

Real Estate Record and Builders Guide

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EDITORIAL

A Good Word for the Legislature

Condemnation of the Legislature for its ineffectiveness has been general but it cannot be said that it did not devote considerable attention to measures that were proposed by real estate interests and it must be credited with having rushed through in the final hours of the session several bills, however hastily constructed, that will contribute to the re-establishment of real estate as a sound investment proposition. While the income tax bill is faulty in several particulars and has yet to be put to the acid test before the full measure of its revenue producing powers can be ascertained, it will certainly yield sufficient funds to offset the loss of revenues through prohibition and other causes, and provides for the increased expenses of the state and municipal governments.

There will also be increased revenue from automobile taxes and higher corporation taxes to fill the treasuries, without recourse to the hitherto unfailling plan of drawing more and more heavily on already overburdened real estate.

The enactment of the bill limiting the tax rate on real estate in New York City to 2.25 in 1922 and thereafter, taken in connection with the passage of bills providing other sources of revenue, will assuredly have a very beneficial effect on every branch of the real estate and building market. One of the greatest deterrents to the investment of funds in building loans and in mortgages has been the well grounded fear that unless prohibited by constitutional or charter provisions the tax rate would be advanced to a figure that would reduce incomes from this source to almost nothing. Now that it is no longer necessary to rely on real estate almost solely for cash to meet the expenses of the local administration together with the positive declaration of law that from 1922 real estate shall not be taxed at a higher rate than 2.25, this danger is removed.

The immediate result should be a flow of money into normal investment channels which will result in bringing about greater interest in real property and in building enterprise. How this will affect the question of "rent profiteering" is easy to see and more real good will be accomplished by encouraging the loaning of money under ordinary conditions to builders and real estate owners than can be brought about by untried schemes of municipal, state or national paternalism. The laws passed by the Legislature insure this much-desired condition of affairs, and Mayor Hylan can do no greater service to the people he is so anxious to please than to give his approval to the Boylan bill limiting the tax on real estate. The Mayor will give all those interested an opportunity to be heard next Tuesday at 10:30 in the City Hall, and those in favor of limiting the tax on realty should there voice their opinions or show their approval by their attendance at that time. That Governor Smith, whose knowledge of New York City conditions is so broad, will sign this

bill as well as the new revenue-producing measures is taken for granted.

Another measure passed by the Legislature is that amending the Tenement House law by making it easier to remodel one-family houses into three-family apartments. The changes in the law secured by this bill will, it is believed, prove effective in providing a large number of homes for families in buildings already erected, at small cost of remodeling and in the shortest space of time. Brooklyn and many parts of Manhattan, where rows of one-family houses are common, may during the summer afford considerable relief to the housing situation.

Altogether the Legislature has not done so badly as far as real estate interests are concerned.

Sale of the Empire Building

One of the most interesting of the spring's activities in the real estate market is the sale to the United States Steel Corporation of the Empire Building in Broadway, through Mr. Joseph P. Day. The sale of this splendid building would be bound to attract wide interest of itself, but its purchase as the permanent offices of America's greatest industrial organization lends added interest to the transaction.

Mr. Day is undoubtedly right in stressing the great importance to the metropolis and its vast business interests of having this giant corporation acquire a permanent home here, because it is true, as he intimates, that many other great enterprises will be influenced to similar action. In industry, as in all other lines of activity, there are leaders whose action is followed by many others. These followers will readily grasp the fact that the United States Steel Corporation would not invest in permanent office headquarters here unless that policy was dictated by the best of business judgment.

Mr. Clarence H. Kelsey, president of the Title Guarantee and Trust Company, figured prominently in the deal, and it is impressive to note that Mr. Kelsey regards the transaction itself as being big with potentialities. Mr. Kelsey declares that the city of New York is now to be the permanent steel center of the world, logically pointing out that the seat of any great industry is the place from which it is financed.

Judge Gary, president of the Steel Corporation, is best known as a great captain of industry who expresses national and international views. Whenever Judge Gary speaks, his comments attract attention the world over. This fact gives added weight to his statement that the Steel Corporation "deemed it wise to procure permanent headquarters in this city." An added touch of interest is given to Judge Gary's comment by his statement that "our purchase of the Empire Building, through Mr. Day, was influenced through the excellence of its location, by the character of the building and by the recent very great improvement

and concentration of transit facilities in this hub of the financial district."

The Empire Building, ever since its erection in 1897, has been one of the notable structures of the metropolis, a monument to the enterprise of its promoters and to the efficiency of its builders, Marc Eidlitz & Son, Inc.

Credit to Whom Credit Is Due

With the enactment by the Legislature of the new revenue and tax limitation bills, there was brought to a successful conclusion a campaign for the relief of real estate from almost unendurable conditions that has been waged persistently and untiringly for several years by a few men for the benefit of every person interested in any way in New York real estate. No considerable number of the many thousands of real estate owners and investors in securities based on realty who will benefit by what has been done for them, have any idea of the work undertaken by those who with untiring devotion took up the cause of those oppressed by constantly increasing taxes. No expenditure of time or money was too great, and, notwithstanding the most discouraging obstructions and delays they pushed ahead with undiminished determination to force legislative recognition of the fact that real estate was being unjustly dealt with, and to secure legislative enactment of measures that would hereafter prevent further injury to property rights.

It does not lessen the credit due these public spirited citizens who took the lead in a campaign that would benefit tenants equally with landlords that circumstances occasioned by the war assisted them in obtaining at last that formal enactment of just provisions of law that will preserve realty equities, encourage investments in land and buildings and stimulate construction work of all kinds. The campaign for the limitation of the rate of taxation on real estate to a fair figure was conceived before this country entered into the world war and was prosecuted in the midst of the many other movements that because of their patriotic impulses filled men's minds to the exclusion of almost all other ideas. Under such conditions it was not easy to bring about a change of sentiment on a question that was largely economical among the electorate generally, and particularly in the Senate and Assembly, where the lawmakers were engaged in backing up the boys who were with the flag. That success came under these circumstances is all the more remarkable and commendable.

It is not possible to mention all those who helped in this great work. But credit is first due to Mr. Robert E. Dowling for having conceived the idea of a fixed tax rate, and to Mr. Laurence McGuire, then president of the Real Estate Board, for joining with him in the preliminary framing of the bill and urging its passage. With them worked assiduously the other members of the Joint Sub-Committee of the Real Estate Board, of which Mr. Dowling is chairman: David A. Clarkson, vice chairman; Franklin Pettit, John P. Leo, William D. Kilpatrick, Alfred R. Kirkus, John J. Boylan, Henry R. Chittick, Stanley M. Isaacs, W. J. T. Lynch, E. A. MacDougall, A. C. McNulty, H. B. Mulliken and Carlisle Norwood. Upon the election of Stephen H. Tyng

as president of the Real Estate Board, he actively and energetically joined in the campaign, Mr. McGuire also loyally continuing his efforts.

When the question of new sources of revenue was approached, the Advisory Council of Real Estate Interests, of which Mr. Alfred E. Marling is President, secured the services of experts on taxation and all last summer they were engaged on a study of the many sided and perplexing interests involved. They reported in favor of an income tax and the results of their inquiries were made available to the Davenport Committee. While the Advisory Council originally proposed a percentage limitation of realty taxation, it finally united with the Real Estate Board in advocacy of the fixed rate and while the Real Estate Board at first incorporated a low rate personal tax in its program, the Board ultimately joined with the Advisory Council in support of the income tax. Thus the two most powerful real estate organizations were able by judicious compromise to secure legislation that will materially advance real estate values.

Mr. Marling was ably supported in the work of the Advisory Council by the members of the State and Local Taxation Committee, of which Albert G. Milbank is chairman, and the following: Robert Walton Golet, John J. Pulleyn, Cyrus C. Miller, Adolph Block, Robert E. Simon, Clarence H. Kelsey, George T. Mortimer, and Leo Day Woodworth, Secretary.

The members of both these organizations and real estate owners and investors generally, are indebted to Senator John H. Boylan and Assemblyman Henry A. Seeselberg for their very able work as sponsors of the bills in the Legislature. It is satisfactory to have the assurance that the bills will come before an executive like Governor Alfred E. Smith, who has such a comprehensive and fundamental knowledge of conditions in New York City, that the importance and justness of the measures are certain to appeal to him and to meet with his approval.

Central Re-employment Bureau

New York, April 25, 1919.

Editor of The Record and Guide:

The speedy reabsorption of the discharged soldiers, sailors and marines from New York City into the industrial and commercial life of the City is an impelling necessity, first for the proper support and recognition of the returning boys, and second, as insurance against the dissemination of radicalism among unemployed, and, therefore, discontented men.

The soldier reemployment work, now conducted by a large number of welfare organizations and employment services, will be unified in operation in a central office—the Re-employment Bureau of New York City for Soldiers, Sailors and Marines—in charge of an expert manager, which will be opened on Thursday morning, April 24, 1919, in the Hallenbeck Building 505 Pearl street, New York City. The telephone number of that office is 9250 Worth.

All those engaged in the real estate business are, therefore, earnestly urged by the Real Estate Board to meet this patriotic duty as fully as possible by immediately sending specific information to that bureau of the openings in their establishments available, or which can be made available, for discharged soldiers, sailors and marines from New York City.

Real Estate Board of New York,
Stephen H. Tyng, President.

REAL ESTATE SECTION

Realty Bills Passed by Legislature in Last Hours

Most Important Was That Limiting Tax Rate to 2.25 in 1922—Important Amendments to Tenement House Laws

(Special to the Record and Guide.)

Albany, April 25.

THE last bill passed by the 1919 Legislature was the Boylan measure fixing a limitation of \$2.25 upon each \$100 of assessed valuation of real estate in New York City. Just a few hours before adjournment this bill was substituted for a measure introduced by Senator Frederick M. Davenport which would limit the tax rate in first class cities to 68 per cent. of budget requirements. Until Friday night when the Legislature started to clear the decks it appeared that the Davenport measure would be enacted. But Mayor Hylan is said to have opposed the measure, which was an amendment to the general tax law and accordingly would not have to be submitted to the mayor for his approval, as is the case with the Boylan bill, which is an amendment to the New York City charter.

Governor Smith also indicated that he would be reluctant to sign the Davenport bill if it were passed, and the advocates of a realty tax limitation deemed it the better part of wisdom to push through the Boylan bill.

The Boylan bill will not become effective until January 1, 1922, or after the present administration will have expired. The opponents of any form of limitation upon the realty tax made this deferment in the operation of the bill the price of their support. They claim that in the interval it will be possible to give the revenue-raising measures passed at this session, the income tax and the corporation income tax bills, a thoroughgoing trial which they believe will do away with the necessity of a realty limitation tax clause. Senator Davenport inclines to the view that the income tax and the corporations income tax will raise enough money to make any realty levy in New York City over \$2 per \$100 of assessed valuation unnecessary.

It is estimated that the income tax will raise approximately \$50,000,000 and the amendment of the Emerson Law taxing the net income of all business corporations will produce altogether about \$8,000,000 more than was netted by the 3 per cent. rate when this law applied only to mercantile and manufacturing corporations. The last amendment increases the rate to 4½ per cent. and extends the operation of the law to all business corporations.

The personal property tax bill died in committee as was predicted a week ago.

In the final rush of legislation a number of bills of interest to real property owners in New York City were passed. Among these were the Fertig bill providing that no tenant from month to month shall be removed on the ground of holding over his term unless at least ten days before his term expires the landlord or agent serves him with a notice in writing, in the same manner in which a precept in summary proceedings is now served. This amendment applies only to New York and Kings.

Assemblyman Donohue, providing that no tax lien for any unpaid taxes, water rents or charges or assessments on any lot or parcel of real estate shall be sold by the city unless the word "arrears" shall have been written in the bill rendered for taxes upon the same lot or parcel for a subsequent year.

Senator Walton, providing for adjustment by compromise of controversies arising between claimants of personal or real

property where the interests of infants or incompetents are being or may be affected. This legislation took the form of an amendment to the Personal Property and Real Property Laws.

Assemblyman Blakeley, amending the Tenement House Law by providing that whenever the natural light in a public hall in a tenement house in which a mail box is located is not sufficient to permit a person to read within eight feet of such mail box, the owner of the tenement shall keep a light burning in the daytime within eight feet of such mail box.

Assemblyman Donohue, providing in New York City for the collection of funds in amounts of \$100 or less on sales of real property in tracts of lands subdivided into lots, the funds to be held in trust until the delivery of the deed or title. Failure to make delivery of deed or title is presumptive evidence of misappropriation.

Senator Shackno, providing that a tenant may stay an eviction for 20 days by depositing in court the amount of the rent for the period of the stay at the rate fixed by the landlord immediately prior to the issuance of the warrant; which deposit shall be paid to the landlord by the clerk of the court. This bill is an amendment of the New York City municipal court code.

Senator Burlingame, amending the Tenement House Law generally relative to bulkheads, stairs and public halls, fire exits, cellar entrances and rooms in three-family converted dwellings.

A legislative committee of five Assemblymen and four Senators is created by the Adler-Abeles resolutions framed to meet the demands of New York City tenants for an investigation of the rent situation. This committee is vested with full powers of inquiry, subpoena and authority to compel the production of books, documents and the like. It will recommend legislation to remedy wrongs which cannot be righted by action of local governing bodies.

Mayor Hylan has vetoed the Dowling bill which provided that the county clerk of New York County upon receipt of an order for searches shall certify the correctness of his return in five days instead of ten as at present from the receipt of the requisition therefor and making the City of New York instead of the county clerk liable for mistakes or errors in the return.

The Mayor also vetoed the Dodge bill authorizing persons or corporations using wharf property in New York City to erect sheds along the docks. This bill required such shippers to obtain the consent of the owners of the property and the dock commissioner before erecting such sheds.

Register Webster of Brooklyn has announced that it has been found impossible to continue the practice of giving the services of the Last Owners' Department of his office free of charge, and that beginning May 1 there will be a charge of 25c. for each report of a last owner of record issued by the department. This is the charge which is made in the New York County Register's Office where the arrangement gives general satisfaction. Papers are pouring into the office at such a rate just now that the month of April is likely to set a new high record. Inquiries regarding last owners keep pace with the rush of papers.

New Tax Laws Will Be Of Great Benefit To Real Estate

Capital Will Be Encouraged to Again Invest in Building Loans and Mortgages
and the Rental Question Will Be Solved

THE Advisory Council of Real Estate Interests has issued the following statement on the task of the Legislature in framing new tax laws:

Investors and tenants and even the professional dealers in real property have reason for being elated over the new State tax laws. In the first place, the Legislature granted direct relief by meeting budget increases out of a new source of income rather than from an additional levy upon real estate. In the second place, the principle of proportionate tax burdens for different types of taxpaying ability was recognized as both sound and necessary and a definite step toward forcing equitable apportionment was taken when the 2.25 real estate limitation for New York City was passed.

Any appraisal of the work of the 1919 Legislature is misleading if proper regard is not given to the revenue needs of both the State and of the localities. In both cases, the amount of the liquor taxes must be replaced, the normal increase in the cost of government must be covered, projects delayed by the war must be undertaken and the expense of new social service must be covered. More important than any of these, was the rare chance for politicians to "pass the buck," or in other words to grant requests for which the other political party must take the final responsibility by executive approval. Thus, by lavish appropriations of millions of dollars for construction of roads, purchase of toll bridges and even distinctly local improvements, the State appropriation is about \$100,000,000. That seems to be from \$10,000,000 to \$15,000,000 more than the probable revenue provided by both the old and new tax laws.

In addition to the above, hundreds of salary increases were made charges upon the localities either by state-wide mandatory legislation as in the case of the teachers, or by charges which are optional with the localities as in the case of the so-called three-platoon bill.

Having this situation in mind, we can better appreciate the importance of the new taxes upon incomes. Except for these income taxes, a further and excessive levy upon real estate would have been necessary. In view of the fact that 2 per cent. was long regarded as the normal limit for the real estate tax, these new increases when added to those which have occurred in recent years would most certainly have been such a levy upon capital values as to wipe out ordinary equities and to have foreclosed all chance for a resumption of building and investment activity.

The personal income tax was advocated by the Advisory Council as the most feasible and the only means for providing adequate revenues in an equitable manner. We arrived at this conclusion with some hesitancy because of the opposition naturally felt to any new tax, and also because it depends for success so largely upon the quality of its administration.

The main features of the personal income tax have been indicated in the Albany dispatches. The law follows the general lines of the U. S. income tax in its base and the kind of reports required. It applies to the entire net income of residents of the State and to the income of non-residents from sources in the State. The rates are one, two and three per cent. respectively for incomes between the minimum exemption and \$10,000, between \$10,000 and \$50,000, and over \$50,000. In this the law adopts the recommendation against exemptions which was made by the committee on model plan of the National Tax Association.

We fail to see the force of the statement that this will drive wealth from New York. The levy is not sufficient to offset the recognized advantages of New York in industry and commerce and the cost of government is imposed by this law upon the net earnings earned or accrued in this State regardless of whether or not the recipient is a resident of the State. Liquid capital is exempted in either case so that our bank resources should not be diminished. While the progressive

principle was not advocated by the Advisory Council because of the present excessive surtaxes in the Federal law, it is admitted that the progressive rates are sound in principle. It may also be noted that the successful State income taxes in Wisconsin and Massachusetts reach even a 6 per cent. rate.

The new tax on business corporations is not expected to result in any considerable increase of revenue over that now obtained from the franchise tax on mercantile and manufacturing corporations. While it is true that the income of some persons must be reduced by both the 4½ per cent. business corporation tax and the personal income tax, such taxpayers offered no objection in view of their exemption from the direct tax upon personal property which would otherwise have been imposed at a much higher rate and on a far less equitable basis.

The Council's plan for imposing upon real estate only a definite proportion of the tax levy seems to have received the general approval of the Legislature. The bill for its adoption as a state-wide measure was abandoned at the last minute by reason of one clause in the bill which aroused a fear on the part of up-state cities that their excise losses could not be covered by the general levy. The Davenport committee then proposed to substitute a fixed limitation upon municipal expenditures as a means for relieving taxpayers, but this plan was promptly opposed by city officials and there was no opportunity for the public to express its approval. The net result was that the Legislature could go no further than to pass a bill then introduced by Senator Boylan to allow New York City to limit the rate on real estate to 2.25 from 1922, if Mayor Hylan would approve the bill.

Summarizing, we are of the opinion that the State of New York has shaken loose from its policy of indirect taxes and the exemption of taxpaying ability other than that derived from real property. The State has taken a long step forward and may soon have one of the best instead of probably the worst State tax law in America.

The new tax law promises relief to tenants such as is not contained in any plan for State building, State aid for private building or tax exemption of improvements. It goes to the very root of the serious problems of the building, lending and other real estate interests.

This review would be far from complete if it did not mention the proposed State Legislative Commission which will investigate the whole subject of municipal expenditure and report thereon to the next Legislature. A recent publication by the Advisory Council pointed out the excessive increases in the cost of city and State government during the past ten years and the public has been impressed with the fact that the cost per capita of city government in New York is 50 per cent. higher than in any other American city.

The work of this committee on retrenchment should have the hearty support of all taxpayers, and the efforts of the realty interests will doubtless be supplemented by those who feel the direct burden of the income taxes and can be assured that the income tax rates will most certainly be increased unless municipal and State expenditures are more effectively controlled.

Copies of the new income tax laws are already being prepared for distribution by financial institutions and applications therefor may be made through the Advisory Council.

A Liberty Loan! A Victory Loan! A Thanksgiving!
Turn the Camp fires into home fires! Subscribe to the Victory Loan.

It's a VICTORY LOAN—YOU win. Invest.
"Some one else's duty is no one else's duty. Invest in the Victory Loan.

They're still on the Rhine. Invest in the Victory Loan.

Investors Will No Longer Fear Confiscatory Taxes

Passage of Bills Limiting Tax Rate and Providing for Revenues from Incomes Will Bring About Renewed Confidence in Realty

REVIEWING the legislation accomplished in the last last hours of the session at Albany the Real Estate Board says:

Senate Bill Int. No. 1512, introduced by Senator Boylan, has been sent to Mayor Boylan for his approval. Every property owner in Greater New York should write His Honor and ask for a hearing and for his signature giving the City's consent to the bill.

The Real Estate interests of the City of New York are to be congratulated on the adoption of the principle of a fixed tax rate for real estate. Heretofore real estate has been the elastic producer of revenue. Every other form of wealth had a fixed tax rate beyond which it could not be taxed. Extravagance and waste could only be reflected in the tax on real property.

In 13 years the rate of taxation on real estate increased 100 points. In four years in the City of New York the rate increased 56 points or over 30 per cent. The investor, not knowing where this would stop, hesitated and finally stopped buying real property and the market became stagnated and dead. Real estate instead of being the best asset became the poorest, in fact, a liability rather than an asset.

Robert E. Dowling, Chairman of the Legislative Committee of the Real Estate Board, appreciating this and realizing the enormous impetus that would be given real estate values if a fixed tax rate could be adopted, caused to be prepared in 1918 a bill limiting the rate to 1.75. It was introduced in the Senate by John J. Boylan and in the Assembly by Henry A. Seesselberg. The bill passed the Senate by a vote of 36 to 2 but was not acted on in the Assembly. This year a new bill was drawn fixing the rate at 2 per cent. and was introduced on January 1st by Assemblyman Reesselberg. It was at once bitterly opposed. The Mayors conference, the City administration, the City Club, the Citizens' Union, the Bar Association and every organization interested in preventing the taxation of personal property, memorialized the Legislature and sent representatives to Albany.

Real Estate organizations, whose interests were not entirely those of real property owners, opposed the measure and published statistics to prove that the enactment of similar laws had not proved satisfactory in other states.

In January a Legislative Committee on Taxation was appointed and gave hearings in various parts of the State. This Committee was advised by attorneys belonging to the Tax Reform Association and by several college professors. From the organization of the Committee they opposed the tax limitation bill and furnished the Legislature with arguments against it.

In spite of all this, however, sentiment for the bill steadily progressed. Real estate organizations which first opposed, at last favored it, and the City administration withdrew its opposition. The Governor favored it and sent a special message urging its passage. The bill is now in the hands of the Mayor and will, it is believed, be signed. The Mayor's own Committee on Taxation is in favor of it.

The ultimate result of the passage of this bill, if enacted into law, cannot at first be appreciated. Real property in the greatest city in the World is beyond question the best possible investment and can only be injured by over regulation or over taxation. Over regulation was taken care of by the Real Estate Board's bill creating the Board of Standards and Appeals and now the question of taxation is provided for. Mr. Stephen H. Tyng, President of the Real Estate Board, Mr. Laurence McGuire, Mr. Robert E. Dowling and others prominent in real estate circles believe that the enactment of this law will mark the commencement of the most successful era in the history of New York City's real estate. Millions of dollars of money will be available for building, the housing situation will be taken care of, and

millions of dollars will be added annually to the City's assessment rolls.

The Committee on Taxation has been continued with special instructions to take up the subject of limiting the extravagance of government, both state and municipal.

They will sit during the balance of the year and will report to the next Legislature. The effect of the passage of the bill increasing the tax on domestic corporations will be to make good the loss of excise moneys.

Other measures becoming effective this year such as the increased automobile tax, the increase in the taxes on direct inheritance will keep the tax for 1920 at least as low as this year. Next year the Income Tax Law goes into effect and if our estimate of return from this source is correct the tax rate for 1921 for Greater New York will not exceed 2 per cent.

Investors can, therefore, accurately determine that the tax rate in this city will never again exceed 2.25 and will, in all probability, be very much less.

Real Estate Liberty Loan Drive

BEGINNING slowly but steadily gaining momentum, the Real Estate Division of the Fifth Liberty Loan drive started this week its campaign to raise \$6,000,000.

When the Real Estate Division passed the million dollar mark yesterday Alfred E. Marling, chairman of the division, was jubilant. Great as was the work done for the Fourth Bond Issue, Mr. Marling declared, that the brokers were driving along better than ever. He said that the records for the first three days of this drive and the first three days of the previous drive show a difference of \$50,000 in favor of the Victory drive, the total during the present campaign aggregating \$929,750 against \$882,900 for the Liberty drive of last Fall.

Every section of Greater New York in all the five boroughs is being canvassed by the brokers who have formed themselves into twenty-six teams of from five to twenty members. Edward P. Blake of Wm. A. White & Sons is acting as secretary to the teams.

Considerable interest centered upon the formation of a new committee known as the Savings Banks committee, consisting of real estate men who will make it their business to solicit subscriptions from the savings banks who are large lenders on real estate and who contributed liberally through the real estate division in the other drives. The Committee consists of the following real estate men: Thomas J. O'Reilly, Albert B. Ashforth, William L. De Bost, E. C. Benedict, Eugene L. Busher, Ivor B. Clark, James V. Graham, George M. Hubbard, S. W. Hughes, Howard Le C. Roome, T. Wilbur Spear, Livingston Wetmore, W. P. Westervelt and A. E. Wood.

The savings bank committee made an auspicious beginning when Mr. Ashforth turned in a subscription of \$500,000 from the North River Savings Bank. This was followed up by a \$200,000 subscription obtained by Mr. DeBost from the Franklin Savings Bank. T. Wilbur Spear, of the Douglas Robinson-Charles S. Brown Co., turned in a subscription of \$100,000 from the Bowery Savings Bank and \$50,000 from the Italian Savings Bank.

Other large subscriptions obtained were those of \$50,000 from the Woodlawn Cemetery Corporation, \$5,000 from H. Gertner, the restaurant proprietor, and \$2,000 from Leon Tanenbaum. The slogan for the campaign has been accepted as "Valiantly, Vigorously and Victoriously."

The following additional real estate men were placed this week upon the general real estate committee: Alfred R. Kirkus, Donald W. Brown, Alwyn Ball, Jr., Ira L. Terry, W. Beach Day, Benjamin M. Strauss, Henry R. Dwight and William J. Kuder.

