

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; J. W. FRANK, Secretary-Treasurer; S. A. PAXSON, Bus. Mgr.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

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119 West 40th Street, New York (Telephone: Bryant 4800)

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Income Tax Bills

The Governor has signed the New York State Income Tax Bill and the Corporation Franchise Tax Bill.

These two bills have now become laws and are of interest to lawyers, residents who have an income of \$1,000 or more, non-residents doing business or employed in the State and employers of non-residents.

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EDITORIAL

Why Not Face the Situation as It Is?

Insurance companies, savings banks and other institutions from which in normal times a large proportion of the building loans are obtainable have come in for considerable criticism at various hearings before the Mayor's Committee and the Legislative Committee investigating the rental question, as well as by individuals who have secured publication of their views on the iniquity of these institutions in holding back a building boom for some ulterior purpose of their own and so playing into the hands of the profiteers.

That there is a shortage of money from the usual sources for building loans is undeniable. But that it is the result of preconcerted action by what some call a "moneybund" is both untrue and easily disproved. Mayor Hylan and Chairman Nathan Hirsch, in opening the inquiry into the causes of, and measures of relief from, the stagnation in building, invited testimony that would incriminate the lending institutions. With a lead of this character it was easy to start a flood of unverified statements from irresponsible agitators that while there were billions of dollars available those who had the disposition of them refused to lend except on Shylock's terms.

The truth is, and these facts are known to real estate men and builders who have taken the trouble to look into the matter, that the insurance companies have subscribed to the various issues of Government war bonds to an extent that will require the application of practically all their available funds for the better part of a year in payment of their subscriptions. These companies are in the same position as the individual who agreed to buy more bonds than his cash resources justified but who borrowed from his bank in order to subscribe and who must pay his obligations to the bank when due. Having these obligations to meet the insurance companies cannot make builders' loans, nor are they investing in Wall street securities at better rates of interest than they can get from builders, as has been charged, nor are they making other investments.

Equally certain is it that they are not holding immense sums of idle and unproductive money in their vaults. The officers of these companies would be derelict in their first duty to their thousands of policy holders, of which a very large per cent. are salaried men and wage earners, if they refused to use any cash balances derived from payments on policies in the manner long recognized as the safest and best investment for this class of funds to secure the largest returns for the beneficiaries.

The prominent life insurance companies, therefore, cannot be relied on for building loans for some time, but they will become active in the market as lenders as soon as their obligations to the government are met and their funds released for investment through ordinary channels.

With the savings banks the situation is somewhat

different. They were not subscribers to the war loans in such large amounts as the insurance companies and they have been receiving deposits of money that was withdrawn and hoarded during the war so that their resources have been considerably increased since the armistice was signed. The savings banks have been lenders on bond and mortgage for several months, in increasing amounts.

Both the insurance companies and the savings banks, in building loans or loans on bond and mortgage, will put out these loans at "present valuations," and they will continue to rely on the judgment of those who have in the past proved that their appraisements are conservative. It is worth while calling attention again to the fact that the immense sums of money in the treasuries of the insurance companies and savings banks are made up of dribbles from the hard earned incomes of the common people, not from the swollen fortunes of plutocrats. The "proletariat" not the "bourgeois" would suffer most if the unfortunate or careless investment of the funds of these institutions should result in the impairment of their finances.

The insurance companies and savings banks have been taken as examples of the position of the lending companies at the present moment. The statement has been made that if they are short of money on account of their purchases of war bonds they can borrow money on these bonds and so be in a position to make builders loans. In the first place their bonds are not yet fully paid for and therefore are not acceptable as collateral for loans; and if they were free and clear only short-term loans on them could be obtainable from commercial banks, while loans to builders and on bond and mortgage are time loans. Relief therefore cannot be obtained by any such transaction.

The immediate outlook for builders would be rather gloomy but for recent developments. The program outlined a week ago at the meeting called at the Metropolitan Club by Governor Smith's Reconstruction Commission seems to be working out satisfactorily, although those interested in developing it have not yet made public the details of organization nor the working plan by which the fund to finance building is to be used. At Albany this week Chairman Elkus announced that the new corporation would soon have \$25,000,000 for the purposes outlined in its program. This statement meets the criticism that the original announcement of a \$5,000,000 capital was only a "drop in the bucket." With the larger amount, used judiciously and as a revolving fund, much can be accomplished and the situation greatly relieved.

