University he designed no less than fifteen buildings, including the Lamson, Fairweather, White Berkeley and Pearson dormitories, Dwight Hall and the Chittenden Library. Examples of his work also are to be found at Williams, Trinity and Wesleyan.

Dr. Cady was born at Providence, R. I., the son of Josiah and Lydia Cady. He received his early education at academies and was graduated from Trinity College with the class of 1860. Since 1870 he had practiced architecture in this city, the associate member of the firm he established being William S. Gregory. In 1881 he married Emma M. Bulkley, of Orange, N. J. There were five children—two sons and three daughters. One of the daughters, Miss Llydia Cady, was married last year to William Langer, the Attorney-General of North Dakota.

Dr. Cady was a member of the Presbyterian Church. He was president of the Skin and Cancer Hospital, a governor of the Presbyterian Hospital, a trustee of Berea College, vice-president of the New York City Mission, president of the National Federation of Churches. His clubs included the Century, the Aldine, the Quill and the Delta Psi Fraternity.

Last Autumn Dr. Cady presented to the Library of Trinity College his collection of books and photographs relating to architecture. This collection comprised 375 volumes and more than 2,000 photographs, and was considered one of the most complete of its kind in the country.

Business of Fire Insurance.

Universally practiced but generally misunderstood, business of fire insurance was the theme of a recent address by Willis O. Robb, manager of the New York Fire Insurance Exchange, before the New York Building Managers' Association.

In the course of his remarks Mr. Robb asserted that over-insurance was one of the principal reasons for the large volume of premiums paid to fire insurance companies, and that the chief sinners responsible for this condition were the mortgagees, who insisted on full coverage to the amounts of their mortgages. As an example of this, he quoted the case of a downtown building valued at \$400,000, which, with the land, was held to be worth \$1,900,000, the difference being the amount of the mortgage which the holder insisted should be protected by a fire insurance policy for the full sum. The building, of course, could be wiped out by fire, but the land, surely, could not be burned out of sight.

"Mr. Edison or some other inventor perfects a contrivance to save \$1,000,000 a year," said Mr. Robb, by way of illustrating the general carelessness about fire, "but that benefit gives birth to hazards which might destroy many times that value in property. With each invention should come another to offset the hazards to property the invention creates. In other countries the safeguards either accompany or precede the invention, but here we wait until great losses have been sustained and then we get busy.

"Americans invariably object to the regulation of their personal affairs, but if the welfare of the public is to be conserved, co-operation is necessary of the sort prevailing in countries where one is imprisoned and fined for a fire occurring on his property. Co-operation of this kind has got to come if it is earnestly desired to reduce the enormous annual fire waste. A little tact will accomplish this.

"No other business, with the exception of organized charity, is more costly to administer than that of fire insurance. The cost is something like 40 per cent. to retail insurance, the chief cost factor being the commissions paid to brokers.

"Regarding this phase, Mr. Robb stated that the public seemingly have to be solicited and encouraged to take out insurance for the protection of their property investments. The competition with the assured is a ruthless competition," continued Mr. Robb, "and referring to profits he said that the Merritt Investigating Commission in 1912 reported the earnings of fire insurance companies at 10 per cent. of the capital and surplus of these companies, of which one-half remained in the business at risk of extinction.

"If the cost of fire insurance in the United

States could be reduced by reducing the volume of loss the country would systematically begin the reduction of fire waste. Despite all the effort toward improvement going on the past forty years to reduce fire waste, the loss of burned property today is what it was when the improvements were started. The offset has come from the congested areas, increase in hazardous manufactures, etc."

Mr. Robb stated that no city in the country had better rated insurance business than this city and that this fact was largely due to the close surveillance of all plans for new buildings submitted before construction in order to secure the lowest possible rates. Only by a joint rate making combination can just rates be secured.

"No State," concluded Mr. Robb, "furnishes a wide enough basis to handle a conflagration hazard. Payment for the insurance risks of the San Francisco disaster, for instance, could never have been handled if the insurance companies had prepared for it for forty years. The South Sea Islands, England, Australia and other sections of the world contributed in meeting this great loss. In short, the broader the field of insurance, the more stable is the ability to handle conflagration hazards."

Boom in Life Insurance.

Real estate men will be interested in the announcement that a boom in the life insurance business never before even approximated in this or any other country is reported by the American companies. Figures just made available show that during the first quarter of this year, ended March 31 last, the life insurance business written by companies reporting to the New York State Department was nearly 100 per cent. greater than for the same period last year.

Jesse R. Phillips, State Superintendent of Insurance, has compiled a table showing the increase for each company. So great has been the gain as shown by this table, that the limits set by the State insurance laws to the annual amount of business each company may write, will be reached by October 1 by eight of the larger companies, and soon after by the others.

The effect of this increased business upon the policy of the companies with regard to investments is being awaited with keen interest because they have always been large lenders on real estate.

An amendment to the insurance law has been passed by the Legislature and was placed before Governor Smith for his signature. The amendment provides that: "If during any calendar year the Superintendent of Insurance shall be satisfied that insurance corporations, writing not less than 50 per centum of the amount of life insurance written by insurance companies authorized to do business within this State, will in the normal course of their business properly and economically conducted, reach the limits provided for in section 96 of this chapter before the end of such calendar year, the Superintendent of Insurance is authorized to suspend the said limitation for such calendar year as to any corporation making application for said suspension."

The increase in applications for life insurance came as a good deal of a surprise to the commission and to insurance people generally. Three prime causes have been given, to which the increase is attributed. The first of these, insurance men agree, is the influenza epidemic.

Another cause given for the increase is the prosperity the country now enjoys. With higher wages came a demand for insurance, which afforded a safe outlet for some of the money earned. The return of our soldiers is given as another reason for the jump in life insurance business.

The reports to Mr. Phillips show that the total ordinary business written by companies authorized to do business in this State for 1918 was \$2,840,474,347, not including paid-up additions.

Eight companies, namely, the Equitable, Metropolitan, Mutual Life, New York Life, Aetna, Northwestern Mutual, Prudential and Travellers', which last year wrote nearly three-quarters of the total business, will reach their limits on or before the first day of October.

Action by Real Estate Board.

The joint sub-committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board has taken the following action on Legislature bills:

Assembly Int. 1289, Pr. 1474, Leininger. Tunnel for vehicular and pedestrian traffic from Astoria, L. I., to Manhattan.

This bill is disapproved on the ground that the city can take care of building its own tunnels and not be compelled to contribute money toward the creation of any commission.

Assembly Int. 1148, Pr. 1279, Flanagan. Tax Law, tax on manufacturing and mercantile corporations employing non-resident labor.

This bill provides that every manufacturing and mercantile corporation employing any person not a resident of the State of New York shall pay a tax of \$10 for each non-resident so employed during each month (or fraction of a month) of employment.

This method of taxation is believed to be thoroughly unsound and to involve Constitutional difficulties and is disapproved.

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REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1918. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	180	151
Assessed Value.	\$14,450,400	\$9,301,900
No. with consideration.	44	16
Consideration.	\$1,044,750	\$772,830
Assessed Value.	\$1,254,300	\$872,500

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
Total No.	2,308	1,847
Assessed Value.	\$170,446,700	\$100,227,580
No. with consideration	321	297
Consideration.	\$12,783,893	\$14,278,451
Assessed Value.	\$13,758,500	\$14,468,700

Mortgages.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	98	63
Amount.	\$3,225,540	\$993,741
To Banks & Ins. Cos.	9	13
Amount.	\$477,500	\$598,000
No. at 6%	61	23
Amount.	\$1,622,790	\$552,364
No. at 5½%	7	8
Amount.	\$150,000	\$133,500
No. at 5%	18	19
Amount.	\$633,750	\$218,877
No. at 4½%	3	.....
Amount.	\$745,000	.....
No. at 4%	.....	.....
Amount.	.....	.....
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	9	13
Amount.	\$74,000	\$89,000

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
Total No.	1,092	704
Amount.	\$27,464,307	\$20,419,206
To Banks & Ins. Cos.	186	132
Amount.	\$9,912,800	\$11,219,543

Mortgage Extensions.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	27	28
Amount.	\$2,156,250	\$1,267,300
To Banks & Ins. Co.	7	8
Amount.	\$1,571,250	\$738,000

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
Total No.	385	412
Amount.	\$27,516,820	\$25,137,426
To Banks & Ins. Co.	214	145
Amount.	\$22,382,200	\$18,125,350

Building Permits.

	1919 Apr. 11 to Apr. 17	1918 Apr. 13 to 20
New Buildings.	14	1
Cost.	\$1,103,500	\$75,000
Alterations.	\$652,665	\$425,910

	1919 Jan. 1 to Apr. 17	1918 Jan. 1 to Apr. 20
New Buildings.	78	53
Cost.	\$9,182,800	\$4,311,000
Alterations.	\$4,392,870	\$2,837,570

BRONX.

Conveyances.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	174	83
No. with consideration	8	8
Consideration.	\$44,250	\$89,656

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
Total No.	1,830	1,336
No. with consideration	154	216
Consideration.	\$1,861,977	\$2,135,289

Mortgages.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	117	41
Amount.	\$952,335	\$366,686
To Banks & Ins. Cos.	6	4
Amount.	\$153,000	\$44,000
No. at 6%	75	23
Amount.	\$682,500	\$225,236
No. at 5½%	15	2
Amount.	\$100,100	\$10,000
No. at 5%	12	7
Amount.	\$61,275	\$51,000
No. at 4½%	1	1
Amount.	.....	\$1,000
Unusual rates.	1	.....
Amount.	\$42,000	.....
Interest not given.	14	8
Amount.	\$66,460	\$79,450

Jan. 1 to Apr. 16 Jan. 1 to Apr. 18

Total No.	883	602
Amount.	\$5,996,745	\$3,476,009
To Banks & Ins. Cos.	54	23
Amount.	\$813,882	\$495,700

Mortgage Extensions.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
Total No.	21	7
Amount.	\$617,600	\$144,950
To Banks & Ins. Cos.	6	4
Amount.	\$328,000	\$117,750

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
Total No.	187	106
Amount.	\$4,452,820	\$2,479,337
To Banks & Ins. Cos.	65	31
Amount.	\$2,189,000	\$985,000

Building Permits.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
New Buildings.	9	5
Cost.	\$308,700	\$40,500
Alterations.	\$8,200	\$15,400

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
New Building.	83	64
Cost.	\$1,724,690	\$131,925
Alterations.	\$160,240	\$1,849,800

BROOKLYN.

Conveyances.

	1919 Apr. 9 to 15	1918 Apr. 11 to 17
Total No.	822	515
No. with consideration	51	29
Consideration.	\$588,674	\$201,900

	1919 Jan. 1 to Apr. 15	1918 Jan. 1 to Apr. 17
Total No.	9,320	5,612
No. with consideration	578	434
Consideration.	\$7,887,125	\$3,587,036

Mortgages.