New Tenement House Law Will Ensure 5000 Apartments

Explanation of Amendments Effected by Burlingame Bill Passed by the Legislature Applying to 3-Story Houses

By HON. FRANK MANN, Tenement House Commissioner

THE Burlingame bill was not opposed by the Tenement House Department nor by me personally. Neither was this Department sponsor for the bill. It was introduced by certain real estate interests from Brooklyn who seemed to be willing to take what little they could get in the way of legislation. The bill affects only private houses erected prior to 1901 of not more than three stories and basement in height and not more than 47 feet in depth.

This limitation of depth means that only a certain number of houses are affected and a large number of similar houses of slightly greater depth are discriminated against.

The measure known as the Dodge bill, which was introduced as the result of conferences of all the real estate interests of the entire city, including Brooklyn, would, if enacted into law, have accomplished a great deal more and would have benefited not only those owners of houses of 47 feet in depth, but owners of similar houses of greater depth, in the entire city.

If advantage is taken by owners of houses affected by the Burlingame bill, it will add at most approximately 5,000 apartments to the housing facilities of the city. If the Dodge bill had been enacted, with such amendments as were suggested at the hearing before the Senate Committee by this department, it would have given more substantial relief in the present crisis by adding possibly 50,000 to the apartments.

The alterations permitted by the Dodge bill, moreover, could have been made without any detriment to housing conditions in this city.

The principal concessions contained in the Burlingame bill are as follows:

1. No bulkhead is required on the roof. The Dodge bill also permitted this for three-story and basement buildings.
2. The stairs and public halls may be two feet six inches wide instead of three feet as formerly. This was also permitted by the Dodge bill.
3. The existing height of risers and dimensions of tread of stairs is accepted. The Dodge bill left this as formerly, there being apparently no necessity for a change.
4. The existing width and construction of the entrance hall is allowed to remain. This was also permitted by the Dodge bill.
5. A gate in the fence to adjoining property is permitted in lieu of a fire passage. The Dodge bill also permitted this.
6. An outside cellar entrance consisting of a fire ladder to an opening in the outside cellar wall is permitted. The Dodge bill did not permit this as it was felt that stairs from the yard to the cellar could be easily provided.
7. Rooms twenty-three feet in depth instead of twenty feet as formerly are permitted. The Dodge bill contained the same provision.
8. Basement rooms in such buildings are permitted to be seven feet high. The Dodge bill did not contain this provision, as apparently section ninety already permitted rooms of that height.
9. Alcove rooms are permitted and may be sixty square feet in area. This provision was not contained in the Dodge bill, as it was felt to be undesirable to permit rooms of less area than the Lawson bill had allowed, namely, 550 cu. ft.
10. Neither windows, nor a stairwell, nor glass panels in the doors from the public halls are required. The Dodge bill also allowed this condition.
11. A skylight over the stairwell fifteen square feet in area is permitted. The Dodge bill also allowed this.
12. A minimum dimension of twenty-eight inches is permitted for the shaft upon which the toilet on the floor below the top floor is lighted and ventilated. The law formerly required the shaft to be three feet in its least dimension. The

change was not included in the Dodge bill, but is so slight as to be unimportant.

13. Flues in such buildings where gas ranges are used may be omitted. The Dodge bill did not permit this change as it was felt that flues serve a distinct purpose in the proper ventilation of a room where cooking is done.

14. A water-closet in the basement or on the floor above the basement in such buildings will be deemed to be within the apartment of which such floor forms a part. This is a change intended to allow the use of the existing stair leading from the first floor to the basement as a means of access to the rooms in the basement. These rooms form a part of the apartment on the first floor and should be reached without having to go out into the public hall to reach them. Usually the difficulty could be eliminated by the erection of a small partition which would maintain proper privacy within the apartment. The Dodge bill did not permit the use of the public hall in the above described manner but protected the privacy of the apartment as formerly.

I would recommend to the Mayor's Committee on Rent Profiteering and the New York State Reconstruction Commission, as a method of solving the problem for immediate relief of the housing crisis, that if a special session of the Legislature is called, the advantages of enacting the Dodge measure be called to the Governor's attention.

What New Revenue Bills Will Do

City of New York

Department of Taxes and Assessments.

New York, April 24, 1919.

To the Record and Guide:

It is almost impossible to figure upon the revenue to be derived from legislation now in the hands of the Governor in relation to tax matters in this City. No one can predict what the income tax will produce. The City will receive about two-thirds of the one-half of the tax to be returned by the State Comptroller to the Counties. This entire income has been variously estimated as between twenty-five and seventy-five millions and that will undoubtedly add greatly to our revenues. The Emerson Law has been amended so as to include all business corporations. What the effect of this amendment will be upon returns no one can predict. Under the act as it now stands the City collected about \$4,000,000. This should be increased to about \$2,000,000 more and that is conservative. The proposed law also clears up the doubt as to what constitutes personal property under that law. It enumerates specifically just what personal property is and removes from our jurisdiction considerable of the personal property heretofore assessed by this Department.

The third bill fixes the tax upon both real and personal property in 1922 at 2.25. The present rate is 2.32 and applying the new rate to the assessment for 1919 it would cause a loss to us of over \$6,000,000 in taxes at the present time. What the valuation will be in 1922 no one can say.

The modifications in the proposed personal tax law eliminate intangibles, leaving only tangible property to be assessed as personal property. I do not know whether it provides for an exemption of \$3,000. If it does it means a loss to the City of nearly \$6,000,000.

When I receive copies of the bills signed by the Governor I can then estimate more definitely whether these bills together will be a benefit financially to the City or not, although from the present outlook and information now at hand the loss in personal taxes will probably be more than offset by the income tax law and the amendments to the Emerson Law.

JACOB A. CANTOR, President.

Real Estate Firm To Erect Own Office Building Uptown

Douglas L. Elliman & Co. to Build Ten Story Structure in East 49th Street to Accommodate Increasing Business

DOUGLAS L. ELLIMAN & CO., real estate brokers and managers, are the buyers of the two dwellings at 15 and 17 East 49th Street. They will erect on the site a ten story office building, part of which will be reserved for their own occupancy. Aside from the interest which attaches to the transaction from a building standpoint, the deal is noteworthy in that it reflects the steady growth of this firm which, in a comparatively short period, has steadily risen to become one of the most active and successful in this city.

to only \$30,000; but since then the office force has grown to fifty and it is understood that the commissions for the last year aggregated more than \$200,000.

The business began to grow from the very beginning, largely through the adoption of progressive policies and the insistence upon scrupulous and courteous conduct. It was not long before the quarters at 421 Madison Avenue became inadequate and following the erection from plans by Cross & Cross of the building at 414 Madison Avenue by David Dows, Douglas L. Elliman & Co. moved to this location. That was four years ago. The selling and renting staffs continued to expand, the gross commissions continued to grow, some of the largest deals in the city were closed, a country department was established, more space in the building was taken over, until finally a point was reached where the shortage in space began to interfere seriously with the working efficiency. In addition, with Herbert A. Wildman, a subsidiary company was formed under the name of Elliman, Wildman & Co., for the purpose of acting as general insurance brokers. Added space is needed for this growing corporation.

Last week Douglas L. Elliman & Co. purchased from Mrs. Francis H. Markoe, 15 East 49th street, a four-story English basement dwelling, and from Mrs. Ely K. Robinson the adjoining property at 17 East 49th street, providing a site 33.4x 100, which will be utilized for the erection of the new building. Cross & Cross, architects, are preparing the plans and it is understood that work will be begun immediately. Douglas L. Elliman & Co. will occupy three floors, which will give them about 40 per cent. more space than they now occupy. The entire operation, including the cost of the land, will involve an outlay of close to \$300,000.

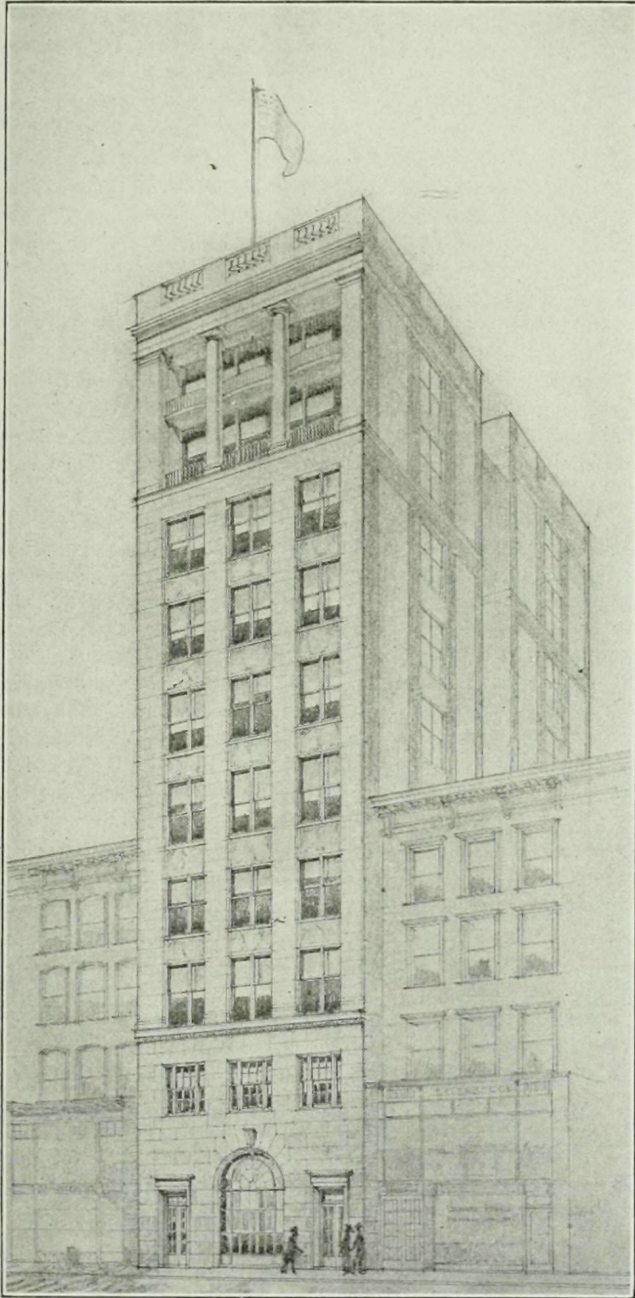
Practically since it began to do business the firm has been specializing in properties located in the sections bounded by 34th street and 110th streets and Third to Seventh avenues, its particular specialty being Park avenue properties. Plots have been assembled for builders, rented in many cases from the plans, then managed and eventually sold to investors. The sphere of activity has covered every phase of a building's history from advice to the builder as to where and how to buy, to turning over the finished product to the permanent investor.

The firm at present manages a considerable number of high-class apartment houses on Park avenue and in the adjacent streets which represent the highest types of residential construction in this city, and also manages a number of high class business properties in the Fifth avenue and Grand Central Terminal zones.

The firm can look back as a negotiator of some of the largest deals in the city. It closed the \$5,000,000 deal which brought Arnold & Constable to Fifth avenue and 40th street. There were a host of other transactions of considerable importance involving Fifth avenue, Lenox Hill and Carnegie Hill private residences, midtown office and loft buildings and properties of every description.

One of the greatest achievements of the firm was the entire renting of what is considered to be the largest apartment house in the world, the imposing structure at 270 Park Avenue owned by Dr. Charles V. Paterno.

"The policy of this firm from the very beginning has been concentration of effort and specialization," said Douglas L. Elliman yesterday. "I believe that the growth of the firm is proving the wisdom of this business theory."



Cross & Cross, Architects.

NEW OFFICE BUILDING FOR DOUGLAS L. ELLIMAN & CO.

In October 1911, Douglas L. Elliman, Roland F. Elliman and Argyll R. Parsons made a modest beginning in the real estate business with offices at 421 Madison Avenue. The entire working force totaled eight, including the members of the firm. There were a number of early difficulties which had to be overcome, it even being recorded that for the first few days there was a delay in the shipment of the furniture and the business of the office was transacted on chairs and boxes. The gross commissions for the first year amounted

It's a debt of honor. Invest in the Victory Loan.
Pay your debt to Pershing's men. Invest in the Victory Loan.

Invest—and finish the job.

Demand for Factory Space in Bronx Greater Than Supply

Applications on File at Board of Trade Aggregate More Than One Million Feet—
Transportation Facilities and Labor Supply Unexcelled

A STRONG demand for manufacturing buildings is reported in the Bronx, it being asserted that if the amount of space desired could be supplied at once the output of manufacturing in the borough within the next year would be doubled. On file at the Bronx Board of Trade and at offices of real estate men and builders in the Bronx are applications for millions of square feet of manufacturing floor space.

More than 1,000,000 feet of space will be required to fill the applications on hand at the Board of Trade alone. Just what this tremendous demand for factory buildings means may be judged best by a few samples of the manufacturing institutions that are seeking a chance to establish themselves here where the labor market is regarded as one of the most satisfactory in the metropolitan district.

Here are some of them:

A silk mill now at Paterson, N. J., operating 800 looms, wants a four-story building at least 60x200 feet, wherein they will install 1,500 looms.

A corrugated paper products company wants 60,000 square feet of space.

A lamp manufacturer wants 40,000 square feet.

A bakery company wants 60,000 square feet.

A solidified alcohol products company wants 30,000 square feet with railroad facilities.

A metal concern wants 100,000 square feet, with a storage yard of 250,000 square feet.

A Brooklyn manufacturer of auto bodies wants a five-story building.

Aside from these, there is a demand for 3,000 square feet for a steel castings plant; 5,000 square feet for a shirt waist factory; 10,000 square feet for a corset factory; a maker of electric furnaces wants 7,500 feet; a woodworking plant needs 25,000 feet; a warehouseman asks for 25,000 square feet; a firm at Arlington, N. J., wants 12,000 feet of space on a two-year lease, with renewal or purchase privilege; 5,000 feet is wanted for light manufacturing, and many others.

According to officials of the Board of Trade and real estate men, practically every foot of loft suitable for any kind of manufacturing is taken, and owners of manufacturing sites are being sought by brokers and others who desire to have such buildings erected.

Some concerns of large capacity now in leased buildings elsewhere are planning the construction of buildings of their own in the Bronx. One of the principal concerns of this kind is the Ernest and Herman Levy Co., known as the E. & H. Silk Co., 229 Fourth ave., who have plans completed for the erection of a five-story building on Purdy street, adjoining the plant of the Bronx Gas and Electric Co., near the Catholic Protectors. It is said that this building will be completed before next winter and, when in operation, will furnish employment for nearly 3,000 people.

The Peerless Dyeing and Bleaching Co., 359 East 155th street, will quadruple their business, when they shortly move into their new factory, which is being built for them by the Haffen Realty Co., at Garrison avenue and Burnett place.

Work on other factory buildings is contemplated soon in different sections, but real estate men say there is little tendency on the part of owners of favorable manufacturing sites to erect buildings for leasing to factories because of more favorable returns from other classes of buildings.

"The Industrial Bureau of the Bronx Board of Trade is using every argument in its power to persuade builders to erect structures for factory purposes," said Secretary Charles E. Reid, of the Board of Trade. "If The Bronx does not build these buildings to meet this demand at once similar buildings will soon be ready to supply the demand in the manufacturing districts of New Jersey and other boroughs of New York City.

"People who own property that would be suitable for sites

for manufacturing seem to be averse to building, while others who have residence sites seem anxious to build. The returns on residence property are better, considering the requirements of the Board of Underwriters, which are so strict that the factory building investment becomes greater in proportion to the returns than in other classes of buildings.

"The Bronx," Mr. Reid went on to say, "is a logical industrial area; the supply of high-class skilled and unskilled labor within its borders is abundant, and the freight and terminal facilities are superior to those of any other part of the city, broad, highly-improved thoroughfares, and transit facilities extending to its furthest corners.

"In the matter of railroad freight facilities in The Bronx, there is little to be desired. Every trunk line entering New York City has a terminal in The Bronx. Water-borne freight facilities are also available, and sites are to be had where shipments may be made, or raw material received, by either rail or water, directly, eliminating extra hauling expense.

"The rapid industrial growth of the community, however, is such that the rail facilities will have to be enhanced in the very near future by the construction of an industrial belt line or a marginal railway, a project for the construction of which The Bronx Board of Trade has had under way for some time.

"For hauling that has to be done through the streets, no better conditions could be found in any other borough. The thoroughfares of The Bronx are wide, well-built, low-graded, and radiate from the railroad and steamship terminals like the spokes of a wheel.

"That the manufacturers desire to come to The Bronx cannot better be shown than by the list of requests for sites that has been compiled by The Bronx Board of Trade within the past few months, all of them 'live' prospects, and the manufacturing future of The Bronx depends upon their being accommodated now."

It is estimated by the Board of Trade that there are now more than 74,000 workers in factories in The Bronx and that the annual payroll this year will exceed \$81,000,000. This will be nearly double the factory payroll here in 1917, which was estimated at \$45,000,000.

Realty Board's Spring Golf Tournament

THE Spring Golf Tournament of the Real Estate Board of New York will take place Wednesday, May 14, 1919, at the Siwanoy Country Club, Mount Vernon, N. Y.

The President's Cup is for the lowest net score for 18 holes, all classes competing. Must be won twice. Presented by former President Laurence McGuire.

Edward D. MacManus Memorial Cup for the best 36 holes net. Must be won twice. Presented by Mrs. Edward D. MacManus. There will be an additional prize, "Guests' Special."

All 18-hole prizes will be based on the first round played, so that the morning score of those playing both morning and afternoon will be the one considered, and anyone playing during the afternoon only may compete for any of the 18-hole prizes in various classes.

The charge, including greens fee and dinner will be \$6.00. No rebate to those who do not remain for dinner. Luncheon will be served from 11:30 A. M. to 2:30 P. M. A la carte. It is requested that entries be made promptly, as there are many arrangements which it is necessary to make, including the arrangements for caddies, lunch and dinner. Play will start at 9:00 A. M. Players have the privilege of bringing one or more guests.

Golf Committee, Richard Collins, Chairman, John M. Stoddard, Edwin E. Zittel, Harold C. Richard, Edgar A. Levy, William L. De Bost, John H. Hallock.

Real Estate Review for the Current Week

Purchase of Empire Building by United States Steel Corporation Is Feature of the Business

WITH the \$5,000,000 sale of the Empire Building to the United States Steel Corporation for use as its permanent New York home as a leading transaction, with a well maintained demand for apartment house properties in various parts of the city, with a steadily increasing number of deals involving private houses, and with instances steadily growing in number of deals involving cash outlays, and with unmistakable signs indicating the return of the small buyer into the investment field, the business this week justified a high degree of optimism. For some weeks the demand has gradually been broadening to include the most desirable elements for the maintenance of a strong market; this week the general tone of the business and the character of the demand indicated that, although speculative activity continued to be prominent, there was a counter current of buying influence which was attracting permanent capital into this field of investment.

But interest, of course, centered upon the transaction which makes New York City the permanent steel center of the world. Aside from this element in the transaction, the sale was of such magnitude that it is difficult within recent years to find transactions equalling it. There have been a number of downtown office buildings sold within recent years, but there have been few involving properties of such size and value. Not since 1910 when the tall structure at 42 Broadway was bought by the New York Real Estate Security Company

for a price understood to have been in the neighborhood of \$7,000,000 has there been a transaction of such a size consummated. The move on the part of the United States Steel Corporation is regarded, however, as the natural consequence of the recent condition of the downtown renting market due to the shortage of space which has compelled many large corporations to purchase buildings in order to assure permanent occupancy. Under normal conditions the corporation would probably have been able to lease sufficient space to meet its requirements, but the competition for quarters in the immediate neighborhood of the financial zone has been so keen that the only way whereby location in this district could be assured was through an actual purchase.

There were several other interesting transactions closed, among them two deals forecasting important building operations. Tall mercantile buildings are contemplated for sites at the northeast corner of Seventh avenue and 27th street and on a large plot at 309-311 Fifth avenue, between 31st and 32d streets. Of varying interest were the acquisition of valuable upper Broadway flats by E. E. Smathers, who has been steadily adding to his New York realty holdings; the sale of the former James Stillman home to a buyer reported to be the present tenant; the purchase of valuable residential property at Park avenue and 68th street, which is to be rebuilt, and also a number of deals involving upper West Side and Washington Heights apartment houses.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 109 as against 98 last week and 39 a year ago.

The number of sales south of 59th street was 26 as compared with 32 last week and 14 a year ago.

The number of sales north of 59th street was 83 as compared with 66 last week and 25 a year ago.

From the Bronx 30 sales at private contract were reported as against 66 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 559 of this issue.

U. S. Steel Buys Empire Building.

In one of the largest private sales ever negotiated in New York City, the United States Steel Co. has purchased for its own use, the twenty-one story Empire Building, at Broadway and Rector street, through to Church street. Joseph P. Day was the broker. Judge Elbert H. Gary, chairman of the Board of Directors and Finance Committee, acted for the corporation. Clarence H. Kelsey, president of the Title Guarantee & Trust Co., and Frederick Potter, as trustees, represented the owners, the O. B. Potter Trust. The property has been held at \$5,000,000 and is stated to have brought close to that figure. The U. S. Steel Corporation, which will take title to the property in the name of a subsidiary, will pay all cash for its permanent home in New York. The corporation now occupies as a tenant a large portion of the building.

Judge Gary stated: "Our purchase of the Empire Building was influenced by the excellence of its location, by the character of the building, by the recent very great improvement and concentration of transit facilities in this hub of the financial district. We deemed it wise to procure permanent quarters in this city."

Mr. Kelsey said: "This purchase in addition to being of great personal interest and one of the largest with which I have had the honor ever to have been connected, is big with potentialities. It means that the city of New York is now to be the permanent steel centre of the world, for the seat of any great industry is the place from which it is financed. The city of New York is to be congratulated."

Mr. Day said: "This transaction was a source of great satisfaction to us personally, but it was of far greater importance to the city of New York and its vast business interests because of its probable effect upon the minds of prominent men, many of whom only need the definite leadership and action of some captain of industry to decide for them the question

of locating their permanent headquarters here or elsewhere."

The Empire Building occupies a plot of ground fronting 78 feet on Broadway at the southwest corner of Rector street, 223 feet on Rector street, and 50 feet on Church street, and overlooking Trinity Church on the north. The total area of the plot is about 14,000 square feet. When the building was erected, in 1897-8, its foundation, which consists of 23 steel caissons, were carried down 50 or 60 feet to bed rock. Architecturally, the building is a fusion of those pre-existing styles that were logically related, the main expression being early Italian renaissance with features that are Graeco-Roman. Prior to the erection of the Empire Building, its site was occupied by a six-story brownstone office structure—built in 1859—which, however, despite its later day shabbiness, housed many prominent individuals and firms. One of its most prominent tenants was the late Russell Sage, whose office in the building once was invaded by a fanatic, who, in an attempt upon the life of Mr. Sage by "bombing," succeeded only in seriously injuring one of his clerks.

The new building was erected by Marc Eidlitz & Son, from plans by Kimball & Thompson. Never before had so tall a building been suggested. The closest approach to it was the Manhattan Life building designed by the same architects, which was 16 stories in height. When this was completed in one year's time, it was believed that the height limit had been reached. Just prior to 1892, a twelve story building erected in twelve months time, was widely heralded as the "last word" in rapid construction work. Five years later, on June 1, 1897, the twenty-one story Empire building was begun. The exterior of the building was fully completed on April 19, 1898. The building was open to occupancy within one year after the removal of the old structure.

Title to the site now occupied by the Empire building was of dual origin. The first holders of record being Trinity Church and the German Lutheran Church. The later Church occupied only a part of its holdings, the corner of Broadway and Rector street being occupied by an inn. This plot was sold in 1809 to "The Rector, Church Warden and Vestrymen of Grace Church," and a house of worship soon afterwards graced the site. About 1837, "from various causes the present site of the church having become unsuitable, it was deemed expedient to sell the same and, with the proceeds, to purchase other church lands, etc." Michael Simpson, of Boston, a merchant, purchased the site in 1845. It was sold to the late Orlando B. Potter, father of Frederick Potter, in the year 1884.

After Mr. Potter's death in Jan., 1894, the property passed into the hands of Frederick Potter and Clarence H. Kelsey, as trustees of the O. B. Potter Trust. They erected the Empire Building, the city's first "sky-scraper," which now has become the permanent exe-

cutive headquarters of the United States Steel Corporation.

Buyers Broadway Corner.

Elmer E. Smathers has purchased from Frank Bradley the northerly half of the block bounded by Broadway, Amsterdam avenue, 74th and 75th streets. It is known as 2128-2134 Broadway, 308-316 Amsterdam avenue and 200-214 West 75th street, and has frontages of 104.6, 100 and 212 feet respectively, with a southerly dimension of 181.5 feet. The entire frontage on 75th street and 52.4 feet on Broadway and 50 feet on Amsterdam avenue is improved with a one-story store. On the southerly 52.4 feet on Broadway is the old-time five-story flat and a store. The remainder of the Amsterdam avenue front contains two five-story flats and stores. Mr. Smathers took the property subject to a mortgage for \$500,000. Several months ago an action was started against Mr. Bradley and other defendants by Cecilia Einstein and others to foreclose the first mortgage on the property, which resulted in the plaintiffs securing a mortgage judgment of \$556,133. The property was ordered sold by the court and it was adjourned from time to time until yesterday, when it was announced from the stand of Joseph P. Day that the action had been withdrawn.

About eighteen months ago Mr. Smathers bought the nine-story Welles building at the northeast corner of Broadway and Beaver street, and later acquired the Thorley property at the northwest corner of Fifth avenue and 46th street.

Stillman Home Sold.

The large five-story dwelling, with two-story extension, at 9 East 72d street, for many years the home of the late James Stillman, financier, and valued at about \$500,000, has been sold to a client of the office of the Douglas Robinson, Charles S. Brown Co. While the brokers would not disclose the identity of the new owner, it was generally reported in Fifth avenue realty circles that John Sanford, who has been occupying the house under lease, is the purchaser.