Inquiry in financial quarters by the Record and Guide reveals the fact that within a short time there will be several issues of real estate bonds, similar to railroad bonds, underwritten by commercial banks and offered for public subscription, as railroad issues are financed.

The announcement that Detroit capital is back of a

new corporation to loan on New York real estate mortgages indicates the possibility of outside capital coming into this market in considerable amounts.

What is apparent is that builders will have to rely to a considerable extent on their own efforts to find methods, or take advantage of those in process of formation, to obtain money from the commercial banks and private individuals.

That a large amount of building is being financed is proved by the record of contracts awarded during the last four weeks in the Metropolitan District, which includes New York City, New York State and Northern New Jersey. These aggregate \$30,000,000 and involve construction work of all kinds undertaken in normal times. Since builders' loans are not available at the present time from the ordinary sources it is certain that to a very large extent builders have succeeded in tapping new supplies of capital.

What one builder can do others should not fear to undertake. The moral is obvious—capital is to be had if the undertaking is promising.

Commissioner Mann testified this week that if building keeps up at the present rate the shortage of housing will be taken care of by the end of the year.

If the various authorities will put an end to their unnecessary, disturbing and infutile "investigations," which have so far failed to get at the true facts, and allow the builders to work out their own salvation, together with that of the rent payers, it is certain that they will do so, including the difficult but not impossible task of securing capital to finance their operations.

Discouragement at City Hall

Mayor Hylan frankly admits that he is "very much discouraged" about his administration, because of Governor Smith's action in approving the general teachers' salary bill. This new law, the Mayor estimates, will add about \$15,000,000 to the tax burden of the metropolis. These figures do not accord, however, with those of other authorities, who calculate that the new law will increase the city's expenses little more than half as much as the Mayor claims. It is undeniably true, however, that Mayor Hylan acted in the interest of the taxpayers when he vetoed another bill increasing teachers' salaries in New York City. The teachers will get their increased pay regardless of the Mayor's opposition, but he is well within his rights when he objects to having the city's salary list so greatly increased through mandatory legislation.

The Record and Guide trusts Mayor Hylan is inaccurate in his statement that by 1921 the city budget will total \$300,000,000. "With such mandatory legislation being piled upon the city," Mr. Hylan says, "no mayor can keep his promise to the people for a reduction in the tax rate." That may be all right as far as it goes, but the taxpayers of New York have learned from long experience the folly of expecting any mayor to keep his promise for a reduction in the tax rate. Mayors and other officials, as soon as they get comfortably settled in their new jobs, develop an aggravating desire to spend the money of the taxpayers instead of conserving it.

The Mayor seems to fear that higher salaries for the teachers will retard municipal ownership and operation of public utilities and a lot of other municipal endeavors favored by certain elements whose theories of government have not yet been proven successful even under the rule of Lenine and Trotsky in Russia. Many taxpayers have shared the view of Mayor Hylan that the salaries of the teachers ought not to be increased just at this time, but if, as the Mayor says, the increase in teachers' salaries will retard some of the public ownership experiments which are in the air, that will to a large degree reconcile most taxpayers to the success of the teachers at Albany.

While Rome Wins New York Loses

Governor Smith has signed a bill limiting the tax rate on real estate in Rome, N. Y., to \$1.20 per hundred dollars of its assessed valuation. The bill was introduced by Senator Davenport and passed by the legislature in the closing hours of the session along with the one limiting the tax rate in New York City to \$2.25 per hundred dollars of assessed valuation. The latter bill Mayor Hylan vetoed, giving as his reason that certain contingencies might make its repeal necessary; that if enacted into law it would mislead property owners, builders, investors and the public generally into relying on a limited tax of \$2.25; that proposed mandatory legislation would, if enacted, increase the budget along with increases due to future operation of the pay-as-you-go law; and that the law would give the land sharks a great opportunity to fleece the honest investor in real estate.