	1919 Apr. 9 to Apr. 15	1918 Apr. 11 to 17
Total No.	524	304
Amount.	\$2,179,461	\$1,277,695
To banks & Ins. Cos.	50	49
Amount.	\$419,550	\$205,800
No. at 6%	386	194
Amount.	\$1,335,711	\$422,895
No. at 5½%	110	70
Amount.	\$606,900	\$364,250
No. at 5%	14	21
Amount.	\$55,900	\$74,650
Unusual rates.	1	2
Amount.	\$1,000	\$19,000
Interest not given.	13	17
Amount.	\$179,950	\$396,900

	1919 Jan. 1 to Apr. 15	1918 Jan. 1 to Apr. 17
Total No.	5,879	3,035
Amount.	\$22,041,057	\$11,390,263
To Banks & Ins. Cos.	421	401
Amount.	\$2,876,760	\$2,114,500

Building Permits.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
New Buildings.	184	92
Cost.	\$1,512,700	\$643,975
Alterations.	\$153,150	\$226,150

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
New Buildings.	2,007	737
Cost.	\$13,197,625	\$5,849,260
Alterations.	\$1,888,510	\$1,199,535

QUEENS.

Building Permits.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
New Buildings.	157	60
Cost.	\$485,610	\$198,779
Alterations.	\$11,040	\$44,783

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
New Buildings.	1,506	598
Cost.	\$5,258,036	\$1,897,879
Alterations.	\$528,130	\$398,440

RICHMOND.

Building Permits.

	1919 Apr. 10 to Apr. 16	1918 Apr. 12 to 18
New Buildings.	24	27
Cost.	\$28,425	\$51,605
Alterations.	\$2,875	\$4,340

	1919 Jan. 1 to Apr. 16	1918 Jan. 1 to Apr. 18
New Buildings.	393	133
Cost.	\$432,952	\$353,291
Alterations.	\$45,881	\$112,450

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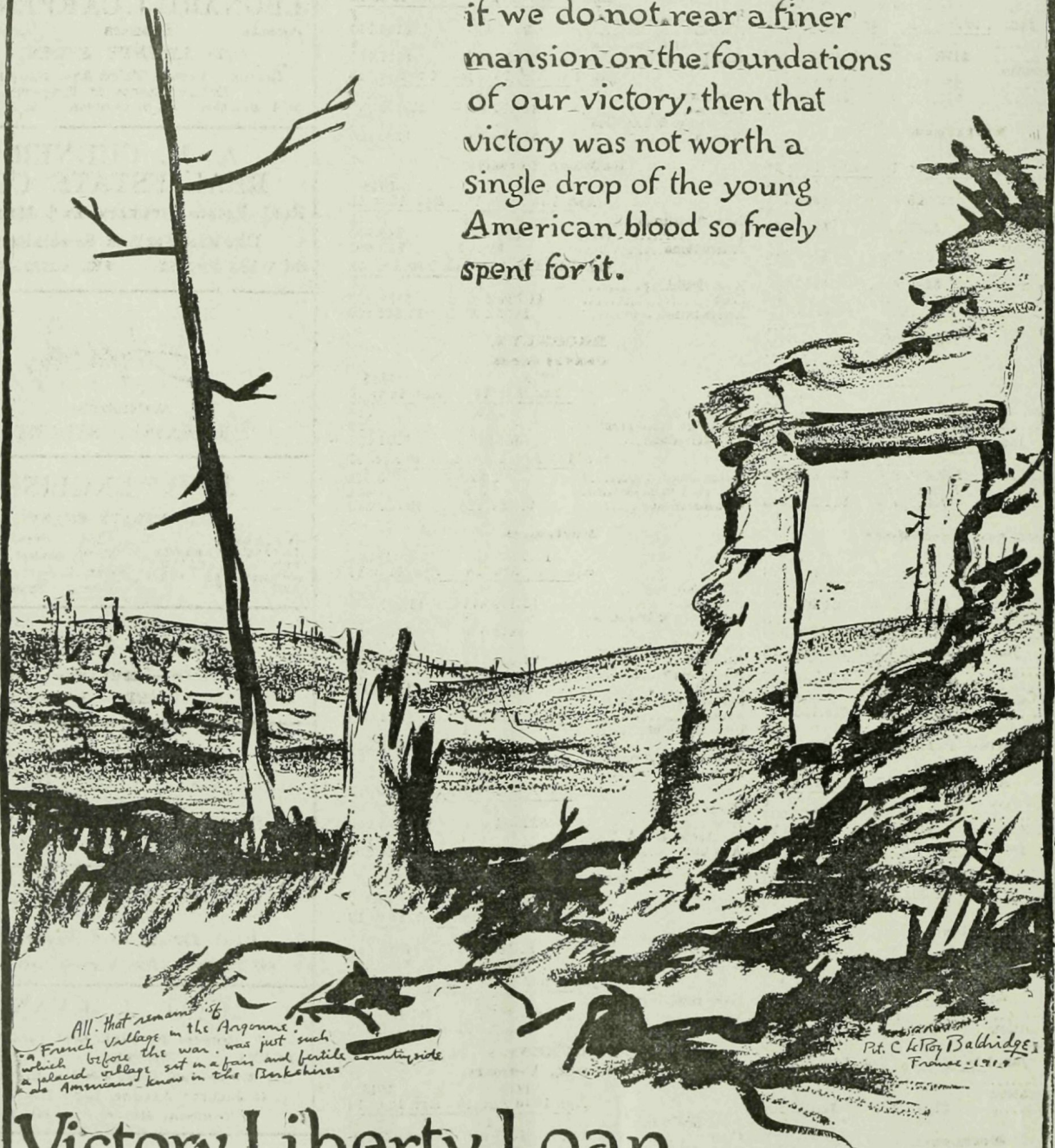
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STRAIGHT FROM GERMANY—an Advertisement originated and produced for the Victory Liberty Loan by members of the American Expeditionary Force.

Not France Alone—

A whole world needs rebuilding; if we do not rear a finer mansion on the foundations of our victory, then that victory was not worth a single drop of the young American blood so freely spent for it.



All that remains of a French village in the Argonne which before the war was just such a pleasant village set in a fair and fertile countryside as the Americans know in the Berkshires

*Prof. C. Letour Balbridge
France - 1918*

Victory Liberty Loan

VICTORY LOAN COMMITTEE—Building and Allied Trades

OTTO M. EIDLITZ, Chairman

RONALD TAYLOR, Vice-Chairman
CHARLES J. KELLY, Vice-Chairman
JOHN P. KANE, Vice-Chairman

JEROME J. McNAMARA, Secretary
BERTRAM SEARS, Publicity Member
CECIL LANDALE, Advisory Member

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JOHN EISELE

BUILDING SECTION

Builders to Raise \$6,300,000 in Victory Loan Drive

Sub-Committees Fully Organized and Chairmen Confident of Complete Success
in the Campaign

By OTTO M. EIDLITZ

TODAY the campaign for the Victory Loan commences and the building industry of Greater New York together with the various lines affiliated with it are called upon to produce bond subscriptions to the amount of \$6,300,000. In consideration of the conditions at the present time as compared with those of the year prior to the signing of the armistice the building industry can do no more than fulfill the obligation assumed by its committee.

Previous Liberty Loan campaigns were conducted under the stress of extreme national urgency; while the United States was devoting every faculty at its command to assure an early and successful termination of the World War. At the time of these drives the building industry had practically ceased to operate in its normal manner and had turned almost its entire resources into Federal channels so that the construction so urgently needed for mobilization, hospitals, training camps, shipping and other purposes could proceed with all possible haste. Private building operations were steadily reduced in volume until there was only a negligible amount of construction in progress and the major portion of this of a character that would indirectly assist in the carrying out of the military program.

Notwithstanding the many adverse conditions that the building industry was forced to contend with during these times, each time the Government called for the support of the country in Liberty Loan campaigns the building trades and the lines affiliated responded heartily and proved conclusively that all industry was solidly behind the Government in its plans for winning the war. Our office and mechanical forces were depleted by draft and voluntary en-

Last Thursday afternoon the members of the Building and Allied Trades Committee met at the office of Otto M. Eidlitz, chairman, for a final conference. The quota of the building industry was announced and each chairman of sub-committees was told the amount that his individual committee was expected to obtain. Cecil Landale of the Advisory Trades Committee explained the terms of the Victory Loan, outlined the plan of campaign and in general advised the committeemen present as to the best procedure to follow in order to assure the complete success of the drive.

Mr. Eidlitz addressed the committeemen and recalled the difficulties of the early part of previous loan campaigns and urged every member in the strongest terms to exert the utmost effort in order that the building industry, and its affiliated interests, may not fall short of the mark placed as its quota in the coming campaign, or fail to repeat the brilliant record established in the Fourth Loan drive.

It was announced at this meeting that the Liberty Loan Committee had set \$6,300,000 as the quota of the building and allied trades of New York City for the Victory Loan. Upon first thought the figure seems to be exceedingly high. Particularly so when it is compared with the \$7,000,000 quota for the Fourth Loan and the fact is taken into consideration that the total amount of the forthcoming loan is but \$4,500,000,000 instead of \$7,000,000,000 as was the total for the last drive.

However, as after the close of the campaign for the Fourth

listments in the various branches of the military establishment. Our business declined in volume to a degree where we knew not what was to follow. From every side came requests and demands for funds to carry on the war or to mitigate the woe and misery caused by the horrible conditions in Europe. Yet, with all of these unusual conditions to cope with, the builders of Greater New York never failed to subscribe the full quota assigned to them. They did even more. At the close of each campaign the building industry was able to report a substantial oversubscription.

Again the American people have been asked to subscribe to a Government Loan and the building industry must do its full part. This time the money required is not to prosecute the war but to pay for the victory gained. The Victory Loan is needed to dissolve the obligations that the United States piled up in order that its people might enjoy a lasting peace. This peace is now at hand, and we must assume our proportionate share of the burden.

The United States Government is taking a lead in solving the great economic problems of the reconstruction period and already the building industry has taken upon a brighter and more optimistic aspect. Conditions are better today than they have been for many months past and we are gradually getting back to the activity of pre-war times. This is the principal reason why the building industry should not fail to attain its full quota for the Victory Loan. A revival of prosperous building times was only possible through a conclusive victory for the Allied cause. Our contribution to the price of this victory should and must be an oversubscription to the Victory Loan.

Liberty Loan it was announced with considerable just pride that the building and allied trades of New York City had not only attained their full quota, but had oversubscribed to the amount of \$2,440,000, it is felt at this time that the full quota will be obtained for the Victory Loan.