The property was bought by Mr. Stillman in 1901. It stands on a plot fronting 59.4 feet and having a depth of 102.2 feet, located midway between Fifth and Madison avenues. The city assesses the property at \$350,000 for taxation purposes. Recently the Stillman heirs sold the plot at the north corner of Fifth avenue and 72d street, with privileges of 62 and 175 feet respectively, to a syndicate headed by Fred F. French, which will improve it with a tall apartment house. This is separated from the Stillman residence by a 28-foot house.

Lenox Hill Residence Project.

Douglas L. Elliman & Co. have made two interesting sales which will result in a handsome addition to the high-class residential colony on Park avenue at the crest of Lenox Hill.

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CONTINUE NEW YORK RENTS INQUIRY

Plans Under Way to Stimulate Building Movement—May Seek Special Legislation Session

Interest in the various inquiries made into charges of undue increases of rent centered largely this week upon the announcement that the Advisory Board of the Housing Committee of the State Reconstruction Commission had under consideration a plan to encourage the erection of new buildings.

As the various investigations develop it is becoming apparent that the real solution to the entire housing situation lies not in the exposure of scattered instances of profiteering but in the commencement of a building campaign whereby the admittedly serious shortage of residential space will be met. The Advisory Committee of the Housing Committee numbers among its members Walter Linder of the Title Guarantee and Trust Company; Walter Stabler, comptroller of the Metropolitan Life Insurance Company; Alfred E. Marling, president of the Chamber of Commerce; Alexander M. Bing and Edgar A. Levy, real estate operators; Robert E. Kohn, Chief of the Bureau of Construction of the United States Shipping Board; Frank Ackerman, Chief of Design of the same bureau; Lawson Purdy and former Tenement House Commissioner John J. Murphy.

This committee met Thursday. It rendered the report of its plan to the Executive Committee of the entire Reconstruction Commission yesterday. Details regarding the scheme were not available, but it was intimated that one of its essentials was the adoption of new types of construction found successful in connection with the housing problems met during the war in industrial centers and involving economies which offset to a certain extent the increased cost of building materials. One of the features may be a new type of mortgage which would permit loans for longer terms on a plan of gradual amortization.

A meeting along somewhat similar lines was held earlier in the week, which was attended by the Mayor's Committee on Rent Profiteering, the General Welfare Committee of the Board of Aldermen and the State Reconstruction Commission, where it was also brought out that capital in the form of loans to builders was one of the chief things necessary in order to bring permanent relief to the present rent situation. While differences of opinion arise as to how this financial aid could best be obtained, it is agreed to appoint a committee of two representatives from each of the organizations to consider the advisability of seeking through Congress an amendment to the present Farms Loan Act which would permit Government financing of homes.

Alderman Alexander Braunstein, Socialist, introduced a resolution at the meeting of the Board of Aldermen, on Tuesday, requesting the Mayor and the Board of Estimate to submit to the Aldermen an issue of special revenue bonds for the construction of municipally financed dwellings.

Alderman Clarence Y. Palitz, Democrat, introduced a resolution of similar tenor, providing that the lessees of tenements who sublease any portion or part of a tenement be re-

quired to take out a license, the annual fee to be \$25 and \$5 additional for each tenement the lessee may lease. Both resolutions were referred to the Committee on General Welfare.

Abram I. Elkus, chairman of the Governor's Commission on Reconstruction, said in relation to the ordinance introduced in the Board of Aldermen directing the city to acquire lands by purchase and to erect thereon:

"An examination of the municipal plan discloses serious legal problems that would cause delay, and any State plan would necessitate constitutional amendment—a process which would require three years. We are driven to the logical conclusion that this does not hold out the hope of additional housing accommodations needed by the city of New York before the next winter sets in."

At a meeting of the Executive Committee of the Real Estate Owners' Protective Association, held at the Hotel Majestic, resolutions were adopted directing the president of the association, Joseph S. Schwab, to appoint a committee to appear before any committees officially appointed to consider the question of excessive rents and voice a protest against profiteering landlords and offer the assistance of the committee in any way it could help.

A later development in the week was the possibility that Governor Smith would be asked to call a special session of the Legislature to consider housing legislation. Following a conference attended by Mayor Hylan, Nathan Hirsch, Chairman of the Mayor's Committee on Rent Profiteering; Corporation Counsel Burr and John P. Leo, head of the Board of Standards and Appeals, Mr. Hirsch announced that a mass meeting would be held soon at which suggestions to relieve the situation will be welcomed. If it is believed that remedial legislation will aid, Mayor Hylan will ask the Governor to act.

The meeting, which is to be called at the request of Mayor Hylan, will be open to the public. The heads of all city departments will be asked to attend. The Mayor will preside.

Following out Mr. Burr's suggestion, Mayor Hylan wrote John Korb, secretary to the Commissioners of the Sinking Fund, and Rear Admiral James H. Glennon, commandant of the 3d Naval District. In his letter to the Admiral he said:

"Will you be kind enough to advise me as soon as possible when the buildings and land held by the Navy Department in Pelham Bay Park will be unoccupied? The unfortunate position in which many of the people of this city find themselves because of rent profiteers makes it necessary for the city to find available space where families can be provided with housing at a reasonable rental.

Mr. Korb was asked to report immediately what city property, with unoccupied buildings thereon, can be obtained and what improvements will be necessary. In this note the Mayor indicated that he was going to make a survey of all city owned property in the hope of relieving the congestion.

They have sold for Mrs. Anderson Fowler her residence at 678 Park avenue, southeast corner 68th street, facing 100 feet 5 in. on Park avenue with a width of 20 feet on the street. They have also sold to the same client for Percy R. Pyne 58 East 68th street, adjoining the corner, a four-story house on a lot 20x100.5, giving a total plottage of 100.5x40, at one of the choicest spots on Park avenue. A new residence will soon be started on the combined plot which will be in keeping with the improvements to the north which include Mr. Percy R. Pyne's mansion at the northwest corner 68th street and Park avenue. Adjoining Mr. Pyne's residence is William Sloane's new residence, and beyond those are the homes of Henry P. Davison, of J. P. Morgan & Co., Arthur Curtiss James, and George Blumenthal. On the opposite side of Park avenue is Hunter College. Harold I. Pratt is the buyer of the property.

New Operator Active.

A. Blumenthal made his initial purchase as an operator by acquiring from the West 164th Street Co., the Kimberly, a six-story elevator apartment house at 559 West 164th street. It occupies a plot 125x117 and was held at \$275,000. Title will be taken in the name of the Beechwood Realty Corp., of which Mr. Blumenthal is president.

Shenk in \$825,000 Deals.

In two transactions involving properties worth \$825,000 Joseph Shenk purchased a block of elevator apartment houses in the vicinity of Columbia University and resold another multi-family house on Riverside Drive. From the Freybell Realty Co., Charles M. Rosenthal, president, Mr. Shenk bought the two six-story elevator structures known as Regent Hall and Bellport Hall, covering the block front on the east side of Broadway between 123d and 124th streets. The combined properties front 200 feet and have a depth of 100 feet. They rent for

\$60,000 a year and were held at \$500,000. Joseph Harrison was the broker. In the resale Mr. Shenk disposed of the six-story elevator apartment house known as the Onondaga, at the south corner of Riverside Drive and 152d street, which he bought on March 4 from Charles M. Rosenthal. The new owner is Joseph G. Abramson. The house covers a plot 100x140, shows a yearly rent roll of \$35,000 and was held at \$225,000. Nasonowitz & Weiss were the brokers.

Buy West Side Apartment.

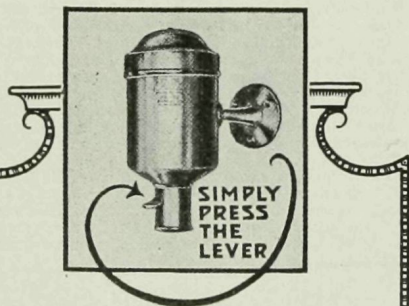
Martin E. Kern has bought from I. Randolph Jacobs and Everett Jacobs through the Frank L. Fisher Co. the twelve-story apartment house 310 West 86th street, on plot 72x100. This is one of the three apartment houses erected by Mulliken & Moeller, on 88th st, west of West End avenue, about three years ago. The Messrs. Jacobs acquired the property recently from the receivers of the Fiss, Doerr & Carroll Co. for a consideration of \$405,750. They resell it subject to a mortgage of \$358,000.

To Improve Seventh Avenue Site.

As a site for a tall commercial structure to cost about \$1,000,000, a New York investor has purchased from the Land Estates, Inc., a holding company, for the New York Title Co., the northeast corner of Seventh avenue and 27th street. The property, which is covered with old structures and was held at \$300,000, has a frontage of 77.10 feet on Seventh avenue and 106 feet on 27th street. It was sold through N. A. Berwin & Co. to a client of G. Richard Davis & Co., builders.

Oceanic Co. Adds to Realty.

The four-story and basement building with stores at 334 Madison avenue, northwest corner of 43d street, occupied and owned by the New York Exchange for Woman's Work for nearly



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twenty years, has been sold to the Oceanic Investing Co., A. E. Thorne, president, which is a large holder of realty in the vicinity of Fifth avenue, 42d and 43d street. The Douglas Robinson, Charles S. Brown Co. was the broker in the sale. The building occupies a frontage of 25.5 feet on Madison avenue and 95 feet on 43d street, and is opposite the Hotel Biltmore and the Hotel Manhattan. It was acquired by the sellers in 1901. The purchasers have no definite plans for the future for the property, and it is understood that the Women's Exchange will retain quarters there for the present.

"Call" Buys Home.

The "Call" has purchased for its home the five-story and basement business building at 112 Fourth avenue on a plot 27.2x116, located 48 feet south of 12th street, and will remove its plant from Pearl street as soon as necessary alterations can be made. The property was purchased through Louis Marks and Spear & Co., from the Samuel I. Hunt estate, which had owned the building for half a century. It had been in the market at \$60,000, and close to this price was paid. The property is free of mortgage, the buyers paying all cash for it. It will be used exclusively by the new owners. A couple of years ago the building was damaged by fire and \$15,000 was spent in renovating it. William W. Buckley, attorney, represented the estate in the sale, and Leon A. Malkiel acted for the purchasers.

Another Fourth Avenue Sale.

Spear & Co. have sold in an all cash transaction for Harry Barth, of L. Barth & Sons, to the Oakland Chemical Co., James G. Timolat, president, the eight-story building at 59 Fourth avenue. This was originally the property of the Hamilton Fish estate and is now to be altered and eventually occupied by the Oakland company. It had been held at \$160,000. This is the second sale of this property negotiated by Spear & Co. within a year. Last May it was sold by them for the Dime Savings Bank to the present seller.

Woman Broker in Big Deal.

Lillian G. Johnson sold for the Scott estate, represented by the Central Union Trust Co. as trustee, the nine-story fireproof apartment house at 145 East 49th street on a plot 57x100.5, located between Lexington and Third avenues. The property rents for about \$44,000 a year, and was held at \$300,000. It was erected a couple of years ago by Goldberg & Kramer, and has now been acquired by an investor, who pays all cash.

Operators Buy and Sell.

Daniel B. Freedman and Lawrence Davis figured in two transactions that show the prevailing interest in Bronx unimproved land. They sold to the Hyman Berman Building Corporation, through Richard Scobie, the plot 74x98 on the south side of Fordham road, between Valentine and Tiebout avenues, upon which the buyers will build a high-grade apartment house. On the opposite Valentine avenue corner the Keith interests are building a theatre, and at the northeast corner of Fordham road and Valentine avenue Max J. Kramer is completing a moving picture theatre to seat 2,200, which he leased recently from the plans.

The Messrs. Freedman & Davis purchased from the Carroll estate the large vacant plot at the southwest corner of Fordham road and Elm place, containing about four and a half lots and fronting 111 feet on Fordham road and 120 feet on Elm street. This is the only vacant land on Fordham road between Webster avenue and the Concourse. It was acquired through Leinter Brenner & Starr for all cash. The buyers plan to lease it to a bank and department store, according to report.

Will Build Hospital Addition.

The Hospital for Deformities and Joint Diseases purchased through Benjamin Bernstein two dwellings, 44-46 East 124th street, on a plot 33x100.11, from Louis Schrag, and from the estate of Julia B. Adams 1923 Madison avenue, a four-story dwelling, 20x80. These properties adjoin the hospital holdings and on their entire plot an eight- or ten-story building will be erected in the near future.

Interesting Brooklyn Projects.

William Hamlin Childs bought from the estate of Lydia M. White, through Howard C. Pyle & Co., 90x100, vacant, at the southwest corner of Prospect Park West and Union street, Brooklyn, and with others, through the Chauncey Real Estate Co., 100x100, vacant, at the northwest corner of Prospect Park West and President street. The first parcel is at the entrance to Prospect Park and was purchased as a site for a soldiers' memorial, if a scheme the buyer has

in mind can be worked out satisfactorily. Should this idea fail, Mr. Childs will build a high class apartment. He also contemplates erecting a twelve-story apartment on the other parcel.

34 Brooklyn Houses Sold.

Meister Builders, Inc., purchased from the Abner Chichester Estate, thirty-four three-story, one-family houses covering the block bounded by Tillery, Raymond and Sagamore streets, Brooklyn. The property was held at \$100,000.

The Passing of "Cobweb Hall."

Many years ago "Cobweb Hall," at 80 Duane street, was a famous rendezvous for business men of the paper trade. To this day the old building remains with its characteristic sawdust floor, and ceiling festooned with cobwebs. The property is assessed at \$60,000, but has gradually depreciated in value, until it finally was sold at auction to Albert G. Marzo, on February 18, 1919, for \$35,000. However, within the last few months there has been a noticeable activity in the Duane street section. R. A. Stewart & Co., manufacturers of rubber and metal stamps, who have been located at 201 Broadway for sixty-one years, have purchased the property. They will demolish the present old building and begin the construction at an early date of a modern fireproof building, to be used for the

manufacture, storage and sale of their goods. The plot is 168 feet from Broadway and has a 25-ft frontage on Duane street with a similar frontage at the rear on Manhattan Alley. It is a particularly desirable location for a small manufacturing building, having convenient address, and the 80-ft depth of lot together with front and rear streets, permits an abundance of natural light. A. H. Mathews negotiated the sale. O'Brien, Boardman, Parker, Harper & Fox represented the seller, and Messrs. Redding & Greeley were attorneys for the purchaser. A. H. Mathews recently leased the adjoining store, 1st loft, basement and sub-basement, at 78 Duane street, to Neal & Brinker, for a ten-year term.

New Company Buys.

The newly formed Mordecai Realty Company, Benjamin Mordecai, president, purchased from Mrs. William S. Bennett, through the Douglas L. Elliman Company, the 4-sty building at 8 East 49th street, 16.2x100.5. The same company also purchased through the Douglas L. Elliman Company the adjoining house at 10 East 49th street, a 5-story American basement structure, 16.2x100.5, from Mrs. Arthur Hodges. The two buildings occupy a combined site 32.4 feet wide and 100.5 feet deep, 175 feet from Fifth avenue, and it is expected that the new owner will eventually improve the property by the erection of a commercial building.

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North of 59th Street.

CLINTON ST.—The 5-sty building at 90-96 Clinton st, known as the Great Central Palace, is to be taken over by the 90-96 Clinton Street Corporation formed at Albany this week, with Louis Schneider and D. E. & A. Mayer as directors. The company is capitalized at \$20,000. It stands on a plot 75x100, located 100 ft. north of DeLancey st.

GRAND ST.—The Bank of Savings sold the 5-sty stores and loft at 129-131 Grand st, occupying a plot 50x80 at the southwest corner of Crosby st, to George A. Mussman. The property was sold with a new lease for five years to one tenant, who is to pay \$8,000 per annum, plus repairs and operating expenses. Daniel Birdsall & Co. were the brokers in the deal.

MERCER ST.—L. Tanenbaum, Strauss & Co. sold for the Dollard Warehouse Corp. to Anderson & MacKenzie the 5-sty building 153 Mercer st, on lot 25x100. The buyers will move from Gold st and occupy the premises.

MERCER ST.—L. Tanenbaum, Strauss & Co. sold for Charles Laue the 6-sty building 71-77 Mercer st, on plot 50.1x100.

PEARL ST.—John Rittner sold to Samuel Brody the 5-sty building, 20x83, at 69 Pearl st. W. E. Dean was the broker.

WASHINGTON ST.—The firm of L. J. Carpenter sold for the estate of Louisa Combe, the 5-sty warehouse, 30x67.6, at 131 Washington st, to the Markham Realty Corporation, Clarence W. Eckhardt, president.

WOOSTER ST.—Harry Aronson has resold the northwest corner of Wooster and Prince sts, which he bought early this month. It is a 7-sty loft building on a site 40 ft. on Prince st and 49.4 on Wooster st. The rear line of the property is 81.6 ft.

WORTH ST.—John R. & Oscar L. Foley sold for D. Mahany, 195 Worth st, a 5-sty building, 23 feet front by irregular. The new owner intends to remodel the building for a tenant who is taking a long lease.

9TH ST.—Lester Cuneo is reported to have sold 55 West 9th st, a 3-sty dwelling, on lot 22.3x92.3.

12TH ST.—E. Sharum bought from Rosie Lewis 722, 724, 726, 728 East 12th st and 19 Dry Dock st, four 3-sty tenements and one 4-sty tenement at the southwest corner of East 12th st and Dry Dock st, on plot 75x84 ft.

19TH ST.—Frederick Brown bought, through Julian T. Saxe, 37 West 19th st, a 7-sty loft, 25x92, near 5th av. Mr. Brown recently bought 21 West 19th st.

23D ST.—Freidus & Co. sold for the Metropolitan Life Ins. Co. 331 East 23d st, a 6-sty building with stores, 25x98.9, to a client for investment.

26TH ST.—The 3-sty dwelling, 25x100, at 117 East 26th st, was bought by Govin & Co., through M. A. C. Levy.

30TH ST.—H. M. Weill Co., in conjunction with the John P. Peel Co., sold for Frederick Brown 350-52 West 30th st, two 3-sty dwellings, on plot 36x100. The purchaser, M. Weinstein, a builder, will erect an apartment house on the site.

37TH ST.—Van Vliet & Place sold to Joseph Halliman 351 West 37th st, a 4-sty building, 20x98.9, near 9th av.

38TH ST.—Benjamin Menschel has bought from George Peabody the 4-sty building at 49 West 38th st, and from the McLean estate the adjoining 4-sty building at 51, the two constituting a site 35x100, located between 5th and 6th avs. Horace S. Ely & Co. were the brokers in the deal. Mr. Menschel plans to improve the property.

50TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Miss M. N. Roussel the 4-sty building 524 West 50th st, on lot 25x100, for all cash to an investor.

59TH ST.—The Crimmins Operating Co. sold the building at 244 East 59th st to a client of Jacob Finkelstein & Son, represented by Maurice Bunderoff, attorney.

AMSTERDAM AV.—Frederick Brown bought from Mary C. Van Cott, through H. F. Byrne, 1741 to 1745 Amsterdam av, a 5-sty apartment with stores, 75x100.

North of 59th Street.

61ST ST.—Duff & Conger, Inc., sold for the Cornelian Realty Co. to the 47 East Sixty-first Street Co., W. T. Middleton, a 6-sty studio apartment at 48 East 61st st, recently constructed.

61ST ST.—Joseph F. Seitz and the Ruland & Whiting-Benjamin Corporation sold for Luder Reinken the 3-sty dwelling at 222 East 61st st, 20x100, to a buyer for occupancy.

61ST ST.—Ruland & Whiting-Benjamin Corporation has sold for Jessie F. Gatens to a client for occupancy the 3-sty dwelling at 236 East 61st st.

63D ST.—Douglas Robinson, Charles S. Brown Co. sold for Grenville T. Emmett the 5-sty residence at 39 East 63d st, on lot 20x100.5. The new owner, Geo. B. Post, Jr., will occupy.

64TH ST.—Harris & Vaughn sold for the estate of Charles Palm 172 East 54th st, a 3-sty dwelling on lot 20.10x100.

65TH ST.—Henry E. Holt is reported to have sold the 4-sty American basement dwelling at 133 East 65th st, on a lot 20x100.5, located just east of Lexington av.

65TH ST.—Albert Rathbone, Assistant Secretary of the Treasury, has sold his former home in this city at 130 East 65th st. The house has been purchased by a client of the Douelas Robinson, Charles S. Brown Co., who after making extensive alterations to the property will occupy it as his home. It is a 4-sty high stoop dwelling, on a lot 20x100.8, adjoining the southwest corner of Lexington av.

67TH ST.—James V. Graham sold to a client for occupancy the 4-sty dwelling at 49 East 67th st, on plot 20x100.5, for Jacob L. Phillips, who had owned it since 1885. Presinger & Newcombe, attorneys, acted for the purchaser, and Hays, Hershfeld & Wolf represented the seller.

70TH ST.—Douglas L. Elliman & Co. sold for Mrs. Stephen H. Brown her former residence at 154 East 70th st, a 4-sty fireproof American basement dwelling, on a lot 40x100. This house, although east of Lexington av, is one of the handsomest in New York City, and contains a private garage and many other very unusual features. It was built a little over twelve years ago at a total cost of close to \$200,000. The house contains many antiques brought from all parts of Europe. It was purchased by a well-known New Yorker for his own occupancy. At the present time it is leased to the Mannes Music School.

71ST ST.—Slawson & Hobbs sold for Dr. Walter C. Kramp 304 West 71st st, a 5-sty American basement, 17.2x84.

71ST ST.—Douglas Robinson, Charles S. Brown sold the 4-sty dwelling, 17x102.2, at 139 East 71st st, for Mrs. Adelaide Comstock. The buyer will alter for his occupancy.

71ST ST.—Pease & Elliman sold to T. Callaway the 3-sty dwelling at 161 East 71st st. The owner will occupy.

72D ST.—Ernest N. Adler sold in conjunction with Samuel Seigner for the 124 West 72d St. Co., to an investor, 529 East 81st st, a 5-sty tenement, on lot 25x102.2.

72D ST.—L. J. Phillips & Co. sold for Mrs. Frederick C. Brown 16 West 72d st, a 4-sty dwelling, 25x100, with dining-room extension, to the Remly Realty Co., which will alter into small apartments. Mr. Brown has occupied the house since 1897.

73D ST.—Slawson Hobbs have sold for Helen L. Newman 264 West 73d st, a 4-sty stone front dwelling, on lot 17.6x100, between Broadway and West End av. The buyer is a physician, who will occupy.

73D ST.—Sedma Stern sold the 4-sty dwelling at 25 West 73d st, 22.6x102.2.

76TH ST.—Pease & Elliman sold for the 75th Street Realty Company East, J. C. McGuire, president, the property 116 East 76th st, a 3-sty dwelling, on lot 16x102.2, which that company purchased to protect the rear of their large apartment house at 103 East 75th st. The sale is made with a restriction as to the height and depth of the building which may occupy this lot, in order to protect the rear light of the large apartment. Agatha A. Durland is the buyer.

76TH ST.—L. J. Phillips & Co. sold for the George Backer Const. Co. 24 West 76th st, a 4 1/2-sty dwelling, 25x102.2, to a buyer for occupancy.

78TH ST.—William B. May & Co. sold for Willis and Frank B. Van Brunt 18 East 78th st, a 4-sty dwelling, 17x102.2. The buyer will alter it for his occupancy into an American basement, extending the front to the lot line. The buyer is Margaret Howkesworth, the dancer, who recently sold her residence at 54 East 52d st.

78TH ST.—Frederick Brown bought 67 East 78th st, a 4-sty dwelling, 15x102.2, from Carrie S. Shack through Douglas Robinson, Charles S. Brown Co.

79TH ST.—Frederick Brown bought the 4-sty dwelling at 138 East 79th st, 18x102, with an "L" 18x36, from Laura T. Richardson. The transaction was negotiated by Loton H. Slawson & Co.

80TH ST.—Charles E. F. McCann, son-in-law of the late Frank W. Woolworth, has sold through Pease & Elliman the 5-sty dwelling at 9 East 80th st. The structure occupies a lot 20x102.2, between 5th and Madison avs. The residence of the late Mr. Woolworth is at the 5th av corner, and directly opposite are the homes which he erected a few years ago for his daughters. The dwelling sold by Mr. McCann is said to have been held at \$90,000.

81ST ST.—Douglas L. Elliman & Co. sold for Jeremiah Lyons the 5-sty American basement dwelling, on lot 20x102.2, held at \$100,000, at 14 East 81st st, to a client for occupancy.

83D ST.—Pease & Elliman sold for Mrs. Anna G. Murphy, 23 East 83d st, a 4-sty residence, 18x100, to Frederick Brown.

84TH ST.—Wood, Dolson & Co. sold for the Dry Dock Savings Bank the 4-sty dwelling at 64 West 84th st, 18x102. The purchaser will alter it into small apartments.

84TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Countess de Jumelhae, of Paris, France, the 4-sty modern English basement dwelling at 13 and 15 East 84th st, on plot 49x102.2, together with the abutting 2-sty garage at 16 and 18 East 85th st, on plot 50x102.2. The purchaser is Charles Frederick Hoffman, who has been occupying the house under lease. The property was formerly occupied by the seller, who was Mrs. Lanfear Norrie.

84TH ST.—Harry Sugarman has sold for Sethena M. Mayer to Marcus L. Osk the 2-sty dwelling at 308 East 84th st, on a lot 16.8x102.2.

94TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Quackenbush estate the 4-sty dwelling at 3 East 94th st, on a lot 25x100.8½. The house has been held at \$75,000. The new owner plans to make extensive alterations to the house and will occupy.

94TH ST.—Pease & Elliman and Douglas Gibbons & Co. sold for the Providential Realty and Investment Co (Charles E. Gremmels) the 4-sty dwelling at 25 East 94th st, 21.1x108.8, to Norman D. Ream.