By signing the bill limiting the tax rate in Rome, Governor Smith puts himself on record as not in accord with the views expressed by Mayor Hylan. Senator Davenport, who was originally opposed to limiting the tax rate in New York City, became convinced that the principle was right. The Legislature in passing two bills, one affecting New York City and the other an up-state city, acted consistently, because if the proposal was for the best interests of the citizens of the metropolis it would be good for those of the smaller town.

The principle has thus been adjudged correct in form and in application by the Governor, by the legislature and by the Chairman of the Legislative Committee upon which devolved the business of getting at the real facts about the tax situation and formulating legislation that would correct the evils that were found to exist in the scheme of taxation.

It is certain that people generally will fall in with the conclusions of an executive with the experience and ability of Governor Smith; with the expressed desire of legislators, representing every class in the city and state, who have attained to prominence in public life because of their familiarity with the wants of their constituents; and with the resolution of a man of Senator Davenport's wisdom to get for his constituents the advantages which the Legislature was willing to grant to the tax payers, and incidentally, the rent payers, of New York City, rather than to give credence to the questionable assertions of Mayor Hylan.

REAL ESTATE SECTION

Committees Still on the Trail of the Rent Profiteers

The Mayor, Chairman Nathan Hirsch, Senator Lockwood and Others, Including Innumerable Unofficial Amateur Investigators, Probing the Subject

SENATOR CHARLES C. LOCKWOOD, chairman of the Joint Legislative Committee which is investigating the New York housing situation, called Mayor Hylan as his first witness. The mayor asked for legislation to break up an alleged monopoly of "title companies and the people that control or practically control the money market in regard to making loans to persons desiring to build their homes."

Senator Charles C. Lockwood, chairman of the committee, pressed the mayor for specific information on the reported monopoly. The mayor replied:

"Well, everybody knows that to a great extent the title companies and certain other interests control the money market, but I don't know that I could submit any particular evidence."

Asked if he had thought out a plan for meeting this situation by legislation, he suggested "some legislation along the Federal line—it might be State legislation."

The mayor, during the two hours he testified, constantly referred his inquisitors to Nathan Hirsch, chairman of the Committee on Rent Profiteering.

Mr. Hirsch, the second man called upon to testify, declared that the investigation made by his committee was revealing that about 10 per cent. of the landlords were in the profiteering class. Discussing housing conditions generally, he said:

"The condition now existing has resulted in what is known as doubling up. Two families of eight will go into an apartment together where there is room for only eight. This is a menace not only to the health of the city, but to its morality. People do not like to camp out in churches; they prefer to double up. This is a new phase of the problem. Warehouses in the Bronx and other sections are jammed to the doors with furniture. Families have put away their surplus furnishings and have gone to living together.

"There are a large number of vacant apartments on the east side, but the people who lived there formerly will not stay there now. The prosperity of the laboring man, who is receiving better wages than ever, warrants his living in better conditions. He has insisted upon heated apartments and bathrooms."

"Is it your opinion that the entire building industry up to the point of the shortage and when materials could be obtained was controlled by the building loan organizations and their appraising agencies?" the chairman asked.

"There is no question about that," Mr. Hirsch said. "Buildings could have been erected for from 30 to 50 per cent. less under fairer conditions. The builders never will go back to the old conditions."

Mr. Hirsch went on to say that conditions are worse in the Bronx and Washington Heights, are not so critical in Brooklyn or the East Side, while the complaints from Queens and Richmond are comparatively few. He said his office first handled 400 complaints a day, but they have dwindled to 100. He estimated that the committee had handled about 5,000 cases in all, concerning increases ranging from 20 to 120 per cent. The frequent change of ownership of buildings is largely responsible for increasing rents, Mr. Hirsch said.

Health Commissioner Copeland declared that the present congested condition of living is lowering health standards and impairing morals. Statistics gathered by his department

in a sanitary survey showed an increase of 28,000 families in the city in 1917, 27,000 in 1918 and only 25,000 this year. He filed a report showing that the density of the population of the city varies from 6 to 554 persons an acre. He said he favored the Dodge law because it would increase the living accommodations.

Patrick J. Reville, Superintendent of Buildings in the Bronx, who has been in the real estate and building houses for twenty-five years, declared that present conditions are critical, adding that 500 new buildings are needed in the Bronx alone, each capable of housing twenty-five families.