ERNEST T. TRIGG, of Philadelphia, president of the National Federation of Construction Industries, announced yesterday that the Board of Directors is considering calling a National Conference of representatives concerned with the Construction Industry, consisting of manufacturers, distributors, consumers, labor, agriculture, transportation and finance. The manufacturers would include representatives from the 128 different crafts, or one-third of the industries of the United States, directly or indirectly producing construction materials.

The distributors would include representatives of wholesale and retail interests, contractors, architects and engineers, supply houses, jobbing houses, builders, exchanges and others. The consumers would include representatives from 134 Granges; 24 Farmers' National Headquarters; 29 National Farmers' Organizations; 221 state agricultural associations; national and state real estate associations; Federal and State Highway Commissioners, Building Commissioners, and all other organizations of consumers which are interested in construction.

Large Brick Sales Indicate Revival of Building

Brooklyn Leading Other Boroughs in the Number of Operations Actually Started.
Material Dealers Optimistic

NOT for considerably more than a year has there been a period when the wholesale market for Hudson River common brick has exhibited the activity that marked the past week. During the past seven days, thirty-three barge loads of brick arrived from up-river points and of this total twenty-three were disposed of to dealers in the Metropolitan district. This means that a total of approximately 9,200,000 common brick is made immediately available for new construction work in this territory, in addition to that brick still on hand in the yards of the dealers scattered about Greater New York. Although a considerable portion of the brick sold to dealers during the week is required to refill the docks depleted during the winter months, throughout which practically no brick was brought down the river, the extremely large volume of brick sold recently is indicative of better building conditions that have maintained for many months past and that structural projects are actually being started in all sections of the city.

Of the total amount of brick taken out of the wholesale market during the past week, twenty-three barge loads was consigned to Brooklyn. The consignments to that borough involved 6,000,000 common brick and there will be used exclusively for building operations within the boundaries of the county. Reports from Brooklyn indicate that the Borough has assumed the lead in actual building construction. It is safe to say that there are numerically more active operations underway at the present time than in all other parts of the Greater city combined. Although more important and costly building projects are being constructed in Manhattan, and both the Bronx and Queens are indicating signs of a revival of building of no mean proportions, Brooklyn leads at this writing in the total number of active building projects and in

the total cost of construction.

At the present time probably the most active phase of building in Brooklyn is the construction of one and two-family dwellings. For a month or six weeks the Building Bureau of the borough has been swamped with plans for projects of this character. Coney Island, Bay Ridge, Flatbush and East New York are the sections most popular as the location of operations of this nature, and if in addition to the buildings already underway an early start is made on the majority of the projects for which plans have been completed and filed with the Building Bureau, there will be sufficient work to keep the contractors and material supply dealers busy for months to come.

Another important feature of the building situation in Brooklyn is the construction of garages. These run from the single car, private garage to large commercial structures, capable of housing a hundred or more automobiles. As in the construction of houses, brick is the material most commonly used for buildings of this character and the question "How is the large amount of brick recently consigned to Brooklyn to be used?" is answered by the vast number of garages, factories and dwellings already started or about to be commenced at an early date. Prospective builders are preparing to start despite high costs.

The recent activity in the Hudson River common brick market is only a forerunner of a tremendous volume of activity for the building interests of the Metropolitan district for the next year or more. Dealers in masons' supplies, such as cement, lime, plaster, lath, hollow tile, etc., all report a growth in the number of inquiries being received and also that definite orders for building materials have improved in number and size.

Federal Government Plans Vast Building Program

Washington, April 17.

DESPITE the failure of the last Congress to pass important appropriation measures, the Federal Government is getting under way a vast amount of building and construction work. The Department of Labor calls attention to the fact that by the end of the fiscal year 1921 there will be available for Federal aid for State road building more than \$266,000,000. Congress passed the appropriation for \$9,050,000 for new hospitals and improvements to old ones needed by the Public Health Service, and this building activity is being rushed and will be under way by the end of the year. Some of these projects will be under construction by mid-summer. More than \$30,000,000 are involved in the maintenance and construction work set out in the rivers and harbors appropriation bill passed by the last Congress.

The harbors and rivers improvement work takes in almost every section of the country, much of it being planned for the southeast, the Atlantic Coast and the Pacific States. More than a million dollars will be spent along the Mississippi River, approximately \$3,500,000 on the Ohio River, and about \$500,000 along the Missouri River. This work, it is understood, will go ahead regardless of current material and labor costs and should prove an important factor in making business good in the hundreds of localities where such work is undertaken by the Government.

The building program of the Public Health Service, to meet the requirements of soldiers and sailors availing of their privileges under the War Risk service, calls for remodeling and additions to hospital properties at Camp Cody, N. Mex.; Camp Hancock, Ga.; Camp Joseph E. Johnston, Fla.; Camp Beauregard, La.; Camp Logan, Tex.; Camp Fremont, Calif.;

and the nitrate plant at Perryville, Md. For these necessary changes and additions \$750,000 are available. The hospital project in Cook County, Illinois, most of which is completed, carries an appropriation of \$3,000,000.

There is an appropriation of \$1,500,000 for the building of a sanatorium at Dawson Springs, Ky., the survey is being made and for the site and hospital plant at Norfolk, Virginia, \$900,000 has been appropriated. An appropriation of \$550,000 was made to take care of the hospital project in the District of Columbia and \$190,000 were voted for improvements in the Marine Hospital at Stapleton, Staten Island, N. Y.

For most of these projects plans now are being prepared and it is safe to say work on all of them will begin within the year.

The failure of the last Congress to appropriate money to take care of the building program in the Treasury Department has held up about 150 projects, for the most part post office buildings. Almost every State in the Union is represented in this list of deferred projects which involves the expenditure, on present construction prices, of more than \$23,000,000.

Many of these projects were contemplated before the war and money appropriated to cover the construction costs on the then prevailing prices. Estimates at that time showed these buildings would cost approximately sixteen and a half millions. The present estimates are about six millions more and before the work can be undertaken Congress must appropriate enough money to take care of this increase in building costs. There is little doubt but that the next Congress will take care of this.

Slight Falling Off In Building Activity Last Week

But Totals of Projects Planned, Figured and Contracts Awarded Continue Large and Show Healthy Condition of Business

DURING the week of April 5 to 11, a total of 252 new building and engineering projects were reported as being planned for construction in New York State and New Jersey, north of Trenton. These operations represent an expenditure of approximately \$11,546,300. When compared with the totals for the previous week these figures for the past week show a slight falling off, but as a whole indicate a continuation of planning activity that will result in tangible contracts in the near future. The totals for last week showed a decrease of 86 in the number of projects being planned and \$816,500 in the value of the proposed building.

According to statistics compiled by Dodge Reports for the week of April 5 to 11, the group of projects being planned included ten hotel and club buildings valued at \$606,500; 8 Federal, State and municipal projects, \$3,299,000; twenty stables and garages, \$573,000; eighteen factory and industrial buildings, \$1,389,700; three public improvements, such as road construction, sidewalks, sewers, etc., \$100,000; 141 apartments and dwellings, \$2,717,400; twenty-two churches, schools and theatres, \$1,922,000; twenty-nine store, office and loft projects, \$854,700, and one operation not otherwise classified, \$85,000.

Building projects figuring during the week of April 5 to 11 numbered 111 and were valued at \$4,445,936, as compared with

172 operations at a cost of \$6,848,704 for the week previous. The group of projects being estimated upon included two bridges, \$300,000; four hotels and clubs, \$253,000; fifteen Federal, State and municipal operations, \$251,000; four stables and garages, \$69,000; ten factory and industrial buildings, \$462,500; thirty-eight public improvements, \$2,133,436; eighteen residential buildings, involving apartments and tenements and one and two-family dwellings, \$299,000; nine churches, schools and theatres, \$316,000, and eleven banks, office buildings and structures of a similar character, \$362,000.

The greatest decrease when compared with the totals of the previous week were in the number and value of the contracts awarded for the week of April 5 to 11. Last week there were 200 new contracts placed representing an outlay of \$6,731,103 as compared with 347 projects valued at \$12,207,707 for the week previous. The totals for the past week were divided as follows: Four bridges, culverts, etc., \$101,144; nine hotel and club buildings, \$208,480; eleven Federal, State and municipal operations, \$862,085; fifteen stables and garages, \$437,400; thirty-five factory and industrial buildings, \$1,652,500; twenty-one public improvements, \$1,357,794; sixty-four residential projects, \$703,000; seven churches, schools, theatres, \$546,000; thirty store, office, loft and banking buildings, \$667,700, and four miscellaneous operations not possible to classify otherwise, \$195,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

Technical League of America holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

American Society of Mechanical Engineers. Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

American Water Works Association will hold its twenty-first annual convention at Buffalo, N. Y., June 14 to 24. Headquarters will be held at the Hotel Iroquois.

National Metal Trades Association will hold its twenty-first annual convention at the Hotel Astor, New York, on April 23 and 24. The annual alumni dinner, the meetings of the executive committee and of the administrative council will be held on April 21. The gatherings of the secretaries and the joint meeting of the branch presidents, secretaries and administrative councils will be on April 22.

American Society for Testing Materials will hold its twenty-second annual meeting at Atlantic City, N. J., June 24 to 27. Headquarters will be at the Hotel Traymore. The society is participating with other engineering organizations in the work of the American Engineering Standards Committee, which was organized in October, 1918. Two A. S. T. M. standards—namely, those for Portland cement and those covering fire tests of materials and construction—have already been adopted by the standards committee as "tentative standards," with a view finally to their adoption as American standards.

Building Trade Employers' Association will hold its annual dinner at the Hotel Commodore, Wednesday eve., April 30, at 7 o'clock. Nearly two years have elapsed since the last dinner of this association, it being the consensus of opinion of the Board of Governors that a large formal function while the United States was engaged in warfare would be out of keeping with the general spirit of patriotism. Now that the war is ended and a tremendous business revival is close at hand, the committee in charge of this banquet is mak-

ing every effort to make the occasion an epoch in the history of the organization.

New Hotel at Lakewood, N. J.

Shampan & Shampan, architects, have completed plans and will supervise construction of the proposed new Hotel Elisberg, to be erected at Lakewood, N. J., for the Hotel Elisberg Construction Co., as owners. The structure, a 5-story hollow tile and stucco semi-fireproof hotel, with roof garden, will be erected upon a plot of 300x300 ft. facing on Ninth st, Madison av and 10th st.

The exterior of the building is designed in modern Italian Renaissance style of architecture. The ground floor is utilized for a spacious main lobby, main dining-room, childrens' and maids' dining-room, sun parlor, palm court and tea room, writing and reading room, childrens' play room and nursery, Japanese reception room, manager's office, manager's apartment, kitchen quarters, etc.