97TH ST.—William Goldstone sold to an investor 205 East 97th st, a 5-sty tenement, 25x100. John Peters was the broker.

100TH ST.—James J. Donovan has sold 224 East 100th st, a 5-sty tenement, with stores, for Agnes Lemmy to a builder, who will make alterations.

109TH ST.—Horace S. Ely & Co. sold for a client 306 West 109th st, a 5-sty American basement dwelling, on lot 25x100.11, to William Scott.

111TH ST.—Shaw & Co. sold for Helen Dames the two 4-sty dwellings at 115 and 119 West 111th st.

111TH ST.—James H. Cruikshank has purchased from Margaret J. Becker the 6-sty elevator apartment house at 233-235 West 111th st, on plot 50x100. Harry Sugarman was the broker.

112TH ST.—The E. A. Polak Realty Co. sold for W. Ehrenhaus to H. Crozier 116 East 112th st, a 3-sty dwelling, 17.4x100, the buyer giving in exchange a residence 61x100 at 25 and 27 Humphrey st, Englewood, N. J.

114TH ST.—Miss Bertha M. Bentley, who conducts a school at 540 West 114th st, has purchased for school purposes, through Thomas J. O'Reilly the 4-sty dwelling at 526 West 114th st from Edwin S. Kempton. It is on a lot 25x102.2.

116TH ST.—A client of Nathan H. Stone, attorney, has purchased from J. Goldfarb the 6-sty elevator apartment house at 227-229 116th st, on

plot 40x100, assessed at \$45,000 and held at \$55,000.

117TH ST.—Kehoe & Canio sold for the Nautilos Realty Co. the property at 228 to 234 East 117th st, held at \$40,000. It consists of three 6-sty brick dwellings and a 1-sty brick stable. The combined properties occupy a plot 75x100. The purchaser is an investor.

117TH ST.—S. Kosner, represented by Shaw, Fisk & Shaw, attorneys, has sold 145 West 117th st, a 5-sty flat, on lot 25x100.11.

118TH ST.—H. M. Weill Co. sold for I. Lester Wood 357-9 West 118th st, a 50-ft. elevator apartment, to David J. Ut for investment. The property was held at \$90,000 and shows a rental of over \$12,000 a year.

119TH ST.—Charles R. Faroulo sold for Mrs. Gladys A. Watkins, of Washington, D. C., the 6-sty new law apartment house at 437 and 439 East 119th st, 37.6x100, to an investor.

119TH ST.—Harry Sugarman sold for the Land Estate, Inc., 141 East 119th st, northwest corner of Lexington av, a 3-sty brick and frame 2 family house with five stores, to a client.

119TH ST.—Goodwin & Goodwin sold for C. S. Smith to Helen Mar Auer the 3-sty dwelling at 152 West 119th st, on lot 18.9x100.11.

120TH ST.—George W. Brettell sold for the estate of John H. Fisher, to the Hudwill Realty Co, the dwelling, 16.8x100, at 324 East 120th st.

120TH ST.—Shaw & Co. sold to a client of Louis De Gennaro 331-3 East 120th st, two 3-sty dwellings, 16.8x100 each, for Josephine E. Thayer.

123D ST.—James L. Van Sant purchased from the Lawyers' Mortgage Co. the five 3-sty dwellings, each on lot 15.7x100, at 207 to 215 West

123D ST.—Charles Wynne sold through Richard H. Jackson the 5-sty apartment house at 520 West 123d st, on plot 33.8x100, taking in part payment the country home of Mrs. Frances Mayo at Patchogue, L. I., which has been resold by Mr. Wynne through Daniel M. Gerard.

123d st. David Lion was the broker.

128TH ST.—Charles Hensle has resold to Robert Jakel 16 West 128th st, a 3-sty dwelling, on lot 17.6x99.11.

129TH ST.—J. Frank McDavitt sold the 5-sty flat, 25x100, at 107 West 129th st to an investing client of J. Anthony Minott.

135TH ST.—William Goldstone sold to J. W. Rose 250 West 135th st, a 3-sty dwelling, 18.5x100.

137TH ST.—Nail & Parker sold for John P. Leo 210 West 137th st, a dwelling, 17.6x99.11, to a client for occupancy.

137TH ST.—William Ennis sold for Maurice Mandelbaum to Edgar Campbell, 243 West 137th st, a 5-sty dwelling, 18x99.11.

137TH ST.—Nail & Parker sold the dwelling at 316 West 137th st for a client to John L. Morris for occupancy.

139TH ST.—Nail & Parker sold 243 West 139th st, a dwelling, to Lily A. Thomas for occupancy.

139TH ST.—Nail & Parker sold for Clothilde Bendheim 221 West 139th st to Vertner W. Tandy, an architect, who will occupy the premises after extensive alterations.

141ST ST.—Nail & Parker sold for the Ess Zee Realty Co. to the Sphinx Securities, Inc., an investing corporation, 251 West 141st st, a 6-sty new law apartment house, 40x99.11.

142D ST.—Herman & Fried sold the 5-sty flat, 27x100, at 147 West 142d st to Herman Morgenthaler, through Clarence E. Hutchinson.

144TH ST.—John P. Leo, Jr., sold for the Guardian Life Insurance Co. the 4-sty dwelling 420 West 144th st, 16x80.

145TH ST.—Henry Morgenthau Co., sold to Edward Freund the theatre with stores, 109x100, on the south side of 145th st, known as 240 to 252 West 145th st, at present occupied by the Odeon Annex. Frederick Hotchkiss was the broker.

145TH ST.—Ennis & Sinnot sold two 5-sty double flats 506-508 West 145th st, on plot 58x100, to an investor. They have been held at \$80,000, with a rent roll of over \$11,000. John R. Davidson was the broker in the transaction.

178TH ST.—The Nehring Co. sold for Carl J. R. Schroeder to the Foro Realty Corporation the "Golden Rod," No. 508 West 178th st, a 6-sty elevator apartment house, on plot 75x100. The property was held at \$115,000.

204TH ST.—Dorald Grant has sold 644 West 204th st, a 5-sty flat, 50x100.

AVENUE A.—Schulte Realty Co. purchased from B. G. Davis & Co. 1325 Av A, adjoining the corner of 71st st, a 5-sty tenement, with two stores.

AVENUE A.—The E. A. Polak Realty Co. sold for a client of A. Brodek to the Darfel Realty Co. 1018 Av A, a 5-sty tenement, on lot 25x79.

AMSTERDAM AV.—J. S. Maxwell sold to a client of A. W. Miller & Co. the 6-sty new-law apartment house, 40x100, at 1492 Amsterdam av.

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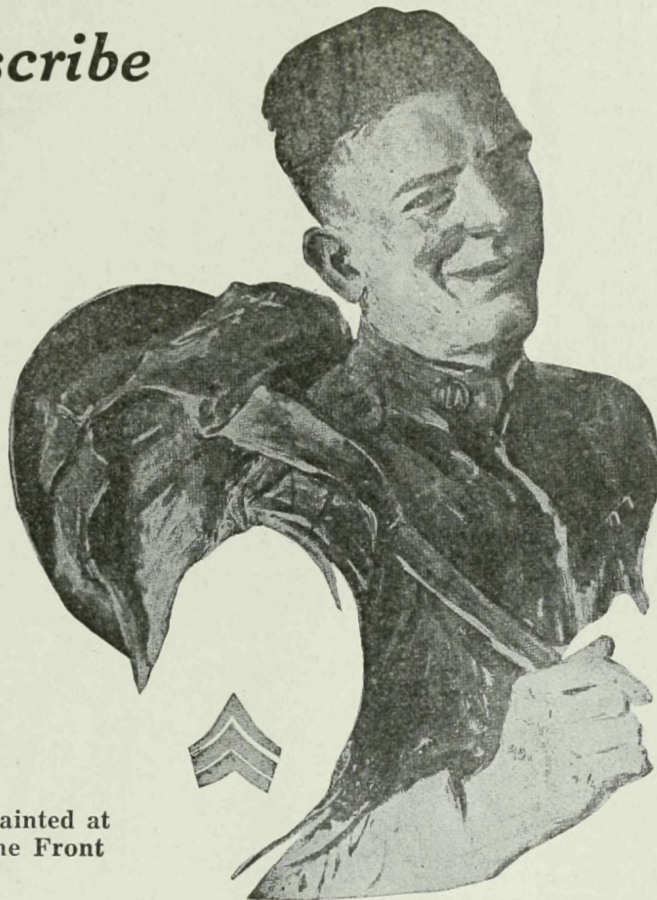
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The best that Sergeant Parrish and his comrades of the A. E. F. asked was a chance to get at the Hun. When their chance came, they kept on going. Tanks, machine guns, barbed wire, steel—nothing could stop them. Americans don't retreat.

We still have a job to finish. We still have an Army on the Rhine to feed and clothe and pay—until their job is done.

Let's keep on going.

This page contributed by
DOUGLAS L. ELLIMAN & COMPANY

Realty Trust also sold for the Lorraine Realty Co. the 1-fam. stucco dwelling 1911 66th st to Isadore Kupperman, for occupancy.

50TH ST.—Realty Associates sold 1149 50th st, a 2-sty dwelling, 20x100, to William Ataniso.

50TH ST.—Sea Gate Hotel, at 50th st and Surf av, Coney Island, with about fifteen lots adjoining, has been purchased by A. H. Bonner, of Manhattan, through William P. Rae. The new owner contemplates erecting cottages as annexes of the hotel.

52D ST.—Ethel S. Rogers sold the house, 33x100, at 52d st to Charles H. Levy, through Newman Leavy.

57TH ST, ETC.—Tutino & Cerny, as brokers, report the following sales: for Mrs. Sarah Levine to Mrs. Jenny Czerniawska the 2-sty dwelling, 541 47th st; for Mrs. Luemma Hamilton to Isaac Gans the 2-sty dwelling, with garage, 565 79th st; for John F. Meyer to Maurice J. Pigott the 2-sty dwelling 421 45th st.

65TH ST.—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling 2073 65th st, Mapleton Park, to Charles S. Engleman, of the Bronx, for occupancy.

68TH ST.—Bulkley & Horton Co. sold 650 68th st, a 2-sty dwelling, with garage, for Alfred M. Nicholson; also sold in connection

with Ross & Gretzinger, the 2-sty dwelling at 650 68th st for D. L. Blume to J. Donovan.

74TH ST, ETC.—James Watters sold for Schulyer Van Loan the 2-fam. dwelling 433 74th st; for Walter W. Kohn to a client 430 77th st; for H. H. Lucke 330 83d st; for A. E. Jordan 463 83d st; for Ida R. Thomas fifteen lots south side of 78th st to a builder, who will erect 2-fam. dwellings, with garages.

78TH ST.—Frank A. Seaver & Co. sold dwellings at 1269 78th st for Mary Fleck; at 2046 83d st for the Union Stove Works; at 458 77th st for A. Wassmer, and also sold the lot, 25x100, on the south side of 96th st, 100 ft. west of Marine av, for L. Michelson.

81ST ST.—Giuseppina Rosal sold the brick dwelling at 1662 81st st to Harry B. and Bertha Reibstein, through Sidoti Brothers. The same brokers sold 1674 81st st for the Progressive Holding Company to Giuseppa Matra.

EAST 9TH ST, ETC.—R. S. Fisher sold dwellings at 1635 East 9th st for William Gray; 1641 East 9th st for D. W. Ketcham; 1645 East 9th st for Henry Feig; 1831 East 15th st for the Highway Realty Co.; also 1448 East 10th st for W. Emery to W. Donavin, and 909 Av P for Frank Foster to John Powers.

EAST 9TH ST.—Samuel Galitzka sold for the

Durant Holding Co. the 2-sty dwelling at 1019 East 12th st, and also the 2-sty dwelling at 925 East 9th st.

SOUTH 1ST ST.—Meister Builders, Inc., sold 258 South 1st st, a 6-sty apartment house, on plot 40x100, with a rent roll of about \$7,000 a year.

BAY RIDGE AV.—Frank A. Seaver & Co. sold dwellings at 965 Bay Ridge av for Mrs. Pirnie; also 673 76th st for L. M. Laura.

BAY RIDGE AV.—B. J. Sforza sold for William Meyer, the 2-sty dwelling at 1330 Bay Ridge av, to Goffred Raino; also for Pietro Cottone, the cottage, with garage, at 1422 58th st, 40x100.

BEVERLY RD.—Clinton Trading Corporation sold to Elvira Berglund the 2-fam. brick dwelling at 2322 Beverly rd, on a plot 20x75. The purchaser will occupy.

EASTERN PARKWAY.—Harry M. Lewis sold for Dr. William Linder to L. R. Realty Co., Inc., the gore plot on southeast side of Eastern parkway, between Bergen st and St. Marks av, with frontage of 22.9 ft. on Eastern parkway. A 1-sty brick garage now in course of construction at the southeast corner of Eastern parkway and Bergen st by the same owner will be extended to include this additional plottage, making a total frontage of 168.6 ft. on Eastern parkway.

EASTERN PARKWAY, ETC.—Greeman & McGuire Company sold 150x192, vacant, south side of Eastern parkway, 320 ft. east of Classon av, through M. C. O'Brien, who also sold for the F. W. Rowe Company 127x100, vacant, at the northeast corner of New York av and Crown st, and 100x108, vacant, at the southeast corner of Brooklyn av and Carroll st, and for the Liberty-Wyona Company 225x100 at the southeast corner of Butler and Nevins sts.

GREENE AV, ETC.—Clinton Trading Corporation, sold to Herman Agar the frame dwelling at 613 Greene av, on plot 17.6x100; also sold to Mrs. Rose Regan the 2-fam dwelling at 984 Glenmore av, on a plot 20x100. William Conselyea was the broker.

OCEAN AV.—Meister Builders, Inc., resold to Joseph Gaster the four 4-sty apartment houses, 1033-1051 Ocean av, Flatbush, on a plot 200x110. This property was recently purchased from the Broadvue Realty Co. This property was held at \$240,000.

ST. MARKS AV.—Charles Partridge sold for Harriet C. Smith to Michael Curtin the 3-sty dwelling 629 St. Marks av.

10TH AV.—Realty Trust sold for the Artee Realty Corp. the 1 family dwelling, 8002 10th av, corner of 80th st, to Christian Anderson for occupancy.

12TH AV.—I. Salzberg sold for S. W. Fox to J. Egitte the 2-fam. house at 5213 12th av, 20x100.

13TH AV.—John R. & Oscar L. Foley, sold a plot of five lots on the northwest corner of 13th av and 60th st, for W. Podesta to a client who will improve.

19TH AV.—Meister Builders sold 8789 and 8791 19th av, two 3-sty 3-fam. brick houses, each on lot 20x86.9.

Richmond.

STAPLETON.—Clinton Trading Corporation sold to John J. Redding a 1-fam. frame cottage on the northeast corner of Seneca av and Niagara st, Clovena Park, on a plot 60x90. Benjamin Sicklick was the broker.

GREAT KILLS.—Cornelius G. Kolff sold for Carl F. Grieshaber a bungalow site at Hillcrest Park, Great Kills, to Frank Rocklin, who is having plans prepared for the erection of a summer bungalow.

RECENT LEASES.

\$440,000 Lease with Option.

Edward Margolies has leased from the United States Trust Co., as trustee for the Livingston estate, the property at 309 and 311 Fifth avenue, which consists of two five-story buildings, 56x150, located on the east side of the avenue midway between 31st and 32d streets. Pease & Elliman arranged the deal, which calls for a long term lease, with an option of purchase at its expiration. Mr. Margolies, who has erected a number of big theatres and lofts in this city, intends to improve the site with a fourteen-story business building erected in accordance with the provisions of the new building zone law, as soon as building conditions become more normal. Plans for that structure will be drawn up by Herbert Krapp, architect. It is estimated that the amount involved in the lease plus the cost of building will bring the total outlay up to at least \$2,000,000. The property has been in the possession of the Livingston family for a great many years.

\$1,400,000 in Leases.

Three interesting leases, involving \$1,400,000, with purchase options, have been taken by Robert M. Kern on important midtown properties. Mr. Kern leased the southeast corner of Seventh avenue and 48th street, with option to purchase prior to May 1, 1924, for \$200,000.

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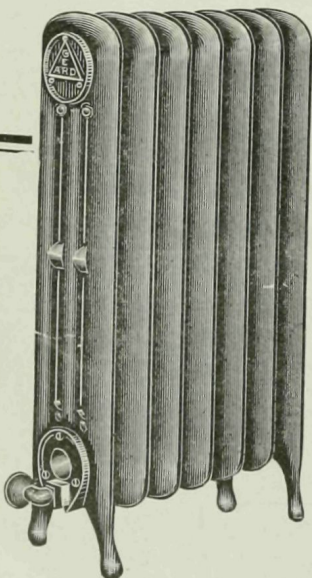
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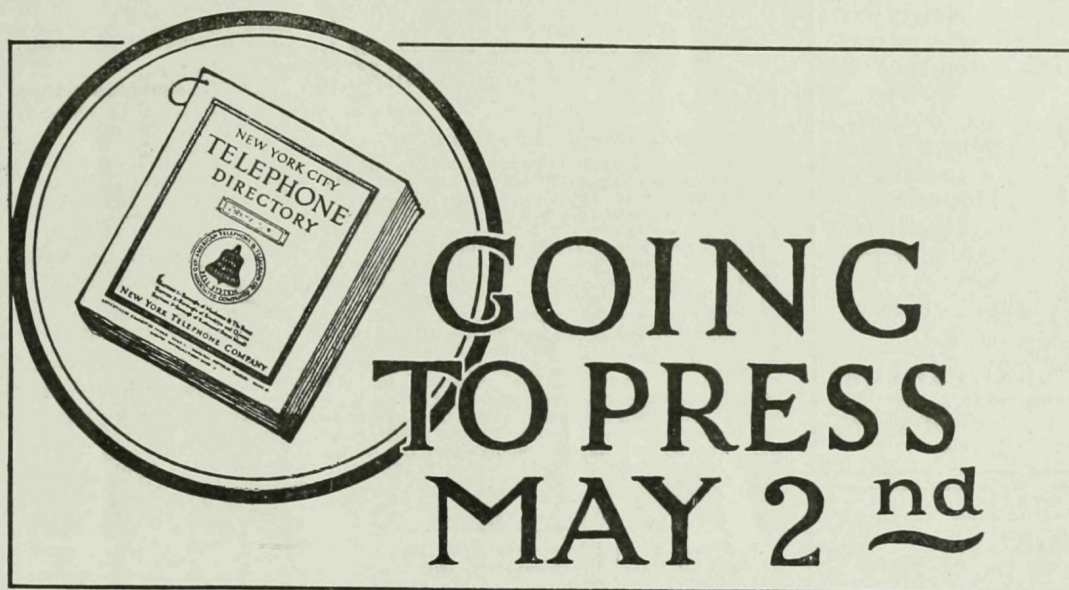
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THE May issue of the New York City Telephone Directory will go to press on Friday, May 2nd.

In order to avoid the usual eleventh hour rush, arrangements should be made without delay for new listings, changes in existing listings, or for display advertising at any Telephone Commercial Office.

For Telephone Commercial Office addresses consult Page Twenty-three of the current issue of the New York City Telephone Directory.

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The owner is George H. Earle and the lease calls for a rental of \$12,000 a year. The second lease covers 251 to 257 West 42d street, with an option to purchase prior to May 1, 1929, for \$600,000 from the owners, the Intercity Apartment House Co., at a rental of \$17,000 to \$30,000 a year. The third lease involves the northeast corner of Broadway and 52d street, which carries with it an option to buy prior to May 1, 1929, for \$600,000. This property is also owned by Mr. Earle and the rental is from \$17,500 to \$30,000 a year.

For a Chemical Foundation.

The Chemical Foundation, Inc., which was organized at the suggestion of the Alien Property Custodian for the purpose of purchasing and exploiting chemical patents and trademarks previously owned by Teutonic interests in this country, has leased from the Irving Trust Co. the entire fourth floor of the latter company's Market and Fulton Branch Building at 81 and 83 Fulton street for a long term of years. The Charles F. Noyes Co. negotiated the lease. The new headquarters of the foundation will be made a centre for research for the advancement of chemistry and its allied sciences and their application to manufacturing purposes in the United States. Many chemical and drug concerns have taken space in the Fulton street building recently, and many more are on the waiting list. The Noyes company reports that the leases negotiated to take effect from May 1 aggregate over \$200,000.

\$400,000 Studio Rental.

J. Arthur Fischer leased for Arlo Realty Corporation to David Greenwald the two five-story apartment buildings known as the Crystal, at 104-106 West 40th street, on lot 50x98.9, for twenty years, at an aggregate rental of \$400,000. The buildings will be immediately remodeled into high-grade studio apartments, elevator installed, and stores put on the grade floor. Negotiations are now pending for the leasing of the store and apartments from the plans. Mr. Fischer has been appointed agent for the property.

New Theatre in Lease.

The Fort Washington Circle Holding Corp., Edward Margolies and Max J. Kramer, have leased to David V. Picker the theatre now being erected on the block bounded by Broadway, Fort Washington avenue, 159th and 160th streets. This will be the tenth theatre in Greater New York under Mr. Picker's control, and will seat approximately 3,000 people. The lease is to run for a term of years at an aggregate rental of about \$1,500,000. Leitner, Brenner & Starr were the brokers in the leasing transaction.

Orange Juice Claims Stores.

Nedick's Orange Juice Co. leased from Joseph Leblang for a long term part of the store at 1482 Broadway, corner of 43d street, next to the George M. Cohan Theatre, at a rental of \$100 per square foot, said to be one of the highest prices ever paid in Times square. They also leased from the United Cigar Stores Realty Co. the store at the northwest corner of Broadway and 51st street; also the store at the northeast corner of 47th street and Broadway, adjoining the Columbia Theatre; from Walter J. Salmon the store northwest corner of Eighth avenue and 58th street, formerly Pabst's Cafe; also from the Schulte Realty Co. the store on Broadway, adjoining the southeast corner of 50th street; store on Fourth avenue, adjoining the southeast corner of 33d street; from the White estate additional store at 121 1/4 Broadway; from the United Cigar Stores Co. the store northwest corner of 24th street and Fourth avenue; from the Morgan estate store, second floor and basement of 1157 Broadway, southwest corner of 27th street, to be used as executive offices and plant. They also leased an additional store on Surf avenue next to the Eden Musee, and a store on Surf avenue, near Kensington walk, Coney Island.

Antique Firm Will Move.

Van Winsum and Waymer, now at 271 Madison avenue, an old established British antique concern, has taken a long lease on a five and a half story American basement residence of Mrs. C. N. Clinton at 39 East 57th street, near Madison avenue. This residence was built by the late Charles N. Clinton, of Clinton and Russell, the architects, for his own occupancy. The building will be altered by putting show windows on the lower floors. Royal Scott Gulden was the broker in the deal.

For a Foreign Banking Branch.

The Park-Union Foreign Banking Corp., recently formed by the National Park Bank and the Union Bank of Canada, for foreign banking with branches in San Francisco, Seattle, and others in Japan, China and other points in the Far East, leased the entire ground floor, banking office at 56 Wall street, through to 61 Pine street, from the American Foreign Banking Corporation, through the Douglas Robinson, Charles S. Brown Co., for a term of years.

Take West Side Theatre.

The Trio Amusement Co. has leased for a long term of years the Symphony Theatre, Broadway and 95th street, from Thomas Healy. The leasing company operate the Adolph Theatre, Broadway and 89th street. Stoddard and Mark represented the Trio Amusement Co. and Kelly & Connelly, Mr. Healy, as attorneys.

Washington Street Renewal.

The estate of Joseph Fahys renewed through the Charles F. Noyes Co. the lease covering 386-8 Washington street and 73-5 Beach street with Lewis De Groff & Son for ten years, from May 1 at a total aggregate rental of \$150,000. The new rental shows a substantial increase in the rent.

Beverwick Hotel Leased.

The Van Damm Co., Inc., David H. Van Damm, president, leased for a long term of years the Beverwick Hotel at 39 and 41 West 27th street, a seven-story structure between Broadway and Sixth avenue.

New 38th Street Restaurant.

Burton S. Castles, through Tucker, Speyers & Co., leased the 5-sty building, 21x98.9, at 43 West 38th street, to a client of Daniel Birdsall & Co., for a term of twenty-one years, at an aggregate rental of \$200,000. The ground floor will be used for restaurant purposes, and the upper part of the building will be converted into bachelor apartments.

AMES & CO. leased for the Oakville Co., Room 1503 in 1182 Broadway, to the Bates Advertising Co.; also for the United Stores Realty Co. the store at 577 St. Nicholas av, to Baumwell & Co.

AMES & CO. leased for Charles Gachot to Intner & Fromm the entire 2d and 3d floors of 125 West 29th st, and to Max Stumpel store and basement; also for J. Boyce Smith to Clarence Sinn, wholesale florist, the store at 123-5 West 28th st; also to Bestex Sportwear Co. and to Dandyline Corset Co., Inc., space in 43 West 16th st; for the same landlord to William Gross entire 1st floor at 162 West 36th st; for Walsh and Alfred to Aaron Samwich & Morris Cruhac the entire 2d floor of 360 West 50th st.; for the Robinson Estate the 4-sty and basement dwelling 329 West 51st st and for the Broadway Savings Institution the 4-sty dwelling 75 West 45th st.