Mr. Reville pointed out what he termed a "happy solution of the thing." He said that in the Bronx at least 40,000 parcels of land have been taken over by the city for tax liens and are a profitless possession. These were purchased by men who had visions of building small homes for themselves, but found expenses accruing so rapidly that they could not meet them. He recommended that the land be returned to these investors and that the city give advisory and financial co-operation, enabling them to build. A mortgage on a twenty-year amortization plan would cover it, he declared.

Mr. Reville declared that title and insurance companies would not be prone to look upon mortgages of this kind favorably, and reiterated that the hope for solution rested with the city or state.

Mr. Reville submitted figures showing the building slump in the Bronx induced by the war. They include:

Year.	Tenements.		Dwellings.	
	No.	Families.	No.	Families.
1912.....	606	13,938	344	556
1913.....	330	7,371	228	323
1914.....	264	6,212	209	302
1915.....	489	11,939	217	284
1916.....	224	5,200	135	203
1917.....	59	1,506	154	238
1918.....	22	517	42	72
1919.....	22	517	50	57
Now under construction:				
1919.....	27	775	31	38

Mr. Reville said building operations are increasing slowly, but with encouraging steadiness. But it would be five years, he added, before normal housing facilities were reached.

At the third session conducted by the committee on Wednesday, the building superintendents in the four other boroughs testified that plan filings indicated an early resumption of building activity. Albert E. Kleinert, Superintendent of Buildings for Brooklyn, said building in his borough in the last four months has been on a larger scale than for the corresponding period of the last five or six years. It is 100 per cent. greater than in 1918, he said. Plans filed in Brooklyn numbered 4,060, calling for an expenditures in building operations of \$20,146,741, he said. The following buildings are under construction: One-family dwellings, 571; two-family dwellings, 474; tenements for three families, 36; tenements for four or more families, 68.

Forty-five per cent. of the total of buildings of all character in the city are in Brooklyn, Mr. Kleinert said. He ascribed chaotic conditions in Brownsville to the "gambling

building element." Only 6 to 7 per cent. of builders are substantial, he said.

William E. Walsh, Superintendent of Buildings of Manhattan, said 134 plans for buildings have been filed in his office for the first three months of 1919, compared with four in the entire year of 1918. He reported building is speedily reaching pre-war proportions. Ninety of the plans filed with him are for tenements, he said.

In Queens, John W. Moore, Building Superintendent of that borough, said, 1,547 frame buildings, costing \$5,500,000, were under construction during the first four months of this year. The brick buildings total 110, at a cost of \$742,000. In all of 1919 only 751 buildings were erected.

Fifty thousand lots at \$100 each are for sale in New York City, James Nolan, Richmond's Building Superintendent, said, adding that development in Staten Island was so neglected during the war that 9,000 mechanics, most of them shipyard workers, were forced to commute. There are 500 new buildings in the course of construction, most of them one and two family houses, he said.

At the call of Chairman Hirsch, of the Mayor's Committee on Rent Profiteering, a number of builders appeared at City Hall on Monday to testify regarding the causes of the housing shortage and to suggest remedies. Elias A. Cohen gave reasons for the present lack of housing facilities in New York City, and explained why builders have stopped construction work. He said in substance that great money-lending institutions have refused since 1910 to extend credit to builders. He added that the tenement house law and other provisions relative to building construction are so burdensome that it has ceased to be profitable to erect houses in New York City.

The principal responsibility for the meager housing facilities Mr. Cohen placed on the appraisers for the insurance companies, the savings banks and title companies. In answer to a question asked by Mayor Hylan, he said:

"On the boards of the Mutual Life Insurance Company, the Equitable Life and many other trust companies you will find representatives of three or four real estate firms who, because they were the most active brokers in the city in generations gone by, and who, by reason of their respectability, financial and church connections, are in close touch with the men who control the lending money needed for the financing of the housing of the city, have gotten complete control.

"Horace S. Ely & Co.; Douglas Robinson, Charles S. Brown & Co.; George R. Reed & Co.; Cruikshank & Co.; Charles E. Noyes & Co., would be, I would say, the first ones called upon to make appraisals for any of the lending institutions of the city of New York outside of the paid appraisers retained within the institutions themselves."