The upper floors are laid out in bedrooms and salons. The roof garden is arranged for use as a ball room and for general entertainment purposes. The basement will contain grill room, billiard room, card room, barber shop, bakery, laundry, boiler room, general storage room, etc. The kitchen is to be provided with the most modern cooking devices and the laundry will be equipped with the most up-to-date laundry machinery. The main lobby, which will be finished in marble, will have a beautiful carved marble main grand staircase.

This hotel is so designed that there will be no congestion or crowding in any of the hallways, elevators, restaurants, etc. It is expected that work will be commenced about May 1 and the building will be ready for occupancy before December 1. The cost of construction is placed at approximately \$500,000.

Shampan & Shampan, 772 Broadway, Brooklyn, are now taking estimates on general contract from a selected list of bidders. No definite date has been set for closing. It is the intention of the architects and owners to place their contracts without delay so that construction can be rushed during the summer months and to have the building completed and ready for occupancy for the winter season of 1919-1920.

PERSONAL AND TRADE NOTES.

Davis, McGrath & Kiesling will move their offices about May 1st from 175 Fifth Avenue to 220 Fifth Avenue.

De Rose & Cavalieri, architects, have recently moved their offices from 2333 First Avenue to 370 East 149th Street.

Atlas Waterproofing Co., 14 William Street, Jamaica, L. I., has obtained the contract for waterproofing at 350 West 55th Street, New York City, for Bing & Bing.

Garman Brothers, ornamental ironworkers, announce the removal of their offices and plant from 322 East 75th Street, Manhattan, to 53-59 Davis Stret, Long Island City, L. I.

Hyman Marcus, who has recently been connected with the U. S. Navy Department, Bureau of Yards and Docks, has been relieved from service and has resumed his duties with the Marcus Contracting Co., 309 Broadway, New York City.

Col. F. A. Molitor, Twenty-Second Engineers, has been discharged from the army and has returned to New York to resume his consulting practice. The Twenty-Second Engineers, which Colonel Molitor commanded, was assigned to the construction of light railways. In November Colonel Molitor was detailed from his regiment and placed in charge of engineer supplies.

John T. Simpson, architect and engineer, of Newark, N. J., recently sailed on the Loraine for an extended tour of France. He plans to visit the areas devastated by the war and will make an intensive study of the problems in connection with reconstruction. During his trip he will be accompanied by prominent French engineers. Mr. Simpson will probably return to the United States early in June.

Nievenhous Brothers, Inc. are figuring the general contract for the Nathan Hale and the Washington schools, New Brunswick, N. J., Alexander Merchant, architect, and are also figuring the two apartment houses to be built on Park avenue, from plans by Shape, Bready & Peterkin. Subbids are desired. The same firm has obtained the general contract for the Vocational High School at New Brunswick.

CURRENT BUILDING OPERATIONS

BUILDING interests during the past week have been largely concerned with plans for the Victory Loan drive which commence today. The committee in charge of the campaign has been fully organized and is again under the leadership of Otto M. Eidlitz. Every trade represented in the committee will be thoroughly canvassed and the members of the committee are generally confident that the Fifth Liberty Loan will be fully as successful as were previous campaigns.

Considerable progress in building activity was evident this week. Many new and important operations were reported as being planned and the projects actually figuring were even more numerous than they have been. Among the contracts awarded were some of more than ordinary interest, so that altogether the building trades have considerable work ahead.

Sub-contractors and building material supply dealers are now reflecting the new activity experience by the general contractors. Quite a number of the operations for which general contracts were recently awarded are being started and orders are being placed for materials and sub-contracts. The material market situation is firm and will continue in this condition for some time to come according to the statements of prominent manufacturers and dealers in material and supply lines. Material prices are steady and no fluctuation of any consequence is anticipated for the time being. There are a number of lines in which levels are practically stabilized for the balance of the year, but others are yet in process of readjustment to the new conditions and no definite forecast of price trend is possible at this writing. At any event there is but little promise of a drop from the levels now prevailing and a slight advance over current prices might occur should the demand increase to any great extent before manufacturers are in a position to increase their output.

Common Brick—Interest in the wholesale market for Hudson River common brick took a decided jump this week and the activity was particularly marked after the extremely dull times experienced for the past year or more. A total of 33 barge loads of brick arrived from up-river points during the week and 23 were disposed of. The sale of 23 cargoes means that approximately 9,200,000 bricks have been distributed about the Metropolitan district and are at the disposal of builders for new construction work. The greatest force of the brick demand was from Brooklyn, 15 barges being consigned to

that borough. Common brick prices are firm at \$15 a thousand, the level that has now held for some months and there is no present disposition or tendency to change quotations from this figure. Up to the present writing there has been no activity toward the commencement of manufacturing operations in the Hudson River plans for the 1919 season. According to the latest advices it is doubtful if the manufacturers will put their plants in operation before May 1, and possibly not until later; it all depends on the demand for brick and the outlook for a large volume of new construction during the coming months. Manufacturers and dealers are both confident now that building ac-

tivity has obtained a real start and that from now on the demand will continue to increase.

Summary—Transactions in the North River Brick Market for the week ending Friday, April 18, 1919: Condition of market: Demand increased; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 33; sales, 23; distribution, Manhattan, 3; Brooklyn, 15; New Jersey points, 3; Astoria, 1; outside, 1.

Lumber—There is considerable more tone to the lumber situation in both wholesale and retail branches of the business. There has been a noticeable increase in the volume of business transacted and

BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.) per 1,000:

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

Hudson River, best grades...\$15.00 to —
Hudson River, "off loads".... — to —
RaritanNo quotation

Second hand brick, per load of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

Rough Red\$37.00 to —
Smooth Red..... 37.00 to —
Rough Buff..... 42.00 to \$43.00
Smooth Buff..... 42.00 to 43.00
Rough Gray..... 45.00 to 46.00
Smooth Gray..... 45.00 to 46.00
Colonials 25.00 to —

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl...\$3.25
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½ in., Manhattan deliveries, per cu. yd.\$3.25
Bronx deliveries..... 3.50
¾ in., Manhattan deliveries..... 3.25
Bronx deliveries..... 3.50

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.....\$2.25
Bronx deliveries..... 2.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 72d street.
2x12x12 split furring..\$63.75 per 1,000 sq. ft.
3x12x12102.00 per 1,000 sq. ft.
4x12x12114.75 per 1,000 sq. ft.
6x12x12153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, 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 & Queens.\$6.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300 lb. barrel).....\$3.70 per bbl.
Common Lime (Standard 300 lb. barrel) 2.50 per bbl.
Hydrate Finishing, in cloth bags23.50 per ton
Rebate for bags, 10c. per bag.

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags\$20.30 per ton
Lath Mortar, in cloth bags.. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton
Finishing Plaster, in cloth bags 24.00 per ton
Rebate for returned bags, 15c. per bag
Finishing Plaster (250 lb. barrel)\$3.50 per bbl.
Finishing Plaster (320 lb. barrel) 4.35 per bbl.

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MATERIALS AND SUPPLIES

prices have stiffened perceptibly. Speculative building interests in the outlying sections of the city and in nearby suburban localities have come into the market with substantial orders, showing that the long-anticipated building movement has obtained an actual start. The outlook from building sources is particularly bright at the present time, with a large amount of new construction being estimated upon and considerably more being planned for an early start. The increased demand for lumber will undoubtedly have a strong tendency to keep prices firm in both branches of trade, and the present consensus of opinion is that there can be no readjustment of lumber prices to lower

levels than those prevailing at the present time.

Structural Steel—From the standpoint of the steel contractor the market situation is somewhat better than it has been for many months past. The large volume of planning recently announced has developed into considerable inquiry for fabricated material and for estimates for steel work for proposed building operations. Then again there has been a decided increase in the number of steel contracts placed during the past week or ten days. According to a prominent steel contractor the total of steel contracts placed during the past ten days is considerably in excess of the total for the first three months of

the year. This estimate applies only to building operations in the Metropolitan district and not to the country at large. The records of the Bridge Builders' and Structural Society, as compiled by George E. Gifford, secretary, show that during the month of March, 1919, seventeen and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

Roofing and Building Paper—Orders have increased to some extent, as the result of the large amount of frame house construction recently started in the outlying districts of the city and in the suburban sections. There is an excellent prospect of an increased demand for these materials, as operations of this character are daily growing more numerous and builders in general obtaining more business than they had for a long time. Jobbers have fair stocks in hand and prices are firm.

Electrical Supplies—Condition in the electrical trade in general indicate a more settled tone. From practically all sections of the country, there has recently come strong expectations of increased business activity in the near future. The prime reason for this confidence is the increased volume of building activity noticeable in all parts of the United States and especially in the Metropolitan district is the improvement in the building situation particularly marked. Prices are generally firm and although there have been some slight readjustments they have not been to an extent that would affect market conditions to any great degree.

Window Glass—The market for plate and window glass is taking on a more cheerful aspect, with orders coming in in larger number and for better assortments than have been received for many months past. The activity is but a reflection of the general improvement noticed in the building situation, and from now on there should be little cause for complaint of the volume of business. Building operations may now be said to have started for the season and all signs point to a building movement of a size and scope not experienced for many years past. Window glass producers were recently in conference with the Industrial Board at Washington regarding a reduction of prices. It is doubtful if any reduction from the existing level of glass prices is possible at present, as the manufacturers' contracts for raw materials and their agreement on the wage scale have been made, and existing costs prevent lower prices.

IN THE METROPOLITAN MARKETS

Plaster Blocks—
2 in. (solid) per sq. ft. \$0.11
3 in. (hollow) per sq. ft. 0.11

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
27x23x1 in. \$0.35 each
27x48x 1/4 in. 0.32 each
32x36x 1/4 in. 0.21 each
32x36x 3/8 in. 0.21 each
32x36x 1/2 in. 0.23 1/2 each

Sand—
Delivered at job in Manhattan On application
Delivered at job in Bronx On application

Broken Stone—
1 1/2 in., Manhattan delivery. \$3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.
3/4 in., Manhattan delivery. . 3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.

Building Stone—
Indiana limestone, per cu. ft. \$1.23
Kentucky limestone, per cu. ft. 1.35
Brier Hill sandstone, per cu. ft. 1.50
Gray Canyon sandstone, per cu. ft. 95
Buff Wakeman, per cu. ft. 1.50
Buff Mountain, per cu. ft. 1.50
North River bluestone, per cu. ft. 1.05
Seam face granite, per sq. ft. 1.00
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 & channels up to 14 in. . 2.72 to —
Beams & channels over 14 in. . 2.72 to —
Angles, 3x2 up to 6x8 2.72 to —
Zees and tees 2.72 to —
Steel bars 2.62 to —

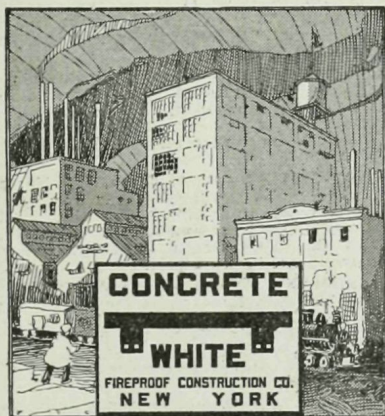
Lumber—
Wholesale prices, New York:
Yellow pine, merchantable 1905, f.o.b.N.Y.):
3x4 to 14x14, 10 to 20 ft. \$41.00 to \$60.00
Hemlock, Pa., f. o. b. N. Y.