A. V. AMY & CO. leased for the Clark Estate for five years to Dr. Warren Smadbeck, the 5-sty dwelling 48 West 74th st.

ALBERT B. ASHFORTH, INC., has leased for Mrs. Bessie Bradley Clews and Mrs. Natalia C. Peabody the dwelling 47 West 58th st for a term of years to Lucius J. and Lillian B. Mason; space in the Brokaw Building, 1457 Broadway, to the Geographia Limited of London, England; store at 741 5th av for Tucker, Speyers, as agents, to the Manhattan Doll Co.; space in 4366 5th av to Joseph E. Bair, Inc.; space in the Tilden Building, 105 West 40th st, to Abraham Balinsky; space in the Frances Building, southeast corner of 5th av and 53d st, to the Dominion Motor Transportation Co., M. Tecla & Co., Henry B. Maxey, Simon Rutnick, Alexander C. Dickens, Mrs. Elizabeth T. Walker and Aneita Flaudreaux, Robinson Service Corporation, Levon S. Shont, Lucy Fletcher Brown, F. de Spiridon; space in the St. Paul Building, 220 Broadway, to George Rosenberg, Lust & Co.; in 50 Broad st to the Downtown Commercial Service; the 4th loft at 85 5th av to Horn, Schulern & Friedman; the store at 1958 7th av to Joseph Bensussan & Co.; the dwelling at 15 St. Nicholas pl to Mrs. Margaret Scott; the store at 8 East 30th st to the Electro Magnet Co; the garage at 124 East 19th st to Mrs. Mary Jones; the entire building at 59 Fulton st to E. J. Schmidt & Co.; the entire building at 61 Fulton st to the Benson Dry Plate & Camera Co., Inc.

M. J. BELMONT has leased a loft in 256 5th av to Sam Englander, and a loft in 11 West 25th st to Rosenhain & Preister.

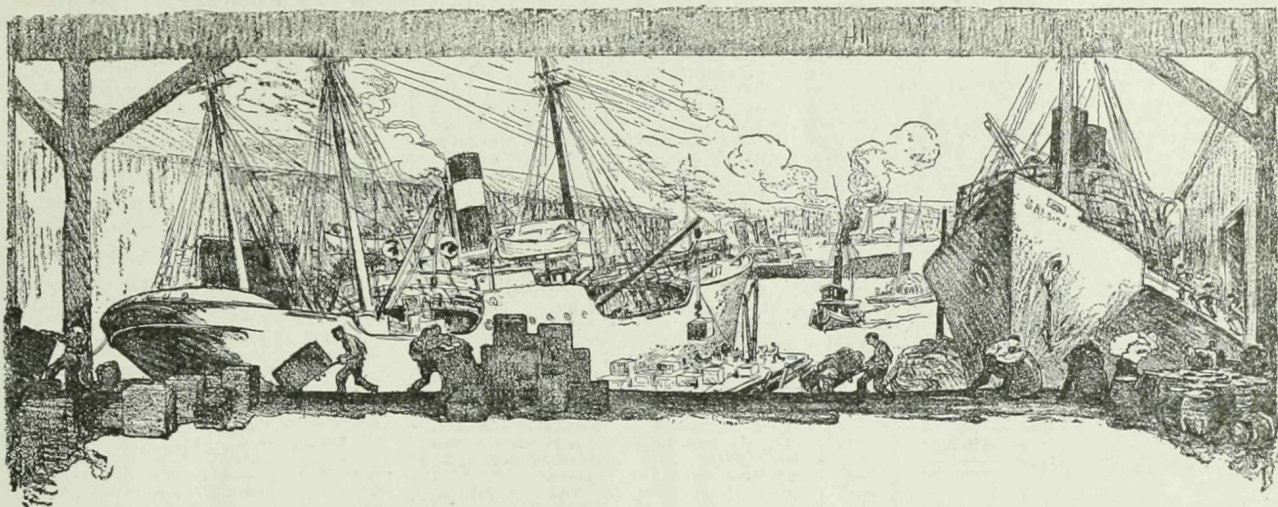
DANIEL BIRDSALL & CO. have leased the building at 129-31 Grand st for a term of years to Frank Tracy. Charles B. Walker was associated broker. The Birdsall Company also leased two lofts at 28-30 West 22d st to Bernard Weintraub and the Williams Manufacturing Co.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the store at 46 West 21st st as a restaurant to Sack & Co.

CLINTON H. BOOTH rented for the Farmers' Loan & Trust Co. space in 362 5th av to the Modart Corset Co.

THE BRETTE & GOODE CO. leased the 7th floor in 6-8 West 48th st to the Exhibitors' Mutual Distributing Corporation for a term of years from October 1; also in 213-15 Centre st the easterly half of the 6th floor to Hutcheon Bros.

THE BRETTE & GOODE CO. leased for Mrs. Albertina D. Creveling the 6-sty building at 243 West 55th st to Morris Schwartz for a term of 21 years at an aggregate rental of about \$125,000. The lessee will alter the premises for business purposes.



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This page contributed by
FREDERICK BROWN

CUSHMAN & WAKEFIELD, Inc., leased for Douglas L. Elliman, a store in the Carlton Mansions, Madison av at 48th st to the Noma Co.

DUROSS CO. leased the 1st loft, containing 5,000 sq. ft., at 400-408 West 14th st, for Conron Brothers, to the Nev-A-Hone Razor Strop Co.; and the 3d loft, also containing 5,000 sq. ft., in the same building, to the Western Electric Co.; and the ground floor at 632 West 24th st to Charles Anderson; Duross Co. also leased the 5-sty house 47 7th av for James Ashman to M. Markovitch.

DUROSS CO. leased the 4-sty house 457 West 23d st, in London Terrace Row, for M. E. Wood to Norah MacLaren, the Washington Square real estate agent, for a term of ten years at an aggregate rental of \$16,000.

DUROSS CO. leased the store and basement at 120 Jane st to Harris Wheeler Co., and also the store and basement at 186 West 4th st for M. Hallanan to David E. Kennedy, Inc.

DUFF & CONGER leased the 6-sty dwelling at 17 East 86th st for Mrs. A. H. Griffin to Miss M. F. J. Williams; also leased the dwelling at 46 East 87th st for W. T. Mitchell to

Louise Watjen; also the dwelling at 49 East 91st st to Mrs. J. Landsber for M. Freud est.; an apartment at 16 East 96th st to Wallace Irwin, the author, and to A. Thurton.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 18 rooms and 5 baths at 420 Park av for C. C. Hoge to Mrs. J. Rogers Maxwell; offices at 635 Park av to Dr. F. T. Van Beuren and Dr. F. W. Bancroft; apartments at 271 Madison av to George D. Buckley and L. E. Olwell; at 157 E. 81st st to Henry Sturges; 39 East 61st st to J. W. Bell; and a furnished apartment at 116 East 58th st for Mrs. E. H. Stevens to J. Searle Barclay; renewed the following leases from October: at 32 East 64th st to E. L. Judkins and General Samuel McRoberts of the National City Bank; at 383 Park av to J. Graham Parsons; at 116 East 58th st to Dr. Albert Vander Veer, Jr.; at 969 Park av to Mrs. Roswell Miller; also for H. A. C. Taylor, represented by Frederick Winant, 6 East 72d st, a 6-sty American basement, dwelling on a lot 25x100, to Richard Whitney, of Richard Whitney & Co., bankers; and renewed for the same owner the lease on 4 East 72d st, a similar house, to Veryl Preston; leased a large apartment of 14 rooms and 5 baths at 270 Park av to Martin Beck, head of the Keith-Orpheum Circuit of theatres; a large apartment in 32 East 64th st to LeRoy Frost; and in 129 East 69th st for the Brixton Holding Co. to Theodore Pratt; and renewed the following leases of apartments, at 777 Madison av for the Barney Estate to Mrs. J. B. Mott and Colonel F. L. V. Hoppin; at 969 Park av to Louis de B. Moore.

DOUGLAS L. ELLIMAN & CO. leased for Eliza W. White to Farargill (Inc.), dealer in paintings and art objects, the parlor floor at 607 5th av.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 125 East 72d st for the Jatison Construction Co. to Charles Pratt, of Brooklyn; an apartment in the Mayfair, 449 Park av, for Mrs. G. C. Gilpin to Dr. Norman Dittman; an apartment at 471 Park av for Mrs. S. R. Anderson to J. P. Morgenson; at 383 Park av to Charles H. Post; in the Verona, 32 East 64th st, to Dr. David Bovaird, and have renewed leases in the same building to Mrs. Henry M. Day and Mrs. John L. Conable. Douglas L. Elliman & Co. also leased for F. F. Carey 51 East 80th st to E. H. Outerbridge, who now resides at 58 East 68th st, which was recently sold by the same brokers for Percy R. Pyne.

DUROSS COMPANY leased 447 West 24th st, a 3-sty dwelling to Miljain Pavlovich; 257 West 29th st, a 3-sty house to Alice McNally 460 West 22d st, to A. Kasper; and 430 West 18th st, to Mary Daly.

DUROSS COMPANY leased the store 238 West 14th st to Charles Fischer for five years, and also the store and basement at 162 West 10th st to Jack Woods.

BENJAMIN ENGLANDER leased the easterly store and basement to Shapira Bros., the center store and basement to Arthur Wachtel, also the 3d loft to Brody & Cohen in 138-144 West 25th st, also the 2d loft in 151-163 West 26th st to Kleinberger Bros.

J. ARTHUR FISCHER has leased to Tire Specialty Co. the store and basement at 757 7th av; to L. Leschinsky the store at 753 7th av, and to H. Stern the 3-sty dwelling 166 West 50th st.

FOLSOM BROTHERS (INC.) leased for Louis J. Pooler the factory building at 328 East Houston st to Oscar Sandman, upholsterer.

GOODWIN & GOODWIN rented for the Standard Gas Light Co., of N. Y., to Mrs. Catherine Little the 4-sty dwelling at 35 West 124th st; for B. Baehr to Gustan L. Leaser the 3-sty dwelling at 122 West 120th st.

GOODWIN & GOODWIN rented apartments in 330 West 95th st to Harry E. Thompson; in 31 West 124th st to Mrs. Mary Hiler; in 3875 Broadway to Marcus Bartman, Theodore Hanlon, A. E. Lutten; in 600 West 163d st to Mayers Maimia, Nathan H. Herman; in 123 West 187th st to Edward M. Oppenheimer; in 473 Central Park West to Lennard L. Toledano, Robert Henry Mackie.

HUBERTH & HUBERTH, in conjunction with Ewing, Bacon & Henry, leased a portion of the 9th floor at 250 West 44th st to the Sharrer Patent Type Co.

HIRSCH & FRIEDMAN leased a floor in 1372-82 Broadway, containing 21,000 sq. ft. of space, to M. R. Silverman for a term of five years at a total rental of about \$100,000.

HIRSCH & FRIEDMAN leased for Paul M. Herzog floors in 44-50 East 32d st to the following tenants: Louis Albert, Posner-Marinnace, 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.

HUBERTH & HUBERTH leased large office space in the American-Circle Building, 1834 Broadway, to the Robert Lee Gray Rubber Co.

HOUGHTON COMPANY leased the 4-sty dwelling 556 West 113th st for Susan S. Fletcher to Patrick W. Clynes.

HOUGHTON COMPANY leased for Frank C. Moore, the 3-sty English basement dwelling,

387 West End av, to Dr. Isador Hirschfeld; also in conjunction with Edward C. H. Vogler to Michael and Nicholas Stronghilos, the 3-sty dwelling, 318 West 70th st, for Christy A. Weisl.

J. EDGAR LEAYCRAFT & CO. leased a store in 360 Amsterdam av to George H. Smith, for automobile accessories; the corner store 524 3d av to A. Pellegrinelli; a loft at 21 East 17th st to Hollander, Blitzler Novelty Co.; the 2d floor at northwest corner of 3d av and 83d st to the John Nemath State Bank; the store in 2753 Broadway to M. Morgenstern; store in 566 7th av to Harry Rose.

MICHAEL E. LIPSET leased for Marston & Co, agents, the store and basement at 39-41 West 29th st, to S. & F. Brenner, Inc, for five years at a total rental of \$35,000.

MANHEIMER BROS., INC., have leased space in 42-44 New st to Spanier & Kaufman, Edward Febles, E. Spiegel and Hedberg & Co.; in 97-99 Bleeker st 6,000 sq. ft. to O'Brien & Mosher; in 18-24 Washington pl 5,000 sq. ft. to the American Book Co., and in 360 7th av a store to Buckser & Bensen.

SAMUEL H. MARTIN leased space in the Simpson Building, corner of Broadway and 67th st, to David E. Fischel, Caesar E. Lessheim, Charity Organization Society (Clinton & Hudson Districts), George E. Rarig, California Motor Corporation, Hortense Magovern and the National Association of Audubon Societies; he also leased for the estate of Thomas R. A. Hall the 4-sty dwelling at 3 West 73d st to John B. Yates, of Saratoga.

THE NEHRING CO. leased for the R. E. Westcott Estate, in the St. Nicholas Building, the corner store to S. Schoenfeld, the large store running from Amsterdam av to St. Nicholas av to Harry Goldberg; one store facing Amsterdam av to B. Nemhauser; to Newark & Jacobs, builders, an office; to J. Lang, artist, a studio; to I. Derfler a studio; to T. Schultz a billiard parlor; space to W. Jankover, and to Women's Catholic Club of Washington Heights, a club room.

CHARLES F. NOYES CO. leased for the Irving Trust Co. in its Market & Fulton Branch Building, 81-83 Fulton st, two entire floors to Binney & Smith; a floor to Ralph H. Fuller Co.; space on the 8th floor to Richards & Co.; a large portion of the 6th floor to the Organic Salt & Acid Co.; offices on the 5th floor to the National Ammonia Co.; on the 5th floor to Samuel L. Simon.

CHARLES F. NOYES CO. has leased to the Schulte Cigar Stores Co. for twenty-one years from August 1, 1920, 6-8 Lafayette st. The lessees pay taxes, and the total aggregate rental including all charges is approximately \$50,000. Schulte, in securing a 21-year lease on this corner, has the distinction of controlling probably the smallest building in New York with the largest street frontage, the building just leased being one story high, contains 250 sq. ft. and has a street frontage of 38 ft. The lease was made for Kate Shettle, a resident of Colorado. Charles F. Noyes Company also leased the building, 12 Peck Slip, for the Pfaltz & Eauer Realty Co, Inc, to John Chattillon & Sons, and the building, 160 South st, corner of Dover, for Rabe & Keller, attorneys to the Gulowen Sales Corporation.

CHARLES F. NOYES CO. leased a floor in 119 West 42d st for Drake's Restaurant to George G. Mevi for five years; a floor in 22 Beekman st for Cadwalader, Wickersham & Taft to William Polatskik; a floor in 46 Fulton st for Isidore Fried to Irving W. Greenwald; at 247 Pearl st for Austin B. Fletcher, trustee, to Crude Co. of New York; at 160 William st to Isaacson & Blank; at 257-9 William st for Jeanie A. Stuart to Geo. J. Demarest, and space in 71-75 Fulton st for A. H. Mathews, agent, to the Standard Asbestos Co.

JOHN R. & OSCAR L. FOLEY leased the store at 468 7th av to Bank & Heller, electrical contractors; the store at 2064 7th av to Ruth Propper; the store at the northwest corner of 123d st and 7th av to I. & A. Hirsch, for a ladies' apparel shop; and also the store at 2068 7th av to Dufour & Stoetzel for a French pastry and tea room.

PEASE & ELLIMAN leased for John E. Dietz to Prof. C. De Macchi, of Hunter College, the 3-sty dwelling at 258 West 75th st; also for the estate of Benjamin Sturges an apartment in 1067 5th av to Miss Katherine DuBois.

PEASE & ELLIMAN leased for Mrs. Martha G. Low, who was represented by John Gilgar, to W. C. Pearson the 4-sty dwelling at 17 West 33d st; leased to Captain Archibald Roosevelt an apartment in 103 East 75th st; subleased furnished for Mrs. Matthew S. Borden her apartment in 993 Park av to Ivan G. Znamensky. The same brokers have also leased, for Bing & Bing, an apartment in 570 Park av to Mrs. A. D. Brandeis; one in 970 Park av, for Edgar A. Levy, to C. J. Werner; in 56 West 11th st, to Miss Gertrude Bartlett; in 144 East 40th st, to Lieut. J. Y. Rippin; one of 14 rooms and 4 baths in 11 East 68th st, to Mrs. L. Hallock, Jr.; and in 175 West 72d st, for the Moorewood Realty Holding Co. to Walter Beinecke; also for Mrs. R. Fulton Cutting the vacant lot at 1010 5th av, 27x100 feet, adjoining the north corner of 82d st, to Lewis and Dal-

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lantine, nurserymen, of Roslyn, Long Island, who will use it as a garden to show their lines of plants and shrubs.

PEASE & ELLIMAN have leased for Joseph Paterno a large apartment in 270 Park av to A. C. Bedford, Chairman of the Board of the Standard Oil Company of New Jersey. Douglas L. Elliman & Co. represented Dr. Paterno in this transaction. Pease & Elliman also leased for the Misses Darlington to Mrs. Louise A. Cobb the 4-sty dwelling at 145 West 57th st; for Frederick Johnson an apartment in 850 Park av to Major Carl Eggers; one in 829 Park av to Dana M. Marvin; in 104 East 40th st for William Ziegler, Jr., to Dr. F. E. Du Bois; in 3 East 85th st for Lucien H. Tyng to W. J. Ryan; and in 64 East 86th st for S. A. Herzog to E. Waldo Emerson.

PEASE & ELLIMAN leased for A. A. Van Tine, who was represented by O'Gorman Battle and Vandiver, to Leo Lindenberg the 4-sty dwelling at 567 West End av; also furnished for the Railing Realty Co. a large apartment in 270 Park av to H. R. Ickelheimer; an apartment in 570 Park av, for Bing & Bing, to W. W. Ballantine; one in 1000 Park av, also for Bing & Bing, to Mrs. B. M. Clough; in 521 Park av, for Edward Corning, to T. F. Reynolds; in 145 East 35th st, to Miss Constance Purdy; in 56 West 11th st, to John Blodgett; and in 103 West 76th st, to Mrs. B. B. Sprague; also leased for Mrs. Mary A. Gaige to C. M. Levitt the 4-sty building at 131 East 31st st.

PEPE & BRO. leased for Z. T. Piercy the 3-sty brick and stone dwelling at 76 Washington sq to Miss Edith Van Boskerck, of Plainfield, N. J., an interior decorator.

L. J. PHILLIPS & CO. leased apartments at 161 West 86th st for A. L. Mordecai & Son to Mrs. Gustav Falk; at 246 West 73d st for the Monmouth Realty Co. to Miss Ellen O'Brien; at 119 West 71st st for A. L. Mordecai & Son to Watson Vreidenburgh; at 2178 Broadway for J. Romaine Brown Co. to L. Ullman; at 270 West End av for Jacob Axelrod to Mrs. Arax J. Tavshanjian; at 171 West 71st st for the Manhattan Leasing Co. to W. B. Leonard, Jr.; at 88 Central Park West for Bing & Bing to Walter E. Frew; at 2178 Broadway for J. Romaine Brown Co. to Abraham Bijur; at Langham, 135 Central Park West to Nathan J. Weil, and also to Conrad J. Holland; also the store at 623 2d av for W. A. Openhym to A. Capuano.

L. J. PHILLIPS & CO. leased the dwelling 159 West 77th st for the United States Trust Co. to Mrs. E. L. Waite, and 34 West 71st st for Charles E. Heymann to Mrs. Ida Hyman; also the entire building 214 West 34th st to A. Sobel.

GEO. R. READ & CO. rented for Cammann, Voorhees & Floyd the 5th floor of 7 Pine st to L. H. Cooke & Co., now at 25 Pine st.

RICE & HILL leased for the Thomas Newbold estate, represented by Herman L. R. Edgar, to the St. Charles Bakery & Restaurant, Inc., for a long term of years, at a rental approximating \$50,000, the store and basement 115 Liberty st, near Church st. Extensive alterations costing more than \$10,000 will be made to the premises to fit it for the tenant's business.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased lofts at 42 3d av to Star Window Shade Co.; at 11 Lispenard st to Max Diamond & Co.; at 369 Broadway to L. A. Schwagerl & Co.; at 137-139 Wooster st to Boyd & Simmons, Hock & House; store and basement at 44 3d av to Sutter Bros.; store and basement at 40 3d av to Osias Schwartz; store at 34 3d av to Max Wofcheck, and an office at 41 West 21st st to Julius Metnick.

LOUIS SCHRAG leased for Jesse Kahn the store and basement 237 7th av to the Eastern Hair & Fur Co; for the estate of Charles Connor the store and basement 120 West 20th st to the National and New York Packing and Shipping Co.; for Clarence M. Phipps the store and basement 211 West 20th st to Gordon Bros.

THE SCHULTE CIGAR STORES CO. have leased from the Lillianthal estate, through the Douglas Robinson, Charles S. Brown Co., for a long term of years at a large aggregate rental, the entire building now occupied by the Thoman Cafe & Hotel Co., at the northwest corner of 7th av and 34th st. The lessee contemplates making extensive alterations.

JOSEPH F. SEITZ leased the dwellings 138 East 92d st for H. H. Smith to Herman Meyenberg; also 151 East 60th st for L. Grossmayer to Robert Kirschhoff; 205 East 60th st for M. T. Roelker to William Korff; the two dwellings 861 and 863 Lexington av for T. Parodi to I. Bell Thompson; 849 Lexington av for Frances Hunter to Wilfred Evans; 859 Lexington av for T. Parodi to Marie Kuhl; and the store at 1161 2d av for C. C. Higgins to the Sheffield Farms Co.

THE ST. JOHN PARK WAREHOUSE CO. leased the 7-sty loft at 284 Monroe st from the Norconn Realty Co. for a term of years through J. P. Leo, Jr.

SOL. STERN leased to Offer's Restaurant Co., Inc., the entire building 645 6th av, together with the store and basement 102-104 West 38th st, forming an L around the southeast corner of 6th av and 38th st. The lease is for a long term of years at an aggregate rental of about \$150,000. After extensive alterations involving an expenditure of over

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\$50,000, the premises will be occupied by "Of-fers" as a first class restaurant.

SOL. STERN leased to Gudeman & Co. and the Christian Herald large space at 30 Irving pl for a long term; also at 31-33 East 27th st space to Walter Moore, the American Hebrew

Publishing Co., Stern & Asch, Bates Advertising Co., Solomon Rosenfield, Perlman & Rosenbluth, Albert Israel, Friedman & Moss and L. Gross & Son, and at 32 East 125th st the store to Rahmey Bros.

ALBERT H. STOUT has leased two build-

ings at 610 & 632 West 48th st for the estate of James Doris; 63 West 54th st, a 5-sty dwelling, for John B. Kirkman, for five years; 30 West 51st st, 4-sty dwelling, for Clara Lloyd Birkin, for three years; an apartment at 570 Park av, in conjunction with Bing & Bing, and a store at 757 6th av, for the Macy estate.

SAMUEL J. TANKOOS leased to the Hartford Lunch Co., for a long term of years at an aggregate rental of \$65,000, the easterly store on 50th st in the property at the southeast corner of Broadway and 50th st, and upon the completion of extensive alterations the lessee will open a branch.

STEPHEN H. TYNG, JR., & Co., Inc., report the following leases: in 381 4th av space to Beauty Hosiery Co. and Lehigh Valley Silk Mills; in 31 Union sq offices to the Deck & Fischer Studios, Cecil E. Beatie, D. W. Mitchell, Nordisk Export & Import Co., Reading Waist & Dress Co. and Noah Kasen; in 41 Union sq offices to the Garland Co., David Hammer, T. H. Lamprecht, Messrs. Gray, Greene & Wilkes, Nathan Siepser, Hartwell B. Grubbs, the Anchor Rubber Co., M. E. Ravage, Pennsylvania Oil Co., W. F. Prior Co., Inc., and Gardner, Moffat & Co.; in 50 Union sq offices to Martin Feybusch, Manford Lowell Elsemore and Louis Blum & Son; in 18 East 17th st the entire 5th floor to Charles Weinberg, in conjunction with Rowan-tree-Schley Co.; for the estate of Philip Braender space on the 17th floor of 315 4th av to A. H. Peyser; for the estate of B. Fischer the entire 3d floor in building 30 East 21st st to A. Scott Co., Inc.; for Horace S. Ely & Co. space on the 12th floor of building 1182 Broadway to Sun Sales Corp.; subleased for the Hockanan Association space on the 14th floor of 334 4th av to Metropolitan Cutlery Co.; and for Spear & Co. space in 33 Union sq to Sidney N. Stone.

WM. A. WHITE & SONS leased at 173 Madison av an apartment to George L. Cooper, and at 206 West 52d st a furnished apartment to Francis C. Schwab; also at 153-155 Hudson st a store and basement to the Robbins & Myers Co.; at 28-30 East 12th st office space to Joseph Ginsberg, and at 163 Greene st a loft to the Public Knitting Mills.

WM. A. WHITE & SONS leased to Frederick H. Brayton and Louis D. Amerman, a loft at 163 Greene st; to Clarence C. Perdoe, an office at 43 Exchange pl; to Marcus Edelstein, an office at 21-23 Maiden Lane; to Joseph M. Byrne Co., an office at 68 William st, and to Abraham Culp, a loft at 298 Broadway; also to Albert M. Murphy, dwelling at 761 St. Nicholas av, and to Hon. Gilbert Collins, a furnished apartment at 44 West 10th st.

WHITE-GOODMAN leased the top loft at 736 Broadway to Abraham Solomon; leased the 2d loft at 240 4th av to Louis Rosenblatt; 5th loft at 175-177 Wooster st to Silverstein Co.; store at 195-197 Canal st to Jacobs Bros.; for Frederick Southack & Alwyn Ball, Jr., space at 257 4th av to Chas. G. David; for Wm. A. White & Sons the 2d floor at 174 West 72d st to the La Vera Shop, and space at 88 University pl to Argon Dress Co.

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find 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.

SITUATIONS WANTED

AN estate, financial institution or large operating corporation can secure thoroughly competent, experienced realty man with an exceptional knowledge of values, initiative, energy and tact. INTEGRITY, Box 580, Record and Guide.

HELP WANTED

DRAFTSMAN ARCHITECTURAL, EXPERIENCED IN LAYING OUT MANUFACTURING PLANTS. SHIPLEY CONSTRUCTION & SUPPLY CO., COLUMBIA AND WARREN STS., BROOKLYN.

RENTING MAN WITH EXPERIENCE IN SECTION 14TH TO 34TH STS; WILL MAKE LIBERAL ARRANGEMENTS WITH RIGHT MAN. HEIL & STERN, 1165-7 BROADWAY.

PRIVATE HOUSE SALESMAN—Salary and commission; east side experience desirable. Apply WM. B. MAY & CO., 717 5th Ave.

FOR SALE OR RENT

A set of bound copies of the Record and Guide from 1872-1911. About 80 volumes. Apply room 1110, 25 East 26th Street, New York City.

COMMISSION

equipment, or may be conducted from home. Plan is new; of great value; nothing similar ever before offered. GEORGE WELLES MOSELEY, Newburgh, N. Y.

TO LET or for sale, Lake Maranacook, Maine, 2 furnished cottages, ideal for sanitarium or summer school; pine woods; bathing beach, good fishing; near trolleys. Address C. GEROW-HAM, 36 Mechanic St., Portland, Me.

FOR SALE—Brick House with Store and two floors; best location at Jamaica Ave. Inquire Owner, LINDGREN, 82 Park Ave., Richmond Hill.

FACING CROTONA PARK, two lots on corner of Fulton Ave. and St. Paul's Place; also two lots on 171st St., 125 feet east of Third Ave; free and clear; easy terms. Apply to S. A. HODGES, 1096 Jamaica Ave., Union Course, L. I.

WANTS AND OFFERS.

WE WILL PAY 20 cents each for the New York Edition of Record and Guide of April 19, 1919, and 15 cents for the Brooklyn Editions of April 12-19, 1919. This offer expires May 1. Record and Guide.

CONNECTICUT TITLES

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Let us co-operate with you on your problems of protecting window openings, enclosing stair and elevator wells, subdividing floor areas, etc. Our descriptive catalog and samples will be of service to you. The above we will gladly send upon request.

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ROOM 1712

220 FIFTH AVENUE, NEW YORK

REAL ESTATE NOTES.

ISIDORE ZIMMER has moved his office from 435 East 138th st to 299 Broadway.

SHAW & CO. have been appointed managing agents of the 5-sty new-law house at 728 Elton av.

WOOD-DOLSON CO. has been appointed agent for the "Carlyle Dwellings" at the southeast corner of West End av and 82d st.

FISH & MARVIN have opened a Long Island Department under the management of Robert W. Jackson who will specialize in properties along the North Shore.

FRANK JONES has opened offices at 919 Fulton st, near Clinton av, Brooklyn, where he is transacting a general real estate and insurance business.

JAMES N. WELLS SONS will celebrate on May 1, the 100th anniversary of the establishment of their real estate business at 191 Ninth av. The firm was founded by James N. Wells in 1819.

THE CHARLES BUEK CONSTRUCTION CO. proves to be the lessee from Mrs. Mary H. Watts of the dwelling at 31 West 81st st and will alter it into small apartments. Recently the property was incorrectly reported as having been sold.

NEW YORK BUILDING MANAGERS ASSOCIATION announces the election of the following real estate men to active membership: George L. Eckersen, of the Times Building; Philip Zursler, Jr., of the O. B. Potter Properties; Howard Mosher, of the Lloyd Winthrop Co.; Samuel J. Tankoos; A. S. Meyer, of the Schulte Realty Co., and Douglas G. Scott, of the U. S. Realty & Improvement Co.

METROPOLITAN OPERA AND REAL ESTATE CO. is the real buyer of 536 to 542 West 39th st, through to 541 and 543 West 38th st, recently sold through Pepe & Brother. A 5-sty fireproof warehouse will be constructed on the site for the purpose of storing scenery used in the Metropolitan Opera House. Plans are being drawn by Trowbridge & Livingston, architects. Marc Eidlitz will be the builder.

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		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	139	147	139	147
Assessed Value	\$10,723,000	\$6,869,800	\$10,723,000	\$6,869,800
No. with consideration	26	31	26	31
Consideration	\$1,506,200	\$1,334,850	\$1,506,200	\$1,334,850
Assessed Value	\$1,404,200	\$1,550,500	\$1,404,200	\$1,550,500

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	2,447	1,994	2,447	1,994
Assessed Value	\$181,169,700	\$107,097,380	\$181,169,700	\$107,097,380
No. with consideration	347	328	347	328
Consideration	\$14,290,093	\$15,613,301	\$14,290,093	\$15,613,301
Assessed Value	\$15,162,700	\$16,019,200	\$15,162,700	\$16,019,200

Mortgages.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	67	52	67	52
Amount	\$1,401,105	\$1,232,600	\$1,401,105	\$1,232,600
To Banks & Ins. Cos.	15	6	15	6
Amount	\$810,050	\$107,500	\$810,050	\$107,500
No. at 6%	31	21	31	21
Amount	\$286,120	\$786,500	\$286,120	\$786,500
No. at 5 1/2%	12	6	12	6
Amount	\$108,975	\$44,500	\$108,975	\$44,500
No. at 5%	12	15	12	15
Amount	\$216,300	\$236,750	\$216,300	\$236,750
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	12	10	12	10
Amount	\$789,710	\$164,850	\$789,710	\$164,850

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	1,159	756	1,159	756
Amount	\$28,865,412	\$21,651,806	\$28,865,412	\$21,651,806
To Banks & Ins. Cos.	201	138	201	138
Amount	\$10,722,850	\$11,327,043	\$10,722,850	\$11,327,043

Mortgage Extensions.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	19	29	19	29
Amount	\$1,444,000	\$2,341,100	\$1,444,000	\$2,341,100
To Banks & Ins. Co.	13	11	13	11
Amount	\$1,350,500	\$2,021,250	\$1,350,500	\$2,021,250

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	404	441	404	441
Amount	\$28,960,820	\$27,548,283	\$28,960,820	\$27,548,283
To Banks & Ins. Co.	227	156	227	156
Amount	\$23,732,700	\$20,146,600	\$23,732,700	\$20,146,600

Building Permits.

	1919		1918	
	Apr. 18 to Apr. 24	Apr. 21 to 26	Apr. 18 to Apr. 24	Apr. 21 to 26
New Buildings	8	9	8	9
Cost	\$313,000	\$144,990	\$313,000	\$144,990
Alterations	\$888,650	\$229,770	\$888,650	\$229,770

	1919		1918	
	Jan. 1 to Apr. 24	Jan. 1 to Apr. 26	Jan. 1 to Apr. 24	Jan. 1 to Apr. 26
New Buildings	86	62	86	62
Cost	\$9,495,800	\$4,455,900	\$9,495,800	\$4,455,900
Alterations	\$5,281,520	\$3,067,340	\$5,281,520	\$3,067,340

BRONX.

Conveyances.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	134	85	134	85
No. with consideration	3	5	3	5
Consideration	\$46,479	\$39,600	\$46,479	\$39,600

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	1,964	1,421	1,964	1,421
No. with consideration	157	221	157	221
Consideration	\$1,908,456	\$2,174,889	\$1,908,456	\$2,174,889

Mortgages.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	70	29	70	29
Amount	\$403,039	\$88,024	\$403,039	\$88,024
To Banks & Ins. Cos.	2	2	2	2
Amount	\$8,500	\$15,992	\$8,500	\$15,992
No. at 6%	44	16	44	16
Amount	\$259,739	\$36,437	\$259,739	\$36,437
No. at 5 1/2%	9	2	9	2
Amount	\$78,250	\$10,750	\$78,250	\$10,750
No. at 5%	3	5	3	5
Amount	\$7,000	\$16,250	\$7,000	\$16,250
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	14	5	14	5
Amount	\$58,050	\$22,092	\$58,050	\$22,092

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	953	631	953	631
Amount	\$6,399,784	\$3,564,033	\$6,399,784	\$3,564,033
To Banks & Ins. Cos.	56	25	56	25
Amount	\$822,382	\$511,692	\$822,382	\$511,692

Mortgage Extensions.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
Total No.	25	4	25	4
Amount	\$549,000	\$107,500	\$549,000	\$107,500
To Banks & Ins. Cos.	15	1	15	1
Amount	\$422,750	\$5,500	\$422,750	\$5,500

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
Total No.	212	110	212	110
Amount	\$5,001,820	\$2,586,837	\$5,001,820	\$2,586,837
To Banks & Ins. Cos.	80	33	80	33
Amount	\$2,611,750	\$990,500	\$2,611,750	\$990,500

Building Permits.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
New Buildings	14	8	14	8
Cost	\$350,750	\$92,000	\$350,750	\$92,000
Alterations	\$4,551	\$28,250	\$4,551	\$28,250

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
New Building	97	72	97	72
Cost	\$2,075,440	\$1,941,800	\$2,075,440	\$1,941,800
Alterations	\$164,791	\$160,175	\$164,791	\$160,175

BROOKLYN.

Conveyances.

	1919		1918	
	Apr. 16 to 21	Apr. 18 to 24	Apr. 16 to 21	Apr. 18 to 24
Total No.	829	449	829	449
No. with consideration	29	27	29	27
Consideration	\$268,135	\$148,116	\$268,135	\$148,116

	1919		1918	
	Jan. 1 to Apr. 21	Jan. 1 to Apr. 24	Jan. 1 to Apr. 21	Jan. 1 to Apr. 24
Total No.	10,149	6,061	10,149	6,061
No. with consideration	607	461	607	461
Consideration	\$8,155,260	\$3,735,152	\$8,155,260	\$3,735,152

Mortgages.

	1919		1918	
	Apr. 16 to Apr. 21	Apr. 18 to 24	Apr. 16 to Apr. 21	Apr. 18 to 24
Total No.	571	268	571	268
Amount	\$1,881,476	\$709,092	\$1,881,476	\$709,092
To Banks & Ins. Cos.	39	26	39	26
Amount	\$228,200	\$93,640	\$228,200	\$93,640
No. at 6%	401	172	401	172
Amount	\$1,192,336	\$386,242	\$1,192,336	\$386,242
No. at 5 1/2%	135	54	135	54
Amount	\$595,050	\$230,575	\$595,050	\$230,575
No. at 5%	16	15	16	15
Amount	\$56,500	\$33,350	\$56,500	\$33,350
Unusual rates	2	2	2	2
Amount	\$2,800	\$5,500	\$2,800	\$5,500
Interest not given	17	25	17	25
Amount	\$34,780	\$63,425	\$34,780	\$63,425

	1919		1918	
	Jan. 1 to Apr. 21	Jan. 1 to Apr. 24	Jan. 1 to Apr. 21	Jan. 1 to Apr. 24
Total No.	6,450	3,303	6,450	3,303
Amount	\$23,922,533	\$12,099,355	\$23,922,533	\$12,099,355
To Banks & Ins. Cos.	460	427	460	427
Amount	\$3,104,960	\$2,208,140	\$3,104,960	\$2,208,140

Building Permits.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
New Buildings	109	114	109	114
Cost	\$1,241,850	\$917,620	\$1,241,850	\$917,620
Alterations	\$246,800	\$117,250	\$246,800	\$117,250

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
New Buildings	2,116	851	2,116	851
Cost	\$14,439,475	\$6,766,880	\$14,439,475	\$6,766,880
Alterations	\$2,135,310	\$1,316,785	\$2,135,310	\$1,316,785

QUEENS.

Building Permits.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
New Buildings	175	57	175	57
Cost	\$498,250	\$179,805	\$498,250	\$179,805
Alterations	\$10,833	\$36,770	\$10,833	\$36,770

	1919		1918	
	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25	Jan. 1 to Apr. 23	Jan. 1 to Apr. 25
New Buildings	1,681	655	1,681	655
Cost	\$5,756,286	\$2,077,684	\$5,756,286	\$2,077,684
Alterations	\$538,963	\$435,210	\$538,963	\$435,210

RICHMOND.

Building Permits.

	1919		1918	
	Apr. 17 to Apr. 23	Apr. 19 to 25	Apr. 17 to Apr. 23	Apr. 19 to 25
New Buildings	33	33
Cost	\$50,310	\$50,310
Alterations	\$2,300	\$2,300

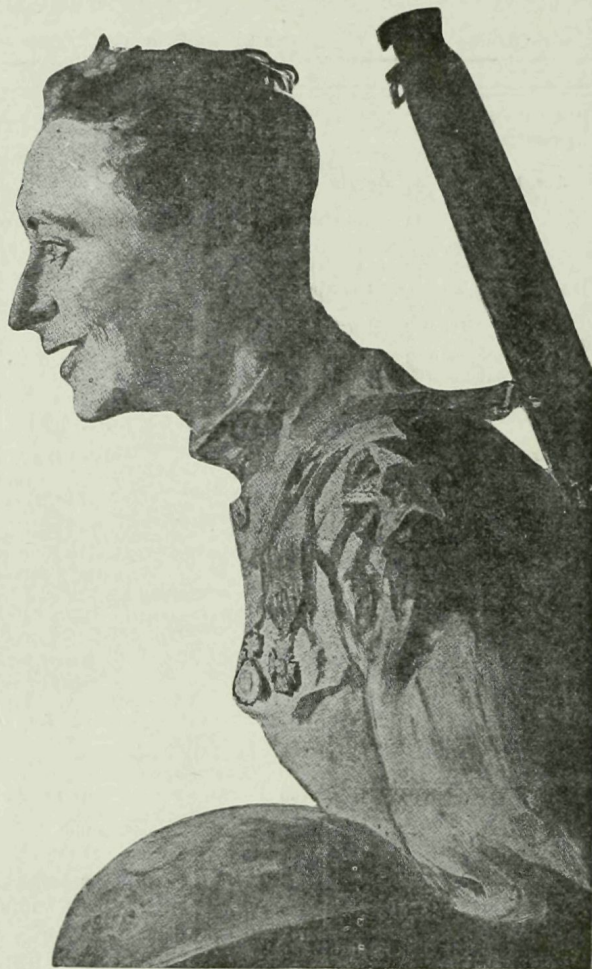
	1919		191	
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FOR distinguished conduct on June 6, 1918, Corporal O'Brien received the Croix de Guerre and Medaille Militaire. Again, on July 18, he was cited "for capturing a machine-gun nest single-handed." Later when his unit was fighting in the American sector he received two American citations.

Corporal O'Brien is a fighter. He's still on the Rhine—and he's going to stay till we've finished this American job **right.**

Are you with him?

Invest



Painted at the Front

Corporal JOHN R. O'BRIEN

(Company K, 23rd Infantry, 2nd Division)

"After his platoon commander had been severely wounded, and his platoon sergeant killed, he assumed command of the platoon, keeping the men well up on the line, controlling their fire, and by good advice and judgment, conserving life. This was on the 6th day of June."

Signed by General Bundy

JULY 5th

This page contributed by
THE JOHN C. ORR COMPANY

BUILDING SECTION

Brooklyn Industrial Exhibition Will Open Monday To Include Displays of Many Materials and Devices Used in the Construction and Equipment of Buildings

ALMOST every phase of building activity will be represented in the industrial exhibition to be held in the Twenty-third Regiment Armory, at the corner of Bedford and Atlantic avenues, Brooklyn, during the week of April 28 to May 3, inclusive. This exhibition has been arranged by the Brooklyn Engineers' Club and is under the management and direction of H. K. Hall, who was the originator of the idea and who has been working upon the preliminary arrangements for considerably more than a year. It was first intended that this exhibition be held in the early part of 1918, but as the majority of the firms who are to be represented in the forthcoming show were either wholly or in part engaged in Government work of various kinds, it was necessary to postpone the event until the present time.

Although the exhibition is planned to demonstrate the widely diversified industrial activities of the Borough of Brooklyn, and among the exhibitors will be hundreds of products in daily use by the community, a large part of the show will have direct application to the building industry as a whole, and will include a display of building materials and equipment covering a wide scope. For the prospective home builder, or the owner of property contemplating building improvement of any description, the exhibition will contain much of special interest.

The Brooklyn Chapter of the American Institute of Architects, under the leadership of Frank J. Melmele, has taken a most active part in an effort to make the event one of lasting memory not only to the borough but to the entire Metropolitan district. The Brooklyn architects have arranged a display of plans and drawings of the best types of buildings

for practically every kind of occupancy and use, and all during the show will have a committee of its members on hand to give whatever architectural and building advice is possible to all seekers of information on these subjects.

In the section devoted to building materials and supplies and to equipment required in new building operations will be included displays of roofing materials, metal ceilings, bathroom accessories, brick, both common and fancy; lumber products, mantels and grates, fireplace fixtures, lighting fixtures, heating appliances; both gas and electric stoves, furnaces and heating boilers; water heaters, plumbing fixtures and supplies, paints and varnishes, elevators and elevator equipment, ornamental iron and bronze work, wire screens, and a large number of other products commonly used in building construction or alteration work, and all the output of leading American manufacturers who for the most part have their plants located in Brooklyn.

Another exhibit that will have much of interest to the prospective home builder will be that of the electrical trade. This will be a miniature electrical show in itself, as it will include practically every electrical appliance and device used in everyday living, from a high-powered motor to electric curling-irons. The electrical section has been arranged by Louis Kalischer, one of the most prominent electrical engineers and contractors in Brooklyn. The gas section will contain practically every known appliance for domestic and commercial use.

The exhibition will contain approximately 150 displays of different concerns and will be representative of nearly \$1,000,000 in annual sales.

Building Industry Starts On Big Victory Loan Drive All Sub-Committees Are Working Overtime But Are Slow in Reporting Their Subscriptions to Headquarters

ONE-third of the time allotted to the campaign to put over the Victory Loan has passed and up to the present time the building industry has not made the showing that was hoped for by the committee and is considerably behind its splendid record in the past drives and not nearly up to the schedule that will make it possible to reach the quota of \$6,300,000 by the time the drive ends.

Practically all of the sub-committees have utilized the initial week of the campaign for the purpose of instructing their canvassers and arranging their lists of prospects. At headquarters it is known that a number of important subscriptions have already been made, but as they have not been reported officially it is impossible to give credit where due until the report is filed with the secretary at 30 East 42d street.

J. J. McNamara, secretary of the Building and Allied Trades Committee, yesterday urged that every sub-committee chairman submit a daily report of the subscriptions of his canvassers so that the position of the industry may be known.

Wednesday afternoon the committee representing the Mason Builders, Shorers and Hoisters, under the leadership of Edwin Thatcher, met at the headquarters of the Executive Committee for a final conference and instructions as to

the conduct of the campaign. Chairman Thatcher urged his committee to sustained and untiring effort until the final moment of the campaign so that the record of the Mason Builders and its allied interests would stand out in the loan history of the industry.

In general the campaign for the Victory Loan is following out the one that was so successful in obtaining a large oversubscription to the previous loan. Job meetings will again be a feature, with bands and speakers of prominence to address the workmen. The Turner Construction Company has arranged for a weekly meeting at every one of their operations in this city during the period of the drive and a number of other general contractors who have important building projects under way are planning for rousing gatherings in order to enlist the support of the mechanics and laborers in the campaign and to increase the sale of Victory Bonds of the smaller denominations to individual workmen.

All of the trade union locals affiliated with the building industry are being canvassed by the building trades committee, and although the subscriptions obtained will be included in the total of the building trades, full credit for each bond bought by a union member will be given to his union.

Cost of Building Now 84 Per Cent Above Pre-war Figure

U. S. Department of Labor Bases This Estimate on Study of Prices During War and Readjustment Period

Washington, April 24.

THE U. S. Department of Labor, through the Information and Education Service, is issuing the results of a study of prices during the war and readjustment period made by the Division of Public Works and Construction Development. Discussing the increased cost of building construction, the report says:

An architect in St. Paul, Minn., has furnished the cost per cubic yard of hospital buildings of reinforced concrete construction for each year from 1911 to 1918. These figures were based on actual buildings, all of the same type, all by the same architect and the same contractor. They show that the 1918 building cost was 80 per cent. more than the 1915 building. The cost today should be appreciably less than this, with reduced prices on reinforcing material, and increased efficiency of labor.

The Engineering News-Record of Feb. 20, published an estimate on a steel-frame office building in the city of Chicago, showing an increase in cost of 87 per cent. over 1915. This would be reduced somewhat now as a consequence of the reduced cost of structural steel.

There was this difference in the conditions that determined prices on steel and on basic building materials. In the case of materials regarded as not essential, such as most of the building materials other than steel, whether the price was fixed by the Government or in the open market, this price was not sufficiently high to keep all producers in the market, simply because the maximum production was not required by the wartime needs of the country. In fact construction itself, as well as production of various building materials, was specifically curtailed by governmental order.

Figures of the U. S. Geological Survey show that actual production of common lime in 1918 was 20 per cent less than in 1917. Portland cement produced in 1918 was 23 per cent. under the 1917 figure. Lumber was reduced 19 per cent. in output. Common brick in 1917 was 21 per cent. under 1916. It has been estimated that in 1918 the production of common-brick was less than half the 1917 figure.

As a consequence, the markets are understocked rather than overstocked in these commodities. If any one of these commodities had been considered as essential as steel, the Government would have been obliged to fix the prices on them at figures high enough to encourage every producer in the country to run his plant at maximum capacity with a guarantee of a reasonable profit on his output. In that case the prices on these commodities would have reached much higher levels than they actually did.

Lumber as a group during the last quarter of 1918 was 73 per cent. higher in price than in the pre-war period, July 1, 1913, to June 30, 1914. The building materials group, including lumber but not including metal products, was 84 per cent. above the pre-war figure. This seems large, but as compared with 113 per cent. increase on commodities other than building materials, the increase seems justifiable. The farm products group showed an increase of 116 per cent. at the same time.

It is interesting to compare the farm products group with the lumber group. The indices show that at the beginning of the year a farmer could exchange a certain amount of his produce for 25 per cent. more lumber than the same amount of produce would have brought him in the year preceding the war.

Roughly speaking, by the end of 1918 the pre-war dollar, as expressed in terms of farm products, had shrunk to 46 cents.; as expressed in terms of lumber, it had fallen to 58 cents.; in terms of building materials (not including steel), it fell to 54 cents.; and in terms of all commodities other than building material, it fell to 47 cents.

A complete index for all building materials, including steel as well as lumber and the rest, would show an increase of 93 per cent. over the pre-war period for the pre-war period for the last quarter of 1918. At the present time the index would be 189.

Building material prices increased somewhat more in the east than in the middle west, and in the west. Since the opening of the year lumber has increased somewhat in price. Common brick has also increased in the New York market. On the whole, the group of basic materials, not including lumber or steel, has remained practically stationary, declines in some items being offset by advances in other. For all indications the prices of building materials on the whole do not seem to be subject to any declines of consequence in the future.

The Federal Home Loan Bank

Washington, April 23, 1919.

THE legislative committee of the United States League of Building and Loan Associations has decided that the proposed legislation for a system of Federal Home Loan Banks will not be submitted to the extra session of Congress, if one is called. The decision is the result of a two-days' conference held in the Department of Labor Building, Washington, D. C. K. V. Haymaker, the expert on building and loan association matters, who has been working with the Information and Education Service of the Department of Labor, announced that the legislative committee believed it prudent to submit the proposed bill for the creation of the Federal Home Loan Bank system to the annual convention of the Building and Loan Associations which is to be held in Detroit, Mich., in July.

The tentative draft of the bill provides for a Federal Home Loan Board, of five members, of which the Secretary of the Treasury is one, and the other four are to be appointed by the President of the United States with the consent of the Senate. Under the direction of this Board regional banks will be established, and the membership in these will be restricted to building and loan associations. No bank may be established with less than a paid-in capital of \$100,000. Whenever ten or more building associations, located in a given district with aggregate assets of not less than \$5,000,000, shall associate themselves together and comply with the requirements of the law, they may organize a district federal home loan bank.

The purpose of the Federal Home Loan Bank system is to enable building and loan associations to realize on their real estate mortgages and make more money available for loans to prospective home owners. This will be accomplished through Federal Home Loan Bank bonds, the underlying securities for which will be the real estate mortgages of the building and loan associations which are bank members. Within limitations the new system of banks would do for the home buyer of the city what the Federal Farm Loan Banks do for the farm buyers in the agricultural sections.

The movement for a system of Federal Home Loan Banks grows out of an appeal made by the Department of Labor to the Building and Loan Associations of the country, to do their utmost to extend their service and encourage home owning in the United States.

Invest in Victory. Subscribe to the Victory Loan.
Practical Patriotism. The Victory Liberty Loan.
Victory is worth what it costs. Invest.
They made good. Have you? Invest in the Victory Loan.
Win your Fifth service stripe. Invest in the Victory Loan.
It's YOUR Victory—and your Loan. Invest.

Consistent Improvement Shown in Building Situation

Dodge Company Statistics for the Week of April 12 to 19 Show Gains in All Phases of Structural Activity

BUILDING statistics for the territory involving all of New York State and New Jersey, north of Trenton, for the week of April 12 to 19, show considerable improvement over the figures for the seven days previous. In this territory architects and engineers announced a total of 290 new building and engineering projects for which plans are in progress, representing an expenditure of approximately \$17,883,400. These figures indicate an increase over the previous week of 38 in the number of operations being planned and of \$6,337,100 in the value of the prospective work.

Last week there was a total of 178 building and engineering projects being figured by contractors which represented an outlay of about \$13,261,500 as compared with 111 operations involving a cost of \$4,445,936 for which bids were being taken during the week of April 4 to 11. Although there were fewer contracts awarded during the past week there was a considerable improvement in the total value of the work placed under contract. During the week of April 12 to 19 new contracts awarded numbered 196 and were valued at \$8,776,942, as compared with 200 contracts placed at the value of \$6,731,103 during the previous week.

According to the figures compiled by the F. W. Dodge Company the new operations for the week of April 12 to 19 were divided as follows: one bridge, \$5,000; 11 hotels, clubs, etc., \$5,771,000; 8 Federal, State and municipal projects,

\$4,524,500; 28 stables and garages, \$629,500; 15 factory and industrial buildings, \$1,128,000; 4 public improvements, including sidewalks, new streets, sewers, etc., \$121,000; 177 apartments and dwellings, \$4,057,000, 32 churches, schools and theatres, \$1,271,000; 11 store, office and loft buildings, \$310,500, and 3 miscellaneous projects, \$65,000.