Base price, per M. \$36.00 to —
Hemlock, W. Va., base price, per M. 36.00 to —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). \$38.00 to \$42.00
Wide cargoes 52.00 to 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. 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. \$70.00 to —
Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
Cypress shingles, 6x18, No. 1 Prime 8.50 to —
Quartered oak to \$120.00
Plain oak to 80.00
Flooring:
White oak, quartered, select to 67.00
Red oak, quartered, select. to 67.00
Maple No. 1 57.50 to —
Yellow pine, No. 1, common flat 43.00 to —
N. C. Pine, flooring, Norfolk 43.00 to —

Window Glass—
Official discounts from manufacturers' lists:
Single strength, A quality, first three Brackets 77%
B grade, single strength, first three Brackets 77%
Grades A and B, larger than the first three brackets, single thick. 79%
Double strength, A quality. 79%
Double strength, B quality. 81%

Linseed Oil—
City brands, oiled, 5 bbl. lots. \$1.56 to —
Less than 5 bbls. 1.58 to —
Turpentine—
Spot in yard, N. Y., per gal. \$0.78 to \$0.79

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

43D ST.—Gronenberg & Leuchtag, 303 Fifth av, have completed plans for a 6-sty brick, limestone and terra cotta apartment, 60x100-ft, at 225 to 261 West 43d st, for the 48th St. Co., H. L. Clanan, pres., 790 Riverside drive, owner and builder. Alexander Brociner, 104 West 42d st, structural engineer.

73D ST.—George F. Pelham, 200 West 72d st, will prepare plans for two 9-sty apartments, 140x100 ft, each in the north side of 73d st, 50 ft west of Columbus av, for J. Axelrod & Son, 200 West 72d st, owners and builders. Details will be available later.

80TH ST.—Zipkes, Wolff & Kudroff, 25 West 42d st, are preparing plans for altering the 5-sty flat at 171 West 80th st into 3-room studio apartments. Name of owner and details of construction will be available later.

82D ST.—J. E. R. Carpenter, 681 Fifth av, has completed plans for a 9-sty brick and limestone apartment house, 75x102 ft, at 115-117 East 82d st, for the 115 East 82d Street Corporation, owner and builder. Cost, approximately \$250,000.

PARK AV.—Joseph E. Casale, 569 Fifth av, is preparing sketches for alterations to the 4-sty brick dwelling at 421 Park av into apartments for the Gillette Realty Co., owner, care of architect. Cost, about \$60,000. Architect will be ready for bids on general contract about May 1.

CHURCHES.

177TH ST.—Felson & Wertheimer, 1133 Broadway, are preparing plans for a 3-sty brick and terra cotta synagogue, 50x100 ft, seating approximately 1,000, on the south side of 177th st, 106 ft east of Broadway, for the Temple Gate of Hope, Edward A. Jacobs in charge, 130 Wadsworth av. Details will be available later.

DWELLINGS.

19TH ST.—Stern & Wolff, 569 Fifth av, have completed plans for extensive alterations to the 4-sty brick residence, 23x54 ft, at 140 East 19th st, for James S. Watson, Jr., 6 Washington sq, owner. Cost, about \$20,000. Architect will soon take estimates on general contract.

FACTORIES AND WAREHOUSES.

SOUTH WILLIAM ST.—J. W. O'Connor, 3 West 29th st, has plans in progress for two 9-sty brick and stone warehouse and office buildings at 29-31 South William st, for the Terminal Warehouse Co., John H. Lynch, president, 17 William st, owner. Architect will probably call for estimates on general contract early in May.

3D ST.—Jacob Fischer, 25 Av A, has completed plans for a 2-sty brick and concrete storage warehouse, 70x154 ft, at 410-414 East 3d st, for Jacob Goldstein, 371 East 4th st, owner. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

MAIDEN LANE.—Clinton & Russell, 32 Nassau st, have been retained to prepare plans for a 30-sty stone and reinforced concrete office building, approximately 100x100 ft, at 93 to 95 Maiden lane, 205 to 207 Pearl st and 4 to 6 Gold st, for owner to be announced later. Plans will not be completed for some time.

OLD SLIP.—J. W. O'Connor, 3 West 29th st, has completed plans and is ready for estimates on general contract for a 4-sty brick and limestone office building, 80x47 ft, at 10-12 Old Slip, for the Atlantic and Pacific Steamship Co., Joseph P. Grace, pres., 7 Hanover sq, owner. Cost, about \$80,000. Frank Sutton, 80 Broadway, steam and electric engineer.

STABLES AND GARAGES.

41ST ST.—George M. McCabe, 96 Fifth av, is preparing revised plans for a 3-sty reinforced concrete garage, 50x99 ft, at 418-420 West 41st st, for Mrs. K. E. Dooling, care of J. J. Buckley, 233 Broadway, owner. Cost, approximately \$50,000.

55TH ST.—Summerfeld & Steckler, 31 Union sq, have finished plans for a 1-sty brick garage, 50x100 ft, at 505-507 West 55th st, for James H. McManus, 504 West 56th st, owner and builder. Cost, \$9,000.

JUMEL ST.—Philip Caplan, 16 Court st, Brooklyn, has finished plans for a 2-sty brick garage, 100x203 ft, in the south side of Jumel st, 130 ft east of 157th st, for the Estate of John M. Jones, 15 Exchange pl, owner. Cost, approximately \$200,000.

WATER ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 2-sty brick stable, 27x87 ft, at 656 Water st, for James Reardon, owner. Cost, \$10,000. Owner will be ready for bids on general contract about April 26.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BURNSIDE AV.—The Realty Managers, Frank Bergerish, pres., 200 Broadway, contemplate the erection of eight 5-sty brick and limestone apartments on the block bounded by Burnside av, the Concourse, Creston av and 180th st. Name of architect and details of construction will be available later.

WALTON AV.—Gronenberg & Leuchtag, 303 Fifth av, have completed plans for a 5-sty brick apartment, 35x100 ft, at the northeast corner of Walton av and 165th st, for Saverio Feraca, 1443 Boone av, owner and builder. Cost, approximately \$40,000.

WEST 33D ST.—Cohn Bros., 361 Stone av, have prepared plans for a 3-sty brick tenement, 20x65 ft, in the east side of West 33d st, 340 ft south of Mermaid av, for the L. S. Co., 2870 West 35th st, owner and builder. Total cost, \$36,000.

HALLS AND CLUBS.

TREMONT AV.—Scott & Prescott, 1 Madison av, are preparing preliminary plans for a 2-sty, frame and stucco recreation building, 41x100 ft, at the northeast corner of Tremont and Andrews av, for the National Catholic War Council, 334 Fifth av, owner.

STABLES AND GARAGES.

COURTLAND AV.—Charles Schaefer, Jr., 529 Courtland av, has prepared plans for a 1-sty brick garage, 25x39 ft, on the west side of Courtland av, 125 ft north of 162d st, for Marcus Goodman, 370 East 149th st, owner and builder. Cost, \$7,000.

THEATRES.

FORDHAM RD.—Herbert J. Krapp, 116 East 16th st, has finished preliminary plans for a 2-sty brick theatre, 92x129 ft, with stores at the northeast corner of Fordham rd and Valentine av, for the 823 Trinity Avenue Corp., Max Kramer, pres., 7 East 42d st, owner and builder. Cost, approximately \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ARGYLE RD.—A. W. Pohl, 200 Montague st, has plans in progress for two 4-sty brick apartments, 50x100 ft, each in Argyle rd, near Church av, for Wood-Harmon & Co., 261 Broadway, Manhattan, owner and builder. Details will be available later.

PRESIDENT ST.—B. W. Dorfman, 26 Court st, has completed plans for two 4-sty brick tenements, 50x106 ft, each in the north side of President st, 300 ft west of Nostrand av, for the Kings County Land Co., 260 Broadway, Manhattan, owner and builder. Cost, \$150,000.

DWELLINGS.

HOPKINSON AV.—M. Rothstein, 197 Snediker av, has completed plans for four 2-sty brick dwellings, 19x55 ft, on the west side of Hopkinson av, 200 ft north of Newport av, for M. Rosenberg and H. Selkin, 14 Riverdale av, owners and builders. Total cost, \$24,000.

EAST 7TH ST.—F. J. Dassau, 1373 Broadway, has finished plans for a 2-sty frame dwelling, 24x40 ft, in the west side of east 7th st, 100 ft south of Av J, for the Inter Transit Realty Co., 989 Gravesend av, owner and builder. Cost, \$6,000.

WEST AV.—S. Millman & Son, 26 Court st, have prepared plans for 12 1-sty brick bungalows, 16x35 ft, at the northeast cor of West av and West 2d st, for West Parkway Realty Co., Max Cramer, pres, 545 Neptune av, owner and builder. Total cost, \$24,000.

WEST AV.—S. Millman & Son, 26 Court st, have prepared plans for twelve 1-sty brick dwellings, 16x35 ft, at the northwest corner of West av and West 1st st, for the West Parkway Realty Co., Max Kramer, pres., 545 Neptune av, owner and builder. Total cost, \$24,000.

EAST 8TH ST.—Benjamin Driesler, 153 Remsen st, has prepared plans for two 2½-sty frame dwellings, 24x52 ft, at the southeast corner of East 8th st and Av R, for the Parkway Gardens Association, 900 Kings Highway, owner and builder. Total cost, \$18,000.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for four 2½-sty frame dwellings, 22x44 ft, in the east side of East 23d st, 195 ft south of Av I, for the Miller-Berg Co., 735 Flatbush av, owner and builder. Cost, \$6,500 each.

EAST 29TH ST.—Charles Gastmeyer, 1652 Myrtle av, has finished plans for two 2½-sty frame dwellings, 18x40 ft, at the southeast corner of East 29th st and Av N, for Louis Burkard, 2340 Myrtle av, owner and builder. Total cost, \$10,000.

EAST 7TH ST.—C. A. Olsen, 150 Nassau st, Manhattan, has prepared plans for six 2-sty frame dwellings, 16x40 ft, at the southwest corner of East 7th st and Av U, for the Roebuck Homes Co., 2069 Ocean Parkway, owner and builder. Total cost, \$24,000.

BUSHMAN'S WALK.—J. Lubroth, 208 Bay 22d st, has completed plans for alterations and additions to the 3-sty brick dwelling in the west side of Bushman's Walk, 100 ft south of Surf av, for Ruben Clark, 113 East 9th st, owner, who will take estimates on general contract. Cost, about \$10,000.

83D ST.—J. C. Wandell, 8525 Fourth av, has completed plans for six 2-sty frame dwellings, 19x60 ft, in the north side of 83d st, 253 ft west of Fifth av, for John Lavati, 2559 Fourth av, owner and builder. Total cost, \$30,000.

MILL AV.—H. S. Lion, 281 Edgecomb av, Manhattan, has completed plans for ten 2-sty brick dwellings, 18x29 ft, on the east side of Mill av, 138 ft south of Ralph av, for the Atlantic Gulf and Pacific Co., 13 Park Row, Manhattan, owner. Total cost, \$35,000.

HEGEMAN AV.—M. Rothstein, 197 Snediker av, has prepared plans for seven 2-sty brick dwellings, 20x54 ft, at the northeast corner of Hegeman and Hopkinson avs, for the Talbenser Realty Co., 1404 Eastern Parkway, owner and builder. Total cost, \$42,000.

82D ST.—J. Lubroth, 208 Bay 22d st, has completed plans for three 2-sty frame dwellings, 20x44 ft, in the north side of 82d st, 40 ft west of 20th av, for Solomon Friedman, 125 West 22d st, owner and builder. Total cost, \$22,500.

WEST 24TH ST.—John Von Hograf, 2201 Mermaid av, has completed plans for a 2-sty brick dwelling, 17x64 ft, in the east side of West 24th st, 307 ft north of Surf av, for Ida Stern, 2867 West 22d st, owner and builder. Cost, \$8,500.

EAST 3D ST.—Wm. Richter, 1028 East 2d st, has prepared plans for two 2-sty frame dwellings, 17x40 ft, at the southeast corner of East 3d st and Walsh Court, for Mrs. B. Johnson, East 3d st and Walsh Court, owner and builder. Total cost, \$7,000.

EAST 92D ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for two 2-sty frame dwellings, 18x40 ft, in the east side of East 92d st, 654 ft south of Flatlands av, for Paul Finkelstein, 180 E. Houston st, Manhattan, owner, who is ready for bids on general contract. Cost, \$6,000.

54TH ST.—S. Millman & Son, 26 Court st, have completed plans for two 2-sty frame dwellings, 18x61 ft, in the south side of 54th st, 140 ft west of 15th av, for the R. & F. Realty Co., 181 Martense st, owner and builder. Total cost, \$15,000.

AV H.—A. Farber, 1746 Pitkin av, has finished plans for a 2-sty brick dwelling, 20x52 ft, in the south side of Av H, 80 ft east of Coney Island av, for Isadore Levy, 1460 East 13th st, owner and builder. Cost, \$5,500.

EAST 14TH ST.—S. Millman & Son, 26 Court st, have prepared plans for four 2-sty frame dwellings, 16x38 ft, in the west side of E. 14th st, 25 ft south of Av P, for the Flatbush Bldg. Co., 2059 East 15th st, owner and builder. Total cost, \$22,000.

42D ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 3-sty brick dwelling, 50x100 ft, with stores, at the southeast corner of 42d st and 8th av, for the Finnish Co-operative Trading Association, 375 56th st, owner and builder. Cost, \$50,000.

FORT HAMILTON AV.—F. H. Thime, 619 81st st, has completed plans for seven 2-sty brick dwellings, 17x46 ft, on the west side of Ft. Hamilton av, 18 ft north of 81st st, for the Home Folk Bldg. Co., 7113 Third av, owner and builder. Total cost, \$35,000.

76TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, has completed plans for four 2-sty frame dwellings, 20x30 ft, in the east side of 76th st, 191 ft west of 18th av, for Marnard C. Schill, 1701 77th st, owner and builder. Total cost, \$20,000.

21ST AV.—I. Kallich, 2210 Bath av, has finished plans for three 2-sty frame dwellings, 20x45 ft, in the west side of 21st av, 40 ft north of 83d st, for Gross & Minberg, 2210 Bath av, owners and builders. Total cost, \$21,000.

47TH ST.—M. A. Cantor, 371 Fulton st, has prepared plans for a 2½-sty frame dwelling, 26x58 ft, in the north side of 47th st, 380 ft east of 16th av, for Herbert L. Dann, 5223 12th av, owner and builder. Cost, \$15,000.

NEPTUNE AV.—Wm. Richter, 1028 East 2d st, has completed plans for a 2-sty frame dwelling, 28x31 ft, on the north side of Neptune av, 20 ft west of West 1st st, for Julian Robinson, West 1st st and Neptune av, owner and builder. Cost, \$4,000.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 31x41 ft, at the northeast corner of East 19th st and Av K, for George K. Morris, 366 East 25th st, owner and builder. Cost, \$8,000.

66TH ST.—F. Savignano, 6003 14th av, has finished plans for three 2-sty brick dwellings, 20x52 ft, in the north side of 66th st, 220 ft east of 13th av, for Domenick Cosenza, 1318 67th st, owner and builder. Total cost, \$19,500.

WEST 5TH ST.—E. M. Adelson, 1778 Pitkin av, has prepared plans for three frame dwellings, 35x25 ft, in the east side of West 5th st, 100 ft south of Neptune av, for Hanna Morris, 631 Bay 31st st, owner and builder. Cost, \$4,500.

NAUTILUS AV.—Tobias Goldstone, 50 Graham av, has completed plans for two 2-sty frame dwellings, 20x42 ft, on the north side of Nautilus av, 160 ft west of West 37th st, for Jacob Panemone, 69 Manhattan av, owner and builder. Total cost, \$12,000.

82D ST.—I. Kallich, 2210 Bath av, has completed plans for a 2-sty frame dwelling, 20x45 ft, at the northwest corner of 82d st and 21st av, for Gross & Nunberg, 2210 Bath av, owners and builders. Cost, \$7,000.

WEST 12TH ST.—J. W. Kenworth, 112 East 19th st, has finished plans for three 2½-sty frame dwellings, 16x42 ft, in the east side of West 12th st, 105 ft south of Av G, for John F. Churlo Corp., 1780 West 11th st, owner and builder. Total cost, \$15,000.

OCEANIC AVENUE.—Tobias Goldstone, 50 Graham av, has completed plans for two 2-sty frame dwelling, 20x40 ft, on the north side of Oceanic av, 180 ft west of West 37th st, for

Jacob Panemone, 69 Manhattan av, owner and builder. Total cost, \$12,000.

HOMES AND ASYLUMS.

HOWARD AV.—Louis A. Abramson, 220 Fifth av, Manhattan, has been retained to prepare plans for a 4-sty brick and stone addition, 100x90 ft, to the Home at the corner of Howard and Dumont avs, for the Brooklyn Hebrew Home and Hospital for the Aged, Mrs. C. Rosenthal, president. Cost, approximately \$100,000. Details will be available later.

STABLES AND GARAGES.

FULTON ST.—B. W. Dorfman, 26 Fulton st, has completed plans for a 1-sty brick garage, 45x52 ft, at the northwest corner of Fulton and York sts, for Mary Peranti, 59 Fulton st, owner and builder. Cost, \$5,000.

NORTH OXFORD ST.—Koch & Wagner, 32 Court st, have completed plans for a 1-sty brick garage, 24x100 ft, in the west side of North Oxford st, 212 ft north of Park av, for George Von Buren, 34 North Oxford st, owner and builder. Cost, about \$5,000.

SUTTER AV.—Cohn Bros, 361 Stone av, have completed plans for a 1-sty brick garage at the northwest corner of Sutter av and Douglas st, for Nathan Pollack, 1664 Pitkin av, owner and builder. Cost, \$9,000.

ROCHESTER AV.—William Parker, 463 Thompkins av, has prepared plans for a 1-sty brick garage, 50x140 ft, at the southeast corner of Rochester av and Carroll st, for Catherine J. McDermott, 1772 Carroll st, owner. Cost, \$18,000.

NOSTRAND AV.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 50x100 ft, on the west side of Nostrand av, 365 ft south of Willoughby av, for the Victory Operating Co., 309 Broadway, Manhattan, owner, who will soon be ready for estimates on separate contracts. Cost, about \$25,000.

Queens.

DWELLINGS.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for two 2½-sty frame dwellings, 25x32 ft, at the northwest corner of Chichester av and Fishkill st, for Wilmot DeLosee, 726 Hatch av, Woodhaven, L. I., owner and builder. Total cost, \$10,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has prepared plans for a 2-sty frame dwelling, 16x35 ft, at the southeast corner of Henry st and O'Donnell av, for Joseph Hrostoski, 25 Lincoln av, Jamaica, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—Plans have been prepared privately for a 1½-sty brick dwelling, 26x60 ft, in the west side of 20th st, 136 ft south of Mitchell av, for Peter N. Coco, 9 South 14th st, Flushing, owner and builder. Cost, \$7,000.

QUEENS, L. I.—Charles Kreymborg, 163d st and Park av, Manhattan, has completed plans for a 2-sty frame dwelling, 22x28 ft, on the west side of Jackson av, 300 ft north of Jericho Turnpike, for Grace R. Stewart, Hollis av, Queens, owner and builder. Cost, \$5,000.

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JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has finished plans for a 2-sty frame dwelling, 27x28 ft, in the west side of Victoria st, 255 ft north of DeGraw av, for H. B. Scutt, 335 Fulton st, Jamaica, L. I., owner and builder. Cost, \$7,500.

EDGEMERE, L. I.—Plans have been prepared privately for twelve 1-sty frame dwellings, 16x38 ft, in the west side of Beach 58th st, 40 ft north of Ocean av, for Samuel Freedman, 1547 Broadway, Manhattan, owner and builder. Total cost, \$12,000.

CORONA, L. I.—Robert W. Johnson, Corona, L. I., has finished plans for ten 2-sty frame dwellings, 18x48 ft, at the southeast corner of Casper pl and South Railroad av, for Thomas Daly, Corona, L. I., owner and builder. Total cost, \$35,000.

KEW GARDENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has finished plans for eleven 2½-sty frame dwellings, 20x38 ft, on the north side of Metropolitan av, 42 ft west of Cuthbert pl, for the Richmond Hill Realty Co., 101 Park av, Manhattan, owner and builder. Total cost, \$66,000.

ARVERNE, L. I.—Howard & Howard, 2117 Mott av, Far Rockaway, have prepared plans for six 2-sty frame dwellings, 16x31 ft, in the east side of Beach 58th st, 87 ft north of Ocean av, for Louis Weinstock, 47 Christy st, Manhattan, owner and builder. Total cost, \$12,000.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x26 ft, at the northeast corner of Poplar and Pleasant sts, for H. C. Ries & Sons, Queens, L. I., owners and builders. Cost, \$4,000.