Among the operations for which estimates were being received were included 2 bridges or culverts, \$60,000; 6 hotels and clubs, \$704,500, 12 Federal, State and municipal projects, \$571,000; 8 stables and garages, \$75,500; 9 factory and industrial buildings, \$586,000; 71 public improvements, \$9,331,000; 38 apartment houses, dwellings and other residential structures, \$896,000; 13 churches, schools and theatres, \$633,000; 18 store, office and loft buildings, \$396,500, and 1 miscellaneous project not otherwise classified, \$8,000.

The group of 196 projects for which contracts were awarded during the week of April 12 to 19 included 1 bridge, \$6,586; 9 hotels, clubs and institutions, \$512,000; 7 Federal, State and municipal operations, \$980,700; 17 stables and garages, \$259,600; 34 factory and industrial buildings, \$3,203,500; 26 public improvements, \$1,370,856; 75 residential projects, including apartments, tenements, one and two-family dwellings, \$1,728,000; 8 churches, schools and theatres, \$401,500; 15 store, office and banking buildings, \$198,200, and 4 miscellaneous structures, \$116,000.

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 Iron & Steel Institute will hold its next meeting Friday and Saturday, May 23 and 24, at the Hotel Pennsylvania, New York City.

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 at the Hotel Iroquois.

General Society of Mechanics & Tradesmen announce an illustrated lecture, "Washington's House of Dreams," to be delivered by Henry R. Rose, D. D., at Mechanics' Institute, 20 West 44th street, Wednesday evening, May 7, at 8.30 p. m.

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

Program for I. A. A. Convention.

The National Convention of the American Institute of Architects which will be held in Nashville, Tenn., April 30 to May 2, will be given over very largely to a discussion of the preliminary program of the Post-War Committee, copies of which have been widely distributed to the architects of the United States. There will be four sessions of the convention devoted to this work.

The first of these will be presided over by Mr. Medary (member executive council), and will include the following subdivisions of the program: (a) Extension of the Service That the Architect May Render; (b) The Architect as a Citizen; (c) The Status of the Architect: Art, Profession or Business.

The second session will be presided over by Mr. Dunning (chairman executive council) and will devote itself to the following: (d) Responsibility of the Architect; (e) Percentage Remuneration; (f) Supervision of Construction; (g) The Need for a More Comprehensive Service; (h) The Contractors' Function; (i) Organized Industry; (j) Standardization of Building Products.

The third session, presided over by Mr. Kohn (member executive council) will include: (k) Architectural Societies; (l) Competitions.

F. L. Ackerman (chairman Institute Committee on Education and member of the Post-War Committee) will preside over the fourth session, which will deal with Education and Registration.

Immediately preceding the convention there will be a full meeting of the Post-War Committee, at which the work already done will be discussed and a general statement prepared for the convention. Immediately after the convention it is planned to hold another meeting of the committee, at which the program for the future will be carefully considered with a view to extending the inquiry and arranging for the appointment of various sub-committees and the delegation to them of definite studies along definite lines.

PERSONAL AND TRADE NOTES.

Walter H. Volkening, R. A., announces that he has moved his offices from 82 Wall street to 35-37 West 39th street.

Ensign Edmund A. Prentis, Jr., U. S. N. R. F., has been placed on inactive duty by the Navy Department and has resumed his connection with the Underpinning & Foundation Co.

Shampan & Shampan, architects, have recently moved their offices from 772 Broadway to larger and better equipped quarters in the Terminal Building, 50 Court street, Brooklyn.

Briggs & Turivas, Inc., Chicago, Ill., iron and steel, announce that they have opened a New York office in the Equitable Building, 120 Broadway, which will be under the direction of Carl R. Briggs, president.

Turner Construction Company, 244 Madison avenue, announces that it has opened an office in Philadelphia, Pa., in the Presser Building, 1713 Sansom street. The new office will be a complete unit of the parent organization.

Captain Charles B. Spencer, Ordnance Department, U. S. A., has recently returned from France and has obtained his discharge from the service. He has returned to his work with the Underpinning & Foundation Co.

Aberthaw Construction Co., Boston, Mass., announces that it has recently established an office in Philadelphia, Pa., in the West End Trust Building. E. V. Schaefer, formerly assistant mechanical engineer at the League Island Naval Air Craft Factory, will be in charge of the new office.

Kniekerbocker Slate Corporation, E. J. Johnson, president, announces that it will move its offices about May 1 from 19 West 44th street to 153 East 38th street, having leased the entire building. Extensive alterations are now being made to the premises in order to meet the demands of the steadily increasing business of the company.

CURRENT BUILDING OPERATIONS

THE award of a large number of substantial contracts for new projects in the Metropolitan district was undoubtedly the outstanding feature of the local building situation during the past week. For some time recently there has been a steady growth in the volume of building activity, with a vast amount of new work being planned and many operations in the hands of contractors for estimates. Now this work has further progressed and contracts are rapidly being let for the construction of these projects.

Although the recently awarded general contracts involved no individual operations of special prominence the amount of money that will be expended to complete the structures contracted for will total well into the millions. Furthermore, the buildings are widely diversified in character, indicating a general building movement, which is a sign of healthy conditions, rather than the construction of a few special types of structures for immediate requirements.

The architects and engineers of the city report a continuation of the planning activity that has marked the past two months or more and from all accounts the prospects for an early start of the major portion of these operations are daily improving. Architects and builders are both of the impression that the prime deterrent to a maximum amount of construction is now the campaign for the Victory Loan and the doubt as to when the final peace treaty will be signed. With the loan drive completed in a few weeks and promise that the treaty of peace will be consummated soon, two of the most important factors now preventing largely increased building activity will be removed.

During the past week there has been a material improvement in the speculative building situation and a large number of new apartment and tenement house projects have been reported to the trade. The construction of buildings of this character will not be confined to any particular section of the city, although at the present time the majority of the operations being planned for are to be erected in Brooklyn and the Bronx. One and two-family house construction continues to be the chief source of structural activity in Brooklyn and Queens and building interests do not anticipate any decrease in this form of construction, as the builders for the most part are disposing of their houses before they are under roof, so great is the demand for housing accommodations.

The building material and supply dealers are rejoicing over the general improvement in the building situation, which is noticeable through a large increase both in the number and size of orders and, according to the amount of work out for estimates at the present time, there will undoubtedly be a continuation of the period of good business for these interests. Prices are firm and no changes of consequence have been announced this week.

Common Brick—Although there was considerably less actual business transacted in the New York wholesale market for Hudson River common brick during the week just passed than that which

marked the seven days previous, there was a fair amount of activity and dealers are hopeful for the balance of the year. During the week past there were thirteen barge loads of brick sold and as the case one week ago the largest demand came from Brooklyn, that borough taking five barges. The market price is firm at \$15 a thousand and there seems to be no present prospect of a reduction from this level. At the present time there is considerable doubt as to the probable time of commencing manufacturing operations in the up-river brickmaking plants. The prime difficulty is the scarcity of labor and, although there is wide publicity being given at the present time to the unemployment

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

problem, the manufacturers of common brick in the Hudson Valley are hesitating about putting their plants in operation because of the lack of labor to man them.

Summary.—Transactions in the North River brick market for the week ending Friday, April 25, 1919. Condition of the market: Demand fair; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 21; sales, 13. Distribution: Manhattan, 1; Brooklyn, 6; Bronx, 1; New Jersey points, 4; outside, 1.

Masons' Materials.—Dealers in masons' materials are genuinely satisfied with the progress evident in the general building situation. The past week has been a

period of extremely good business, and from the growing number of inquiries there is no reason to anticipate anything but a steady increase in the volume of new business registered. Prices are holding firmly and no material change is looked for.

Lumber.—The lumber situation in general is shaping up in a satisfactory manner. Survey of the conditions throughout the producing districts shows that stocks on hand at mill points are in the majority of cases not large and production this year will be considerably below normal owing to the shortage of labor in various sections. There has been a decided increase in building activity during

the past month or six weeks, which indicates a busy spring and summer season for the lumber interests, both wholesale and retail. Despite the demand for a readjustment of lumber prices up to the present writing practically nothing has been accomplished and it does not now appear as though any action toward reducing prices for lumber will be taken this year. In the New York market prices are remarkably firm both at wholesale and retail and there are many who predict that the high level in lumber prices has not yet been reached, but that just as soon as building construction gets under way in full force there will be a tightening of the lumber markets that will influence a further advance to the consumers.

Structural Steel.—There has been a slight increase in the amount of steel contracted for to be used in local building operations, but as a whole the situation in the steel trade is quiet with business exceedingly dull. The large number of general contracts recently placed for new construction in and about New York City has been looked upon with gratification by the steel contractors of the metropolis. There is a large amount of new construction being figured and in general the trade conditions are promising. Prices are firm and no material change is anticipated.

Paints and Varnishes.—At the joint annual convention of the Paint Manufacturers' Association and the National Varnish Manufacturers' Association, held in Cleveland this week, it was the concensus of opinion that the markets for these materials were practically stabilized and that no further price advances would be likely for the balance of this year at least. During the convention it was brought out that since the signing of the armistice some raw materials used in the manufacture of paints and varnishes had declined somewhat in price, but that the average price of raw products is considerably higher than it should be.

Window Glass.—Prices for both plate and window glass are well sustained, although the demand is light and sales are insufficient to absorb the output of the producers. According to manufacturers there is no prospect of a reduction from the present level of glass prices as long as the high operating costs and the present wage-scales continue.

Wire Nails.—Demand for wire nails has fallen off somewhat and business of late has been rather quiet. The outlook is promising, however, for increased orders.

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:
27x28x1 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 —
Zeas 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.

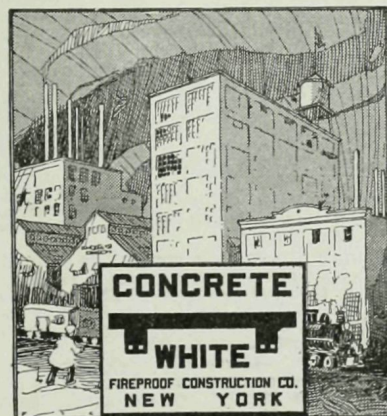
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in. . \$70.00 to —
Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
Cypress shingles, 6x18, No. 1 Prime 8.50 to —
Quartered oak to \$120.00
Plain oak to 80.00

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.
50TH ST.—Samuel Cohen, 32 Union sq, has completed plans for alterations to the 5-sty brick and stone residence, on block 20x100 ft, at 34 West 50th st, into apartments for Louis and Alexander Pincus, 200 West 54th st, owners, who will soon be ready for estimates on separate contracts. Cost, about \$10,000.

BANKS.

WALL ST.—Holmes & Winslow, 110 West 40th st, are preparing plans for interior alterations to the banking building at 55 Wall st for the National City Bank, Frank A. Vanderlip, owner, on premises. Cost, about \$55,000. Architects will be ready for estimates on general contract about May 15.

BOWERY.—Hogson Bros., 485 Fifth av, have been selected to prepare plans for a 1-sty brick rear extension, 30x75 ft, and interior alterations to the bank building at 341 Bowery for the Dry Dock Savings Bank, owner, on premises. Cost, about \$70,000.

DWELLINGS.

60TH ST.—Emery Roth, 119 West 40th st, has completed plans for alterations to the 4-sty brick and stone residence, 20x57 ft, at 26 East 60th st, for the Dunnock Realty Co., Inc. Wm. Gutman, president, 119 West 40th st, owner. Cost, about \$16,000.

STABLES AND GARAGES.

ST. NICHOLAS AV.—Edgar L. Kirby, 169 West Tremont av, has completed plans for alterations to the 1-sty brick garage, 57x112, and a 2-sty addition at 1006 St. Nicholas av for the Dorsma Garage Corp., Irving E. Smalley, president, 1006 St. Nicholas av, owner. Cost, about \$20,000. Architect will soon be ready for estimates on general contract.

147TH ST.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for alterations to the 5-sty brick garage, 50x94 ft, at 618 West 147th st, for Allen Gaffney, 533 West 148th st, owner. Cost, about \$50,000. Architect will soon take estimates on general contract.

STORES, OFFICES AND LOFTS.

44TH ST.—Plans are being prepared privately for a 12-sty brick, terra cotta and limestone office and loft building, 50x100 ft, at 6-8 East 44th st for the Chicago Pneumatic Tube Co., 52 Vanderbilt av, owner. Westinghouse, Church, Kerr Co., 37 Wall st, has the general contract. Details will be available later.

WATER ST.—A. F. Gilbert, 80 Maiden lane, has been selected to prepare plans for a 4-sty brick and stone loft and office building, 19x57 ft, at 28 Water st, for A. J. DeMay & Co., 25 Beaver st, owners. Details later.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SHAKESPEARE AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for two 5-sty brick tenements, 50x83 ft, on the east side of Shakespeare av, 131 ft north of Boscobel av, for the Rime Building Co., O. D. Pederson, president, 3d av and 148th st, owner and builder. Total cost, \$120,000.

PARK AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 6-sty brick tenement, 197x145 ft, at the northwest corner of Park av and 161st st, for the Niewenhaus Realty Corp., S. H. Niewenhaus, president, 163d st and Park av, owner and builder. Cost, \$200,000. Owner ready for bids on materials and sub-contracts.

BRYANT AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 5-sty brick tenement, 75x86 ft, on the east side of Bryant av, 180 ft north of 174th st, for the Eckman Building Co., Hyman Eckman, president, 2134 Daly av, owner and builder. Cost, \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEW YORK AV.—Gronenberg & Leuchtag, 303 Fifth av, are preparing plans for a 5-sty brick and limestone apartment, 55x100 ft, at the southwest corner of New York av and President st, for M. Solomon & Son, 217 Havemeyer st, owners and builders. Cost, \$70,000.

WEST 33D ST.—C. M. Spindler, 215 Montague st, has prepared plans for four 3-sty brick tenements, 20x64 ft, in the east side of West 33d st, 300 ft south of Mermaid av, for J. D. Esposito, 2861 West 31st st, owner and builder. Total cost, \$40,000.

ARGYLE RD.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty tenements, 52x81 ft, in the east side of Argyle rd, 311 ft south of Caton av, for the Midwood Construction Co., 261 Broadway, Manhattan, owner and builder. Cost, \$80,000.

GEORGIA AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 46x83 ft, on the east side of Georgia av, 33 ft north of Livonia av, for Wm. Marks, 155 Broadway, Manhattan, owner and builder. Total cost, \$90,000.

WEST 25TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for eight 3-sty brick tenements, 20x62 ft, in the east side of West 25th st, 204 ft north of Surf av, for Guydon Cargulia, 11 Mermaid av, owner and builder. Total cost, \$80,000.

WEST 36TH ST.—William T. McCarthy, 16 Court st, has completed plans for a 4-sty brick and limestone apartment, 60x103 ft, in the west side of West 36th st, 160 ft south of Mermaid av, for the Status Realty Corp., H. Gordon, president, 312 Wyona st, owner and builder. Cost, \$55,000.

3D AV.—Wm. T. McCarthy, 16 Court st, has finished plans for extensive alterations to the 4-sty brick tenement on the south side of 3d av, 132 ft west of 7th st, for Albert R. Wynans, 1601 New York av, owner and builder. Cost, \$15,000.

CHURCHES.

FOSTER AV.—The Flatbush Presbyterian Church, Rev. Herbert Field, Minister, E. H. Baucker, 633 East 17th st, president, Board of Trustees, contemplates the erection of a new church building at the corner of Foster av and East 23d st. Name of architect and details of construction will be available later.

DWELLINGS.

HINSDALE ST.—Morris Rothstein, 197 Snediker av, has completed plans for eight 2-sty frame dwellings, 20x46 ft, in the west side of Hinsdale st, 100 ft north of Lorraine av, for Samuel Freidlander, 474 Junius st, owner and builder. Total cost, \$36,000.

VISTA PL.—Slee & Bryson, 154 Montague st, have completed plans for eight 2-sty brick dwellings, 16x36 ft, in the west side of Vista pl, 20 ft south of 68th st, for the Realty Associates, 162 Remsen st, owners and builders. Total cost, \$56,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have finished plans for three 3-sty brick dwellings, 20x55 ft, in the west side of St. Johns pl, 20 ft east of Saratoga av, for David Isaacowitz, 1367 President st, owner and builder. Total cost, \$21,000.

SENATOR ST.—Wm. C. Winters, 106 Van Sicken av, has completed plans for 22 2-sty brick dwellings, 20x62 ft, at the southwest and the northwest corners of Senator st and 6th av for the R. C. T. Co., Inc., 189 Montague st, owner and builder. Total cost, about \$100,000.

EAST 3D ST.—M. A. Cantor, 373 Fulton st, has finished plans for four 2½-sty frame dwellings, 17x42 ft, in the east side of East 3d st, 190 ft north of 18th av, for the Avondale Building Co., 1469 President st, owner and builder. Total cost, \$30,000.

80TH ST.—Thomas J. Bennett, 7826 Fifth av, has completed plans for six 2-sty brick dwellings, 19x53 ft, in the north side of 80th st, 127 ft west of Fort Hamilton av, for Nathan Lampert, 7112 Ft. Hamilton av, owner and builder. Total cost, \$52,000.

78TH ST.—Slee & Bryson, 154 Montague st, have prepared plans for two 2-sty brick dwellings, 20x60 ft, in the north side of 78th st, 89 ft east of Fourth av, for Sarah Corn, 275 Kings-town av, owner and builder. Total cost, \$20,000.

HOWARD AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 2-sty brick dwellings, 20x42 ft, on the east side of Howard av, 420 ft north of Blake av, for David Weiss, 325 Sutter av, owner and builder. Cost, \$4,000 each.

86TH ST.—A. Farber, 1746 Pitkin av, is preparing plans for six 2-sty brick dwellings, 20x45 ft, with stores, in the north side of 86th st, 300 ft east of 22d av, for the Sterling Feitile Construction Co., 35 Bay 32d st, owner and builder. Cost, \$6,000 each.

SUTTER AV.—Charles Infanger, 2634 Atlantic av, has plans nearing completion for five 2-sty frame and stucco dwellings, 17x40 ft, at the northeast corner of Sutter av and Rockaway blvd, for Louis Mehrmann, 1456 Oxford av, Ozone Park, L. I., owner and builder. Total cost, \$26,000.

79TH ST.—I. Kallich, 2210 Bath av, has prepared plans for four 2-sty frame dwellings, 25x48 ft, at the southwest corner of 79th st and 21st av, for the Kathelen Building Corp., 2210 Bath av, owner and builder. Total cost, \$40,000.

MERMAID AV.—Henry J. Nurick, 957 Broadway, is preparing plans for a 2½-sty frame and stucco residence, 37x52 ft, on Mermaid av, Seagate, for Morris Richter, Seagate, owner and builder. Cost, \$15,000.

EAST 21ST ST.—Koch & Wagner, 32 Court st, have completed plans for a 2-sty brick residence, 20x43 ft, in the west side of East 21st st, 408 ft north of Avenue I, for the McGraw Building and Contracting Co., East 22d st and Avenue J, owner and builder. Cost, about \$11,000.

MERMAID AV.—Henry J. Nurick, 957 Broadway, has finished plans for two 2-sty frame and stucco dwellings, 27x54 ft, on the north side of Mermaid av, 100 ft east of Seagate av, for Max Lancate, Seagate av, owner and builder. Cost, \$12,000 each.

EAST 86TH ST.—C. A. Cannella, 1163 Herkimer st, has completed plans for a 2-sty frame dwelling, 16x36 ft, in the west side of East 86th st, 155 ft north of Flatlands av, for Salvatore Voscariolo, 746 East 86th st, owner and builder. Cost, \$6,000.

82D ST.—Max Hirsch, 215 Montague st, has completed plans for a 2½-sty frame dwelling, 15x38 ft, in the north side of 82d st, 100 ft east of 24th av, for the A. M. Bommello Construction Co., 2125 East 12th st, owner and builder. Cost, \$3,000.

79TH ST.—Plans have been prepared privately for four 2-sty frame dwellings, 18x56 ft, at the southwest corner of 79th st and Stillwell av, for the Roth, Morgan Co., 1665 76th st, owner. Total cost, \$20,000.

HOPKINSON AV.—Morris Rothstein, 197 Snediker av, has finished plans for a 2-sty brick dwelling, 20x55 ft, at the southwest corner of Hopkinson and Riverdale avs, for the Welkan Realty Co., 167 Riverdale av, owner and builder.

HINSDALE ST.—Morris Rothstein, 197 Snediker av, has plans in progress for four 2-sty frame and stucco dwellings, 20x46 ft, in Hinsdale st, near Vienna av, for Samuel Friedlander, 474 Julius st, owner and builder. Cost, \$4,500 each.

HOPKINSON AV.—Morris Rothstein, 197 Snediker av, has plans in progress for six 2-sty brick dwellings, 19x55 ft, at the southwest corner of Hopkinson and Riverdale avs, for the Woldan Realty Corp., 167 Riverdale av, owner and builder. Cost, \$6,000 each.

CROWN ST.—E. M. Adelson, 1778 Pitkin av, is preparing plans for five 2-sty brick dwellings, 20x60 ft, at the northwest corner of Crown st and Brooklyn av, for the Kotsper Co., 330 Utica av, owner and builder. Cost, \$12,000 each.

AV U.—Walter B. Wills, 1181 Myrtle av, has completed plans for a 2-sty frame dwelling, 20x40 ft on the south side of Av U, 40 ft east of East 16th st, for Philip Steingotter, 605 Green av, owner and builder. Cost, \$5,000.

EAST 49TH ST.—Irving B. Ellis, 47 West 34th st, Manhattan, has completed plans for two 2-sty frame dwellings, 16x38 ft, at the northwest corner of East 49th st and Snyder av, for W. F. Dyer, 780 Schenectady av, owner and builder. Total cost, \$7,000.

EAST 22D ST.—Koch & Wagner, 32 Court st, have prepared plans for six 2-sty brick dwellings, 20x57 ft, in the west side of East 22d st, 243 ft north of Av J, for the McGraw Building and Construction Co., 1026 East 122d st, owner and builder. Total cost, \$66,000.

EAST 9TH ST.—Benjamin Dreisler, 153 Remsen st, has finished plans for two 2-sty frame dwellings, 24x42 ft, in the west side of East 9th st, 140 ft north of Av R, for the Parkway Gardens Association, 900 Kings Highway, owner and builder. Total cost, \$16,000.

EAST 21ST ST.—Slee & Bryson, 154 Montague st, are preparing plans for five 2½-sty frame and stucco dwellings, 25x40 ft, in the east side of East 21st st, 100 ft south of Av K, for Maurice Goodman, 250 Mead st, owner and builder. Total cost, \$45,000.

82D ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty brick and limestone residence, 36x45 ft, at the northwest corner of 82d st and Narrows av, for Barth Cronin, owner, care of architects. Cost, about \$30,000. Architects will be ready for estimates on general contracts about May 1.

85TH ST.—Thomas Bennett, 7826 Fifth av, has prepared revised plans for eight 2-sty brick dwellings, 28x50 ft, in the south side of 85th st, 90 ft west of Fort Hamilton av, for the Marba Construction Co., 550 48th st, owner and builder. Total cost, \$56,000.

VISTA PLACE.—Slee & Bryson, 154 Montague st, have completed plans for twenty 2-sty brick dwellings, 20x52 ft, in Vista pl, between Bay Ridge av and 86th st, for the Realty Associates, 162 Remsen st, owners and builders. Total cost, \$200,000.

EAST 38TH ST.—Robert T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 16x38 ft, in the east side of East 38th st, 417 ft north of Av I, for J. J. Smith, 350 Webster av, owner and builder. Cost, \$5,000.

WEST 16TH ST.—Frank V. Laspia, 525 Grand st, has completed plans for a 2-sty brick dwelling, 20x50 ft, in the west side of West 16th st, 360 ft north of Av Z, for Giacomo Cristiano, 153 Bay 50th st, owner and builder. Cost, \$6,000.

EAST 8TH ST.—R. T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 18x42 ft, in the west side of East 8th st, 110 ft south of Av J, for Isadore Berge, 735 Flatbush av, owner and builder. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

HOPKINS ST.—Walter B. Wills, 1181 Myrtle av, is preparing plans for a 4-sty reinforced concrete factory, 90x115 ft, at 21-23 Hopkins st for the Trop Chocolate Co., 14 Hopkins st, owner.

ROCKAWAY AV.—M. A. Cantor, 373 Fulton st, has plans about completed for a 1-sty brick factory, 300x200x400 ft, on Rockaway av, near Church av, for the Hudson Bag Co., Inc., 77 Washington av, owner. Architects will soon be ready for estimates on general contract.

IRVING ST.—Buchman & Kahn, 56 West 45th st, Manhattan, are preparing plans for an 8-sty reinforced concrete factory addition, 40x100 ft, at the southeast corner of Irving and Columbia sts for Lehn & Fink, 120 William st, Manhattan, owner. Cost, \$150,000. Architects will be ready for estimates on general contract about May 1.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 361 Stone av, are revising plans for a 3-sty brick hospital building, 50x80 ft, at the southwest corner of Howard and Dumont avs for the Maternity Hospital Society, 1666 Pitkin av, owner. Cost, \$75,000. Revised plans will be ready for estimates on general contract about May 1.

HART ST.—H. J. Nurick, 957 Broadway, has plans nearing completion for a 5-sty brick hospital addition, 90x100 ft, at the southwest corner of Hart st and Stuyvesant av for the Beth Moses Hospital, Isaac Levine, president. Cost, about \$350,000. Architect will be ready for estimates about May 8.

STABLES AND GARAGES.