QUEENS, L. I.—Charles Kreymborg, 163d st and Park av, Manhattan, has completed plans for six 2-sty frame dwellings, 16x49 ft, in the west side of Springfield rd, 100 ft south of Hempstead Turnpike, for Grace R. Stewart, Hollis av, Queens, owner and builder. Total cost, \$30,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, at the southwest corner of Birch st and Ridgewood av, for L. B. Jordan, 617 Lefferts av, Richmond Hill, L. I., owner and builder. Cost, \$6,000.

ROCKAWAY BEACH, L. I.—Howard & Howard, 2117 Mott av, Far Rockaway, have prepared plans for five 2-sty frame dwellings, 16x35 ft, in the west side of Harriman Court, 440 ft south of Bay av, for the S. & E. Construction Co., 2117 Mott av, Far Rockaway, owner and builder. Total cost, \$10,000.

ROCKAWAY POINT, L. I.—Plans have been prepared privately for a 1-sty frame dwelling, 17x44 ft, in the west side of Beach 114th st, 190 ft south of the Boulevard, for G. R. McDonald, 24 Bond av, Rockaway Beach, owner and builder. Cost, \$4,000.

ROCKAWAY PARK, L. I.—J. P. Powers, Rockaway Beach, L. I., has completed plans for sixteen 2-sty frame dwellings, 14x24 ft, on the west side of 7th av, 180 ft south of Washington av, for Jacob Felig, 778 Union st, owner and builder. Total cost, \$32,000.

EDGEMERE, L. I.—P. Caplan, 16 Court st, Brooklyn, has finished plans for four 1-sty frame dwellings, 14x32 ft, at the southeast corner of the Boulevard and Beach 55th st, for B. Shapiro, owner and builder, on premises. Total cost, \$5,600.

QUEENS MANOR, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 20x28 ft, on the east side of Lincoln av, 40 ft west of Spruce st, for Henry Russell & Storms, 11 Herriman av, Jamaica, L. I., owners and builders. Total cost, \$13,200.

RICHMOND HILL, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 16x38 ft, in the west side of Spruce st, 170 ft north of Fulton av, for Elic Tilles, 103 Globe av, Jamaica, L. I., owner and builder. Total cost, \$9,600.

JAMAICA, L. I.—Carl L. Otto, 15 Park Row, Manhattan, has completed plans for a 2½-sty brick residence, 22x47 ft, at the southwest corner of Homer Lee av and Texford Terrace, for John T. Bellweg, 16 King st, Jamaica, owner. Cost, approximately \$15,000. Owner will take estimates on general and separate contracts.

BANKS.

LONG ISLAND CITY.—The Long Island City Savings Bank, Bridge Plaza, D. G. Morrison, second vice-president, in charge, contemplates the erection of a 3-sty brick and stone bank building on the Bridge Plaza. Name of architect and details of construction will be available later.

DWELLINGS.

RICHMOND HILL SOUTH.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for sixteen 2-sty frame dwellings, 20x30 ft, at the northwest corner of Edisto st and Swanee av, for the Wm. R. Gibson Co., 766 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$53,000.

HOLLIS, L. I.—Charles W. Ross, 347 Benedict av, Woodhaven, L. I., has completed plans for nine 2-sty frame dwellings, 16x38 ft, at the southeast corner of Woodhull av and Cornwall av, for Charles Sohl, 10 Window st, Woodhaven, L. I., owner and builder. Cost, \$29,000.

EDGEMERE, L. I.—Felson & Werthelmer, 1133 Broadway, Manhattan, are preparing plans for three 1-sty frame bungalows, 16x38 ft, in the

east side of Beach 57th st, 434 ft south of the Boulevard, for Charles Halperin, South Bond av, Rockaway Beach, owner. Total cost, \$4,500. **Samuel Pollick, Arverne, L. I.,** has the general contract.

JAMAICA, L. I.—H. Spinken, 1 Fulton st, Jamaica, has completed plans for nine 2-sty frame dwellings, 16x38 ft, in the north side of Hammond st, 206 ft west of Kaplan av, for A. Brezinski, Skelton av, Jamaica, L. I., owner and builder. Total cost, \$25,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 24x28 ft, in the east side of Debevois av, 672 ft north of Bryan av, for the Herman Homes Co., 1032 Affield av, Dunton, L. I., owner and builder. Cost, \$7,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 25x26 ft, in the east side of Kelsey st, 43 ft north of Langdon st, for William Wade, Beach st, Richmond Hill, L. I., owner and builder. Cost, \$6,000.

Suffolk.

BANKS.

SOUTHAMPTON, L. I.—Cross & Cross, 681 Fifth av, Manhattan, have plans in progress for a 1-sty limestone and granite bank building, 35x64 ft, at Southampton, L. I., for the First National Bank, owner. Cost, \$40,000.

DWELLINGS.

SOUTHAMPTON, L. I.—Cross & Cross, 681 Fifth av, Manhattan, are preparing sketches for a 2½-sty frame residence in Halsey's Neck Lane for Charles F. Rogers, 32 Fifth av, Manhattan, owner. Architect will soon be ready for estimates on general contract.

WHITE PLAINS, N. Y.—Rouse & Goldstone, 510 Fifth av, are preparing plans for alterations and additions to the 2½-sty frame residence at White Plains, N. Y., for Edward Anhalt, owner, care of architects. Cost, about \$12,000. Architects will take estimates on general contract.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. W. Kirst, 46 Heriot st, has plans in progress for a 4-sty brick and terra cotta apartment about 50x90 ft at the corner of Carrol st and McClean av for J. F. Hughes, owner, care of architect. Cost, about \$50,000.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, has finished plans for a 3-sty frame apartment, 50x44 ft, at 737-739 Warburton av, for Henry B. Watson, 165 Bruce av, owner. Cost, about \$16,000.

SOUTH YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, has plans in progress for a 5-sty brick and limestone apartment, 56x75 ft, in South Yonkers, for the South Yonkers Development Co., owner and builder, care of architect. Cost, about \$75,000.

DWELLINGS.

PELHAM MANOR.—Charles Lupprian, 180 Main st, New Rochelle, has completed plans for a 2½-sty frame dwelling, 28x39 ft, in Wolfs Lane, for Thomas Brynes, Jr., 29 Purchase st, Rye, N. Y., owner. Cost, about \$15,000.

NEW ROCHELLE, N. Y.—Charles Lupprian, 180 Main st, New Rochelle, has prepared plans for a 2½-sty frame and stucco residence, 71x27 ft, in Beechmont Park, for Edgar Wackenheim, Webster av, New Rochelle, owner. Cost, about \$20,000.

DOBBS FERRY, N. Y.—Louis C. Patton, 597 Fifth av, Manhattan, is preparing plans for a 2½-sty brick residence, 32x45 ft, at Dobbs Ferry, for H. G. Ewing, owner, care of architect. Architect will be ready for estimates on general contract about May 1.

STABLES AND GARAGES.

YONKERS, N. Y.—J. W. Kirst, 46 Heriot st, has completed plans for a 1-sty brick and stone garage, 50x100 ft, at 419 Jerome av, for Joseph Montalto, 169 Tibbets rd, Yonkers, owner. Cost, about \$20,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, will prepare plans for a 3-sty addition to public school No. 13, including assembly room and a number of new class rooms, for the Board of Education of Yonkers, N. Y., Charles P. Easton, president. Details will be available later.

GREENBURG, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 2-sty brick grade school at Greenburg, N. Y., for the Board of Education. Cost, approximately \$85,000. Details of construction are undecided.

New Jersey.

PASSAIC, N. J.—Springsteen & Goldhammer, 32 Union sq, Manhattan, are preparing plans for a 4-sty brick and limestone apartment, 43x116 ft, at the northeast corner of Academy and Prospect sts, for owner and builder to be announced later.

ORANGE, N. J.—M. J. Nadel, Union Building, Newark, has completed plans for a 4-sty brick apartment, 53x101 ft, at 83 Cleveland st, for A. Botansky and H. Morris, 474 South 13th st, Newark, N. J., owners and builders. Cost, \$75,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has prepared plans for a 4-sty brick and limestone apartment, 100x133 ft, on the north side of Park av, east of Prospect st, for Morris Daniel, 69 Mt. Pleasant av, Newark, N. J., owner and builder. Cost, about \$150,000.

WEST NEW YORK, N. J.—Philip Diemer, 128 Humboldt st, Union Hill, N. J., has completed plans for a 4-sty brick apartment, 25x85 ft, in 16th st, near Bergenline av, for owner to be announced later. Architect will take estimate on separate contracts. Cost, approximately \$35,000.

WEST NEW YORK, N. Y.—A. DePaola, 553 Bergenline av, has completed plans for a 4-sty brick apartment, 26x63 ft, at 680 Park av, for Antonio Pumo, 686 Park av, owner and builder.

BAYONNE, N. J.—Nathan Weltoff, 76 Montgomery st, Jersey City, has plans in progress for two 4-sty brick apartments, 50x85 ft and 50x90 ft, at Av C and 35th st, for Max Balene, 38 Wegman Parkway, Jersey City, owner and builder. Total cost, approximately \$150,000.

CHURCHES.

MANVILLE, N. J.—Fred J. Schwartz, Colt Building, Paterson, N. J., is preparing preliminary plans for a 1½-sty church to be erected at Manville, N. J., for the Sacred Heart Polish Catholic Church, owner, care of architect. Cost, about \$15,000. Details of construction will be available later.

DWELLINGS.

WEST NEW YORK, N. J.—Mayer & Monahan, 711 Bergenline av, have completed plans for a 2½-sty brick dwelling, 24x35 ft, on Hudson Boulevard, for Oscar Millinet, 409 13th st, West New York, owner and builder. Cost, \$8,000.

EAST ORANGE, N. J.—W. Frank Bowers, 44 Harrison st, has finished plans for a 2½-sty frame dwelling, 35x26 ft, at 103 Beach st, for Adolph Olson, 91 Sanford st, owner. Cost, \$9,000.

WEST NEW YORK, N. J.—Mayer & Monahan, 711 Bergenline av, have completed plans for two 2-sty brick dwellings, 22x50 ft, in 20th st, for M. Volpe, 597 Tenth st, West New York, owner and builder. Cost, \$6,000.

ROSELLE PARK, N. J.—Louis C. Patton, 597 Fifth av, Manhattan, is preparing plans for two 2½-sty frame dwellings, 28x30 ft, at Roselle Park, for owner to be announced later. Architect will take bids on general contract about May 1.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence and garage at 691 Clinton av for Dr. D. H. Greenfield, owner, care of architect.

GLEN ROCK, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has plans in progress for six 2½-sty frame dwellings at Glen Rock, N. J., for Wm. K. Platt, 250 South Maple av, Ridgewood, N. J., owner and builder. Cost, \$7,500 each.

DUNELLEN, N. J.—Wm. Clum, 195 Park av, Plainfield, N. J., has completed plans for a 2-sty brick dwelling, 20x60 ft, with stores, at Dunellen, N. J., for L. L. Block, Dunellen, N. J., owner, who is ready for estimates on separate contracts. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Russell G. Cory, 39 Cortland st, Manhattan, is preparing plans for a 4-sty reinforced concrete factory building, 80x400 ft, in Thomas st, for Otto Heineman Co., Inc., 145 Jackson st, Newark, N. J., owner. Architect will soon take estimates on general contract.

HALLS AND CLUBS.

RIDGEWOOD, N. J.—Foster M. Summerville, 949 Broadway, Manhattan, has started plans for rebuilding the 2-sty stone and frame club house, approximately 50x90 ft, at Ridgewood, N. J., for the Ridgewood Country Club, Harry Hollister, chairman building committee, McKinley Place, Ridgewood, N. J. Architect will soon be ready for estimates on general contract.

NEWARK, N. J.—Jordan Green, 31 Clinton st, has been retained to prepare plans for a 14-sty brick and limestone club house, approximately 100x150 ft, for the Newark Athletic Club, Edward B. Gray, president; Harold C. Stevens, secretary, 207 Market st, owner. Cost, about \$500,000. Exact location and details of construction will be available later.

RIDGEWOOD, N. J.—Delano & Aldrich, 126 East 38th st, Manhattan, have plans in progress for a 2-sty terra cotta block and stucco Parish House, 46x58 ft, for the First Presbyterian Church of Ridgewood, N. J. Cost, about \$20,000. Architects will soon be ready for estimates on general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—A. Silverson, 108 West 86th st, has the general contract for alterations to the 4-sty brick and stone apartment, 100x20 ft, at 110 West 86th st, for Walter M. Wicksler, 30 East 32d st, owner, from plans by Schwartz & Gross, 345 Fifth av, architects. Cost, about \$7,500.

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THE RECORD AND GUIDE

BROOKLYN.—Gillies-Campbell Co., 101 Park av, Manhattan, has the general contract for a 5-sty brick and limestone apartment house, 75x100 ft, in Lefferts pl, near Classon av, for the Cairns Holding Co., owner, care of general contractor. Plans were prepared privately.

MT. VERNON, N. Y.—F. F. French Co. has the general contract for a 4-sty brick and limestone apartment, 175x112 ft, at the corner of Rich and Prospect sts, for McCombs & Nelson, Inc., F. F. French president, 299 Madison av, owner. Plans were prepared privately.

DWELLINGS.

BROOKLYN.—M. C. Reynolds Co., 28 East 85th st, Manhattan, has the general contract for residence at 431 Washington av, Brooklyn, for Henry A. Mark, from plans by Joseph A. McCarroll, architect.

GREAT NECK, L. I.—G. E. Dodge, 288 Atlantic st, Stamford, Conn., has the general contract for five 2½-sty residences in Kensington Park Great Neck, for the Finlay Realty Co., 1 West 34th st, Manhattan, owner, from plans by C. A. Patterson, 50 East 42d st, Manhattan, architect. Cost, about \$20,000 each.

MT. VERNON, N. Y.—O. T. Tegan, 452 Union av, Mt. Vernon, has a general contract for a 2½-sty frame residence, 30x40 ft at Mt. Vernon, N. Y., for Vernon McClellan, owner, care of A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, \$10,000.

BROOKLYN.—E. G. Vail, 189 Montague st, has the general contract for three 2-sty frame dwellings, 18x35 ft, in the north side of 78th st, 120 ft east of 19th av, for F. Conradt and A. H. Wright, 1937 78th st, owners, from plans by J. C. Wandell, 8525 Fourth av, architect. Cost, \$12,000.

BROOKLYN, N. Y.—J. F. Canfield, 31 Midwood st, has the general contract for a 2½-sty residence on the east side of Shore rd, 186 ft south of 97th st, for J. McGrath, 27 William st, Manhattan, owner, from privately prepared plans. Cost, about \$16,000.

SCARSDALE, N. Y.—A. M. Hunter & Son, Irvington, N. Y., have the general contract for alterations to a 2½-sty frame residence and the construction of a new 1-sty garage, 20x30 ft, at Scarsdale, N. Y., for Julius Blum, owner, care of Rouse & Goldstone, 510 Fifth av, Manhattan, architects. Cost, about \$8,000.

YONKERS, N. Y.—John Diehl Construction Co., Mansion av, has the general contract for a 1½-sty frame and stucco dwelling, 30x25 ft, at 2 Devoe av, for H. D. Bleviere, owner, care of General Contractor, from plans by Wm. Heapy, 288 Hawthorne av, architect. Cost, \$8,000.

PELHAMWOOD, N. Y.—Jacob Gescheidt, 142 East 43d st, Manhattan, has the general contract for a 2½-sty frame residence, 30x35 ft, on Young av, for H. P. Davis, 145 E. 42d st, Manhattan, owner, from privately prepared plans. Cost, about \$10,000.

MILL NECK, L. I.—C. T. Wills, Inc., 286 Fifth av, Manhattan, has the general contract for a 2½-sty brick and stucco residence, 40x130 ft, at Mill Neck, L. I., for Arthur V. Davis, 120 Broadway, Manhattan, owner, from plans by Guy Lowell, 225 Fifth av, Manhattan, architect. A. R. Sargent, 225 Fifth av, landscape architect.

NEW ROCHELLE, N. Y.—Cameron Construction Co., 339 North av, New Rochelle, has the general contract for alterations and additions for a 2-sty frame and stucco residence, 23x35 ft, at 27 Neptune av, for S. Scott, owner, on premises. Plans were prepared by Fred S. Winters, architect. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

HILLSIDE TOWNSHIP, N. J.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a group of four buildings involving one 5-sty reinforced concrete building and one reinforced concrete factory building, 80x300 ft; 2-sty administration building, 50x50 ft; an extension to 1-sty boiler house, 44x94 ft, at Hillside Township, N. J., for the Bristol Myers Co., owner, from plans by C. Christensen, engineer.

SANFORD, ME.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 4-sty reinforced concrete mill building, 100x275 ft, for the Sanford Mills, from plans by George A. Clark, engineer for owner. The contract also involves the erection of a 1-sty sore tooth roof, mill construction, weave shop, 122x239 ft.

BROOKLYN.—Gillies-Campbell Co., 101 Park av, Manhattan, has the general contract for a 9-sty reinforced concrete and brick veneer factory building, 75x119 ft, on the north side of Atlantic av, about 100 ft west of Classon av, for the Cairns Holding Co., Inc., owner, care of general contractor. Plans were prepared privately.

WEST ORANGE, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, N. J., has the general contract for a 2-sty reinforced concrete factory addition, 42x116 ft, at 35 Central av, for the Standard Music Role Co., owner, from plans by Augustus Eichhorn, 81 Essex av, Orange, N. J., architect. Cost, about \$25,000.

RICHMOND HILL, L. I.—Meyer & Sweeney, 284 Crown st, Brooklyn, have a general contract for alterations to 1-sty brick storage building, 50x100 ft, in the west side of 123d st, 487 ft

south of Jamaica av, for the Keiner-Williams Stamping Co. owner, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn, architect. Cost, \$10,000.

NEWARK, N. J.—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 3-sty brick and steel factory building, 40x90 ft, in Richmond st, for E. V. Connet & Co., owner, from privately prepared plans.

NEWARK, N. J.—Essex Construction Co., 85 Academy st, Newark, N. J., has the general contract for a 1-sty brick factory, 94x159 ft, at 692-700 South 16th st, northwest corner of 19th av, for the New Jersey Cutlery Co., owner, from plans by Frank Grad, 245 Springfield av, Newark, architect.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, has the general contract for a 1-sty brick garage, 75x100 ft, in the west side of Emerson pl, 146 ft south of Flushing av, for E. S. Lapentre, 168 Hancock st, owner from plans by Henry Holder, 241 Franklin av, architect. Cost, about \$13,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. Kerner Construction Co., 405 Lexington av, has the general contract for alterations to the 3-sty brick loft building at 116 Essex st, for owner to be announced later. Plans were prepared by J. Fischer, 25 Av A, architect. Cost, about \$10,000.

MISCELLANEOUS.

HUNTINGTON, L. I.—J. G. Deisler, Inc., 105 West 40th st, Manhattan, has a general contract for a 1-sty marble and limestone museum building, 44x113 ft, at Prime av and Maine st, for August Heckscher, 50 East 42d st, from plans by Maynicke & Franke, 25 East 26th st, Manhattan, architects. Cost, \$100,000.

STANDARDS AND APPEALS. Calendar.

HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Special meetings as listed in this Calendar.

Call of Calendar, Tuesdays, at 3 p. m.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, April 22, 1919, at 10 a. m.

Petitions for Variations.

2222-17-S—56-58 Grove st, Manhattan. Reopened October 24, 1918.

179-19-S—618 West 181st st, Manhattan.

157-19-S—1372-1382 Broadway, Manhattan.

187-19-S—1742 Bath av, Brooklyn.

965-18-S—958-964 University av, The Bronx. Reopened December 17, 1918.

136-19-S—622-640 West 57th st, Manhattan.

201-19-S—294 Pearl st, Manhattan.

BOARD OF APPEALS.

Tuesday, April 22, 1919, at 1.30 p. m.

Appeals from Administrative Orders.

46-19-A—155 East 54th st, Manhattan.

1557-18-A—12 Harrison st, Manhattan. Re-

opened February 4, 1919.

1558-18-A—54 Harrison st, Manhattan. Re-

opened February 4, 1919.

154-19-A—246 East 15th st, Manhattan.

184-19-A—99 Guernsey st, Brooklyn.

155-19-A—1818 Webster av, The Bronx.

203-19-A—1927-1933 Fulton st, Brooklyn.

200-19-A—248 West 80th st, Manhattan.

214-19-A—382-408 Herkimer st, Brooklyn.

215-19-A—382-408 Herkimer st, Brooklyn.

Under the Building Zone Resolution.

1486-18-BZ—23 Fort Washington av, Manhattan.

Reopened March 11, 1919.

181-19BZ—8661-8671 18th av, Brooklyn.

183-19-BZ—Northwest corner 184th st and Am-

sterdam av, Manhattan.

97-19-BZ—733-741 59th st, Brooklyn.

169-19-BZ—162 Carlton av, Brooklyn.

186-19-BZ—354-360 West 17th st, Manhattan.

191-19-BZ—North side Hancock st, 80 ft. east

Howard av, Brooklyn.

196-19-BZ—662 West 178th st, Manhattan.

199-19-BZ—1201-1211 Avenue Q, Brooklyn.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, April 22, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.