GREENE AV.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 80x100 ft, on the south side of Greene av, 350 ft east of Patchen av, for Isaac Meyerson, 97 Pulaski st, owner, who will take estimates on general contract. Cost, \$16,000.

FULTON ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, at the northwest corner of Fulton and Hendrix sts, for the Stone Av. Realty Co., 50 Court st, owner and builder.

CONCORD ST.—Wm. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick garage, 34x162 ft, in the north side of Concord st, 66 ft east of Washington st, for Percy Blum, 197

Washington st, owner and builder. Cost, \$15,000.

EAST 21ST ST.—Koch & Wagner, 32 Court st, have completed plans for seven 1-sty attached garages, 17x19 ft, in the west side of East 21st st, 243 ft north of Av J, for the McGraw Building and Contracting Co., East 22d st and Av J, owner and builder. Total cost, \$6,500.

BEDFORD AV.—Robt. T. Schaefer, 1526 Flatbush av, has completed plans for a 1-sty brick garage, 40x99 ft, at the northeast corner of Bedford and Newkirk av, for O. Stolp, 2411 Newkirk av, owner and builder. Cost, \$7,000.

RALPH AV.—Shampan & Shampan, 50 Court st, have completed plans for a 2-sty brick garage, 100x100 ft, at the corner of Ralph st and St. Johns pl, for J. Bower, 44 Brevort pl, owner and builder. Cost, \$30,000.

SNIDER AV.—A. Farber, 1746 Pitkin av, is preparing plans for a 1-sty brick extension, 50x90 ft, to the garage at 46 Snider av, for owner to be announced later. Cost, about \$12,000.

VERNON AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 2-sty brick garage, 60x100 ft, at 301-305 Vernon av for Jacob Liederman, owner, care of architect. Cost, \$35,000.

FULTON ST.—S. Millman & Son, 1780 Pitkin av, have finished plans for a 1-sty brick garage, 25x100 ft, in the south side of Fulton st, 150 ft

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west of Sackman st, for the M. C. K. Construction Co., 2168 Dean st, owner and builder. Cost, about \$18,000.

THEATRES.

MANHATTAN AV.—Gustav Erda, 826 Manhattan av, is preparing plans for a 1-sty brick theatre, 25x200 ft, on the north side of Manhattan av, 195 ft west of Norman av, for Isaac Birnbaum, 303 Oakland st, owner. Cost, \$65,000. Architect will soon make estimates on general contract.

WASHINGTON AV.—Zipkes, Wolf & Kudroff, 25 West 42d st, Manhattan, have plans in progress for a 1 and 2-sty brick and limestone moving picture theatre, 100x137 ft, with stores and offices, on the west side of Washington av, 37 ft south of Prospect pl, for the Washington Amusement Corp., owner, care of architects. Cost, approximately \$100,000. Architects will take estimates on general and separate contracts about May 8.

GREENE LANE.—H. J. Nurick, 855 Broadway, has completed plans for a 2-sty brick moving picture theatre, 25x100 ft, at the northeast corner of Green la and Sand sts, for B. Siegal, 310 West 47th st, Manhattan, owner. Cost, \$25,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—H. A. Weinstein, 32 Court st, Brooklyn, has completed plans for a 4-sty brick and limestone apartment, 60x95 ft, on the west side of Herriman av, 115 ft south of Hillside av, for Wohl Bros., 9162 117th st, Richmond Hill, L. I., owners and builders. Cost, \$50,000.

DWELLINGS.

OZONE PARK, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, has completed plans for eight 2-sty frame and stucco dwellings, 22x26 ft, in the north side of Bell pl, 162 ft north of Woodhaven av, for Joseph Morse, 315 Etna st, Brooklyn, owner and builder. Cost, \$4,000 each.

QUEENS MANOR, L. I.—Plans have been prepared privately for a 2 $\frac{1}{2}$ -sty frame dwelling, 27x27 ft, at the southeast corner of Poplar st and Jackson av, for A. Abrahamson, Hendrikson av, Queens, owner and builder. Cost, \$1,500.

ELMHURST, L. I.—Plans have been prepared privately for two 2 $\frac{1}{2}$ -sty frame dwellings, 32x40 ft, in the north side of Dongan st, 140 ft west of Broadway, for Fred Hoffman, 56 Purcell st, owner and builder. Cost, \$5,000 each.

UNION COURSE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, for Eugene Brown, 9 Syosset st, Woodhaven, L. I., owner and builder. Cost, \$3,000 each.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2 $\frac{1}{2}$ -sty frame dwelling, 22x33 ft, on the south side of Queens av, 40 ft west of 16th st, for the Jersey-Queens Developing Co., 341 Forest st, Jersey City, N. J., owner and builder. Cost, \$5,500.

ELMHURST, L. I.—Plans have been prepared privately for a 2-sty brick dwelling, 20x40 ft, in the east side of 17th st, 300 ft north of Roosevelt av, for Fred Reiner, Broadway, Elmhurst, owner and builder. Cost, \$4,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, is preparing plans for a 2-sty frame dwelling with store, 21x50 ft, on the west side of Alburts av, 25 ft south of Railroad av, for G. Lombardo, 49 Radcliff st, owner. Cost, \$5,000.

EDGEEMERE, L. I.—Plans have been prepared privately for ten 1-sty frame dwellings, 16x32 ft, in the east side of Beach 40th, 300 ft south of the Boulevard, for M. Lassoff, 44 South Grove st, Hammels, L. I., owner and builder. Total cost, \$15,000.

EDGEEMERE, L. I.—Plans have been prepared privately for eight 1-sty frame dwellings, 18x38 ft, in the west side of Beach 40th st, 300 ft south of the Boulevard, for H. Flecher, Boulevard and Meredith av, Arverne, L. I., owner and builder. Total cost, \$15,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, Long Island City, has completed plans for two 2 $\frac{1}{2}$ -sty frame dwellings, 16x35 ft, on the south side of Laurel Hill Boulevard, 94 ft east of Tenfold rd, for Mary C. McKenzie, 21 Horton st, Elmhurst, owner and builder. Total cost, \$7,000.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Bklyn, have prepared plans for a 2-sty frame dwelling, 16x38 ft, in the north side of 139th st, for Grace M. Eiermann, Herald av, Richmond Hill, owner and builder. Cost, \$3,000.

DUNTON, L. I.—H. Spinken, 1 Fulton st, Jamaica, has finished plans for five 2-sty frame dwellings, 16x38 ft, in the south side of Maple pl, 47 ft west of South Morris av, for Jacob Horner, Maple pl, Dunton, L. I., owner and builder. Total cost, \$15,000.

ROSEDALE, L. I.—Luther Russell, Gold st, Rosedale, has finished plans for a 2 $\frac{1}{2}$ -sty frame dwelling, 20x28 ft, at the northwest corner of Ocean av and Sumpter pl for Herman Koehler, Rosedale, L. I., owner and builder. Cost, \$5,500.

MASPETH, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for three 2-sty frame dwellings, 20x48 ft, on the west side of Lexington av, 147 ft north of Grand st, for

the Maspeth Improvement Co., 202 Ross st, Brooklyn, owner and builder. Total cost, \$9,000.

BAYSIDE, L. I.—Plans have been prepared privately for a 2 $\frac{1}{2}$ -sty terra cotta block and stucco residence, with attached garage, 38x47 ft, at Bayside, L. I., for George Sykes, 70 East 45th st, Manhattan, owner and builder. Cost, about \$15,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, has finished plans for two 2-sty brick dwellings, 10x50 ft, on the east side of Britton av, 100 ft north of Judge st, for Joseph Manello, 9 22d st, Elmhurst, L. I., owner and builder. Total cost, \$8,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for three 2 $\frac{1}{2}$ -sty frame dwellings, 16x37 ft, in the east side of 114th st, 37 ft north of Ashland av, for the Classic Construction Co., 8558 113th st, Richmond Hill, owner and builder. Total cost, \$12,000.

OZONE PARK, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, has completed plans for two 2 $\frac{1}{2}$ -sty frame dwellings, 22x26 ft, in the north side of 109th st, 280 ft east of Woodhaven av, for Joseph Morse, 315 Aetna st, Brooklyn, owner and builder. Total cost, \$8,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 24x25 ft, at the northwest corner of University pl and Hopkinton av for F. W. Scutt, 336 Fulton st, Jamaica, L. I., owner and builder.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has finished plans for a 2-sty frame dwelling, 24x25 ft, on the west side of Jackson av, 302 ft west of Jericho turnpike, for Grace E. Stewart, Bellaire Gardens, L. I., owner. Cost, \$5,000.

EDGEEMERE, L. I.—Plans have been prepared privately for ten 1-sty frame dwellings, 14x28 ft, at the southeast corner of Beach 46th st and the Boulevard for Louis Michaels, 439 76th st, Brooklyn, owner and builder. Total cost, \$10,000.

MIDDLE VILLAGE, L. I.—Wm. VonFelde, 2188 Metropolitan av, has completed plans for a 2-sty frame dwelling, 16x25 ft, in the north side of Mymand pl, 101 ft west of Mt. Olivet av, for the Dry Harbor Bldg. Co., 20 Morton av, Middle Village, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for three 2 $\frac{1}{2}$ -sty frame dwellings, 16x38 ft, on the west side of Manor av, 50 ft south of Atlantic av, for the Woodhaven Estates Co., Fulton st, Jamaica, owner and builder. Total cost, \$13,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrott, 1328 Broadway, Manhattan, have been retained to prepare plans for an 8-sty factory building, to be constructed on the Degnon tract for the Sawyer Biscuit Co., Chicago, Ill., and 404 East 32d st, Manhattan. Details of construction will be available later.

STABLES AND GARAGES.

JAMAICA, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for a 1-sty brick garage, 88x110 ft, on the east side of Rockaway rd, 112 ft south of Fulton st, for the Elm City Improvement Co., 626 Essex st, Brooklyn, owner and builder. Cost, \$25,000.

RIDGEWOOD, L. I.—Plans have been prepared privately for a 1-sty brick garage, 35x36 ft, in the south side of Elliot st, 54 ft east of Fresh Pond rd, for Henry Henkes, owner and builder, on premises. Cost, \$3,000.

THEATRES.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has plans in progress for a 1-sty brick and concrete moving picture theatre, 50x125 ft, at the northwest corner of 51st and Provost sts for Sheer Bros., 11 Kingsland av, Corona, owners, who will take estimates on separate contracts. Cost, \$20,000.

Nassau.

DWELLINGS.

PORT WASHINGTON, L. I.—David M. Ach, 1 Madison av, Manhattan, is preparing plans for a

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2½-sty hollow tile and stucco residence, 50x30 ft, at Port Washington, L. I., for C. L. Gairbard, owner, care of architect. Plans will be completed and ready for bids on general contract about May 1.

GREAT NECK, L. I.—Chester A. Patterson, 50 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 44x25 ft, with garage and outbuildings, on Bay View av for Richard D. Wyckoff, 3 West 35th st, Manhattan, owner. Architect will soon take estimates on general contract.

LOCUST VALLEY, L. I.—Henry W. Rowe, 1123 Broadway, Manhattan, has completed plans for a 2½-sty stone and frame rectory, 40x50 ft, at Locust Valley, L. I., for St. John's Protestant Episcopal Church, owner, on premises. Architect has entire charge of construction.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne st, is preparing revised plans for a 5-sty brick apartment, 42x78 ft, at the corner of Hawthorne av and Valentine la, for VanNess Bros., 506 South Broadway, owners and builders. Cost, about \$60,000.

DWELLINGS.

YONKERS, N. Y.—George Raynor & Sons, 15 Warburton av, have completed plans for a 2½-sty frame and stucco dwelling, 34x36 ft, at 17 Wellsley av for the John Nelson Construction Co., 18 Pelton st, owner and builder. Cost, \$6,500.

YONKERS, N. Y.—J. W. Kirst, 48 Herriott st, has completed plans for two 2½-sty frame dwellings, 24x32 ft, in Prospect dr, Park Hill, for J. F. Hughes, owner, care of architect. Total cost, \$16,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x42 ft, in Colonial Heights for Watson & Bremner, 58 Douglas av, Yonkers, owners and builders. Cost, \$9,000.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, is preparing plans for a 1½-sty frame dwelling, 32x47 ft, on Grant av for D. L. Ornsly, 447 West 151st st, Manhattan, owner. Cost, \$5,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 32x33 ft, in Colonial Heights for Watson & Bremner, 58 Douglas av, Yonkers, N. Y., owners and builders. Cost, \$6,500.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence, 24x30 ft, on Chittenden av, Crestwood, for Ralph Hayhurst, Crestwood st, Tuckahoe, N. Y., owner and builder. Cost, \$12,000.

NEW ROCHELLE, N. Y.—Warren & Clark, 108 East 29th st, Manhattan, are preparing plans for a 2½-sty frame and brick veneer residence, 30x40 ft, at New Rochelle, N. Y., for B. F. Meffert, owner, care of architects. Cost, \$12,000.

NEW ROCHELLE, N. Y.—August Sundberg, 230 Hugenot st, has finished plans for a 2½-sty frame and shingle residence, 30x40 ft, in Rochelle Heights for owner, to be announced later. Cost, \$12,000.

GREENBURGH, N. Y.—Bertram G. Goodhue, 2 West 47th st, Manhattan, is preparing plans for a local stone and frame residence and gardner's cottage at Greenburgh for Mrs. Walter Douglas, owner, care of architect.

SCHOOLS AND COLLEGES.

PELHAM, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, are preparing preliminary plans for a 2-sty local stone and brick high school building, 168x168 ft, at the corner of Wolf's la and Colonial av for the Board of Education of Pelham, N. Y. T. J. James, president. Cost, approximately \$115,000.

THEATRES.

PORTCHESTER, N. Y.—David H. Ponty, Liberty sq, Portchester, is preparing plans for alterations to the 2-sty brick theatre, 75x135 ft, in South Maine st for David Rowgowsky, 46 North Maine st, owner. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—George E. Jones, Union Building, has completed plans for two 3-sty frame flats, 24x38 ft, in Rose terrace, near South 10th st, for Emanuel Farber and Harry Rachlin, 121 Rose terrace, owners and builders. Total cost, \$16,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, has completed plans for a 3-sty frame and stucco flat, 32x61 ft, at 202-204 Ridgewood av for Louis Perlman, Sayer st, near Springfield av, owner. Cost, \$14,000.

BAYONNE, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has completed plans for two 4-sty brick apartments, 50x90 ft each, at the northwest corner of Avenue C and West 35th st for Max L. Balene, 37 Wegman parkway, Jersey City, owner and builder. Total cost, \$125,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty brick and limestone bachelor apartments, 28x84 ft, at 56 Bleeker st for the North Jersey Building Co.,

398 Park av, East Orange, owner and builder. Cost, \$35,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 4-sty brick and limestone apartment, 57x114 ft, at the northeast corner of 4th av and 21st st for M. Polakoff, 179 Pershine av, Newark, N. J., owner and builder. Cost, \$100,000.

NUTLEY, N. J.—O. C. Gonnelli, 191 Market st, has completed plans for a 3-sty frame tenement, 22x30 ft, and a 1-sty store extension, 22x11 ft, at the southwest corner of Harrison st and Entwistle av for Rev. Michele Leggeri, Harrison st, Nutley, N. J., owner. Cost, \$6,000.

WEST NEW YORK, N. J.—Mayer & Manahan, 711 Bergenline av, have completed plans for a 5-sty brick apartment, 50x90 ft, at the southwest corner of Park av and 7th st for Nathan Weiss, 543 13th st, West New York, owner and builder. Cost, about \$75,000.

DWELLINGS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has plans nearing completion for a 2½-sty frame dwelling, 27x33 ft, at 740 Clifton av for Clifford E. Shipman, 31 Clinton st, Newark, owner. Cost, \$7,500.

RUTHERFORD, N. J.—C. J. VanWinkel, 602 Franklin av, Nutley, N. J., has completed plans

for three 2½-sty frame dwellings, 24x32 ft, at Rutherford, N. J., for the Carlton Realty Co., Rutherford, N. J., owner and builder. Total cost, \$15,000.

HALLS AND CLUBS.

CAMP DIX, N. J.—F. B. & A. Ware, 1170 Broadway, Manhattan, will prepare plans for a 1½-sty frame hostess house at Camp Dix, N. J., for the American Catholic War Council, Knights of Columbus, 30 East 42d st, Manhattan, owner. Details will be available later.

EAST ORANGE, N. J.—R. H. Almiroti, 220 5th av, Manhattan, is preparing plans for a 2-sty terra cotta block and stucco parish house addition, 40x40 ft, at 422 Main st for the Christ Protestant Episcopal Church, owner, on premises.

LEONIA, N. J.—Warren C. Patterson, News Building, Passaic, N. J., is preparing preliminary plans for a 2-sty frame club house, 93x95 ft, at Leonia, N. J., for the Leonia Country Club, E. D. Paulin, chairman, 185 Broad av, Leonia, owner. Cost, about \$35,000.

THEATRES.

JERSEY CITY, N. J.—E. C. Horn & Sons, 1476 Broadway, Manhattan, have completed plans for a 2-sty brick and terra cotta moving picture theatre, 95x145 ft, at the corner of Central av, at Sherman pl, for the National Theatre Co., 433 Central av, Jersey City, N. J., owner.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Murdoch Smith, 207 West 20th st, has the general contract for altering the 4-sty brick and stone residence, 20x51 ft, at 15 East 9th st into apartments for Charles E. Bound, 15 East 9th st, owner, from plans by Rich & Mathesius, 320 5th av, architects. Cost, \$13,000.

MANHATTAN.—H. H. Vought, Grand Central Terminal Building, has the general contract for alterations and repairs to the six 4-sty brick apartments at 421-431 Park av, corner of 55th st, for Robert W. Goelet, 569 5th av, owner, from plans by Casale & Witt and P. J. Murray, associated architects, 569 5th av. Cost, about \$65,000.

BROOKLYN.—Calendo & Cordi, 6470 67th st, Brooklyn, have the general contract for a 5-sty brick apartment, 60x100 ft, at 14th av and 71st st for owner, care of Ferdinand Savignano, 6004 14th av, architect. Cost, \$65,000.

BRONXVILLE, N. Y.—Hegeman-Harris Co., 33 West 42d st, Manhattan, has the general contract for a 2-sty brick, stone and stucco apartment, 50x100 ft, at Bronxville, N. Y., for owner, to be announced later. Plans were prepared by J. H. Phillips, 681 5th av, Manhattan, architect.

DWELLINGS.

MANHATTAN.—J. W. Bishop Co., 101 Park av, has the general contract for extensive interior and exterior alterations to the 5-sty brick and stone residence, 21x96 ft, at the northeast corner of Park av and 64th st for Thomas A. Howell, 129 Front st, owner, from privately prepared plans. Cost, \$65,000.

BRONX.—E. S. Sargent, Farragut rd, Hastings, N. Y., has the general contract for a 2½-sty frame residence, 122x48 ft, in the west side of 247th st, 385 ft north of Palisade av, for Cleveland H. Dodge, Riverdale-on-Hudson, owner, from plans by Dwight J. Baum, Riverdale-on-Hudson, architect. Cost, about \$50,000.

BABYLON, L. I.—Adams & Corwin, Brightwaters, L. I., have the general contract for a 1½-sty frame bungalow, 29x43 ft, at Babylon, L. I., for F. Gutman, Delmont la, Babylon, owner, from plans by Lowinson & Schubert, 366 5th av, Manhattan, architects.

PELHAM HEIGHTS, N. Y.—M. Barnett, Old Boston rd, New Rochelle, N. Y., has the general contract for a 2½-sty frame residence, 39x28 ft, on Loring av for Thomas Byrnes, Jr., 29 Purchase st, Rye, N. Y., owner, from plans by Charles Lupprian, 180 Maine st, New Rochelle, architect. Cost, \$15,000.

MT. VERNON, N. Y.—Owen J. Tegan, Union av, Mt. Vernon, has the general contract for a 2½-sty frame and stucco residence, 40x45 ft, on the Esplanade for J. H. Thompson, care of B. Altman Co., 5th av and 34th st, Manhattan, owner, from plans by L. W. Eisenger, 52 Vanderbilt av, Manhattan, architect. Cost, about \$30,000.

NEW ROCHELLE, N. Y.—Joseph Mulholland, 57 Lawton st, has the general contract for a 2½-sty frame and brick veneer residence, 27x60 ft, in Beachmont Park for Emery Thompson, owner, care of Fred G. Frost, 19 West 44th st, Manhattan, architect. Cost, about \$16,000.

STAMFORD, CONN.—Frank Shea, Shippan Point, Conn., has the general contract for alterations to the frame residence at Stamford and the construction of a new garage for Wm. Percy Bartram, 17 Battery pl, Manhattan, owner, from plans by Hollingsworth & Bragdon, 405 Lexington av, Manhattan, architects. Cost, about \$100,000.

GREAT NECK, L. I.—Midwood Building Corp., 44 Court st, Brooklyn, has the general contract for a 2½-sty brick residence, 30x50 ft, for owner, to be announced later. Plans were prepared by Carlson & Wiseman, 226 Henry st, Brooklyn, architects. Cost, about \$30,000.

PELHAM MANOR, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 2½-sty stone, brick and stucco residence, 20x65 ft, in Monterey rd for Francis C. Robertson, 515 Highbrook av, Pelham Manor, owner, from plans by Sterner & Wolfe, 569 5th av, Manhattan, architects. Cost, \$20,000.

YONKERS, N. Y.—Niniam Jamieson, Inc., South Broadway, Yonkers, N. Y., has the general contract for three 2½-sty frame dwellings, 24x

36 ft, in Beechwood terrace for the Ludlow Corp., owner, care of general contract. Plans were prepared by J. W. Kirst, 46 Heriot st, Yonkers, architect. Cost, \$4,000 each.

FAR ROCKAWAY, L. I.—John Jorgenson, 1039 White st, Far Rockaway, has the general contract for a 2½-sty frame and stucco residence, 45x60 ft, for A. Gussow, 395 4th av, Manhattan, owner, from plans by Lowinson & Schubert, 366 5th av, Manhattan, architects. Cost, about \$30,000.

TUCKAHOE, N. Y.—Louis Johnson, 261 McLean av, Yonkers, N. Y., has the general contract for a 2½-sty frame and stucco dwelling, 28x28 ft, in Crestwood for Henry R. Jacobson, 119 West 40th st, owner, from plans by W. S. Moore, 52 Vanderbilt av, Manhattan, architect. Cost, \$8,000.

YONKERS, N. Y.—Louis Johnson, 261 McLean av, Yonkers, has the general contract for a 2½-sty frame dwelling, 23x29 ft, in Park View Heights for Mrs. Flora Freudenthal, owner, care W. S. Moore, 52 Vanderbilt av, Manhattan, architect. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for a 6-sty brick assembling building, on plot 50x100 ft, at 28-30 Vandam st for the Lansing Co. of Delaware, 288 West st, owner, from plans by H. P. Knowles & Lawrence Loeb, associated architects, 52 Vanderbilt av.

STAMFORD, CONN.—Thompson & Binger, 280 Madison av, have the general contract for a 3-sty reinforced concrete grain warehouse, 150x128 ft, at Stamford, Conn., for C. E. Slawson, Canal st, Stamford, owner, from privately prepared plans. Cost, \$150,000.

JAMAICA, L. I.—Frank Berlenbach, 36 Suydam st, Brooklyn, has the general contract for a 2-sty brick factory, 75x100 ft, at the northeast corner of Stuchin rd and Chichester av for Henry and George Merkel, 450 Fulton st, Brooklyn, owners, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn, architect. Cost, \$25,000.

BROOKLYN.—George A. Just Engineering Co., 239 Vernon av, Long Island City, has the general contract for a 1-sty brick factory and storehouse, 66x160 ft, on Maspeth av, between Metropolitan and Grand avs, for the Liquid Carbonic Co., Chicago, Ill., and 624 1st av, Manhattan, owner. Plans were prepared by Joseph J. Novy, 3223 West 22d st, Chicago, architect. Cost, about \$35,000.

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 STANDARD AND APPEALS.

Tuesday, April 29, 1919.

NO MEETING.

BOARD OF APPEALS.

Tuesday, April 29, 1919, at 1.30 p. m.

Appeals Relating to Piers.

48-19-A—Pier 106-G, North River, Manhattan.

49-19-A—Pier 105-F, North River, Manhattan.

50-19-A—Pier 104-E, North River, Manhattan.

51-19-A—Pier 103-D, North River, Manhattan.

52-19-A—Pier 102-B, North River, Manhattan.

53-19-A—Pier 73, North River, Manhattan.

54-19-A—Pier 72, North River, Manhattan.

55-19-A—Pier 72, North River, Manhattan.

56-19-A—Pier 31, North River, Manhattan.

57-19-A—Pier 31, North River, Manhattan.

58-19-A—Pier 23, North River, Manhattan.

59-19-A—Pier 23, North River, Manhattan.

60-19-A—Pier 17, North River, Manhattan.

61-19-A—Pier 16, North River, Manhattan.

62-19-A—Pier 35, East River, Manhattan.

63-19-A—Pier 35, East River, Manhattan.

64-19-A—Pier 34, East River, Manhattan.

65-19-A—Pier 34, East River, Manhattan.

66-19-A—Pier 4, East River, Manhattan.

67-19-A—Pier 4, East River, Manhattan.

Appeals from Administrative Orders.

140-19-A—149 Broadway, Manhattan.

193-19-A—1111 Flatbush av, Brooklyn.

194-19-A—231-241 Robinson av, Brooklyn.

Under Building Zone Resolution.

130-19-BZ—327-335 West 30th st, Manhattan.

400-16-BZ—117-19 West 46th st, Manhattan. Re-

opened December 17, 1918.

73-19-BZ—189-191 Prospect Park, southwest,

Brooklyn.

207-19-BZ—Easterly side of Hunterly road, 150

ft north of Church av, Brooklyn.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room

919, on Tuesday, April 29, 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.

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