Joseph L. Bittenwieser thought it would not be a difficult matter to go to the large life insurance companies and have them unite in organizing a fund of \$150,000,000 for the purpose of financing building. He also suggested that the question of housing could be aided by the Federal Government if a Federal Land Bank were established similar to the Federal Farm Loan.

Franklin S. Pettit did not believe that the large insurance companies would supply the money. It was his opinion that builders would have to be backed up from now on more than ever. In reply to a question from Mayor Hylan as to the chances of obtaining money from the usual sources, the builder replied that they were nil. "In the past," he said, "life insurance companies have been the largest lenders and they will not lend at a rate that will interest builders. What is required is first mortgage funds in large amounts and a fair percentage on today's cost of the completed unit."

In reply to other questions Mr. Pettit said that if funds were supplied there would be no trouble about housing. He said that savings banks were lending little money at present and that the rate was high. By building in large units, he said, the people could get better housing than they had ever had before, and what was needed was first mortgage money. In big units, he said, five-story buildings could be erected in

five months and the houses would be ready for winter.

John O'Leary, a Bronx builder, said that the builders wanted an advance of 60 per cent. on the cost of construction for five or ten years, and they wanted the money "direct" and not under necessity of paying bonuses. He asserted that loans were practically unobtainable from the banks direct, but that it was comparatively easy to get money from the banks, but only after paying a broker's commission. Recently, he said, title companies had doubled their fees. He said he was ready today with land and 40 per cent. of the investment to build houses in the Bronx that would cost no more than \$10 a room and would house 600 families.

Paul A. McGoldrick advocated reconstruction of three and four family houses so that more families can be accommodated.

The Housing Committee of the Merchants' Association, of which Burt L. Fenner is chairman, has submitted a report on the plan proposed by the Housing Committee of the State Reconstruction Commission. While expressing doubt that the plan offers a complete solution of the problem, the report said that if carried out efficiently the plan at least could accomplish these results:

1. It would secure the completion before next winter of housing for several thousand families.
2. Because of the wholesale scope of the undertaking, a distinct advance in type of housing would result.
3. It would win the interest and participation of public-spirited citizens in the solution of one of the most important of reconstruction problems.

For these reasons the committee recommended that the plan be indorsed in principle.

Tenement House Commissioner Frank Mann declared there are practically no vacancies in new-law apartment houses built since 1901. He estimated that the increase in population during the last two years was about 75,000 and that 25,000 apartments were needed to take care of the increase. Only immigrants care to live in the old-law tenements, he said.

Building operations are increasing throughout the city, according to the commissioner, 189 plans for buildings, accommodating 3,010 families, having been filed with him this year. He said this would take care of the normal growth of the city, these accommodations being augmented by almost 1,000 one and two-family houses. Plans for these are not filed with the Tenement House Commissioner, he explained.

Commissioner Mann testified that since 1916 there has been an increase of 21.6 per cent. in rents, while expenses of maintaining apartment houses have risen 100 per cent.

Mr. Mann was questioned concerning the possibility of legislation remedying the profiteering in rents. He was opposed to a law that would affect one class only, adding: "I do not believe it would be wise to pass any law that would be of further advantage to tenants, since, in my judgment, the tenants have always had the advantage anyway. There isn't another country in the world where tenants have the advantages that they have in this country. In European cities the tenant cannot move out without notice, as he can in this country, or rather in this State.

He said the condition of profiteering arose solely from the fact that the demand for apartments exceeded the supply. In view of this, he thought the normal increase of 21 per cent. in rent was not abnormal. The only cure he had was stimulation of building. Along this line the commissioner mentioned the inability to get mortgage loans. Under present conditions, he said, capital appears to be timid and apprehensive that if it made a loan today on the new cost the building in five years would have to meet the competition of other houses at a lower value.

Nathan Hirsch, Chairman of the Mayor's Committee on Rent Profiteering, announced that at the suggestion of the mayor, John H. Delaney, Commissioner of Plants and Structures, has arranged with Borough President Dowling of Manhattan to use unoccupied space in the rotunda of the Hall of Records for an exhibit of architects' plans, models and specifications.

Important Building Projects on the Upper West Side

Architects Planning Large Hotel and Apartment House To Be Started in the Near Future

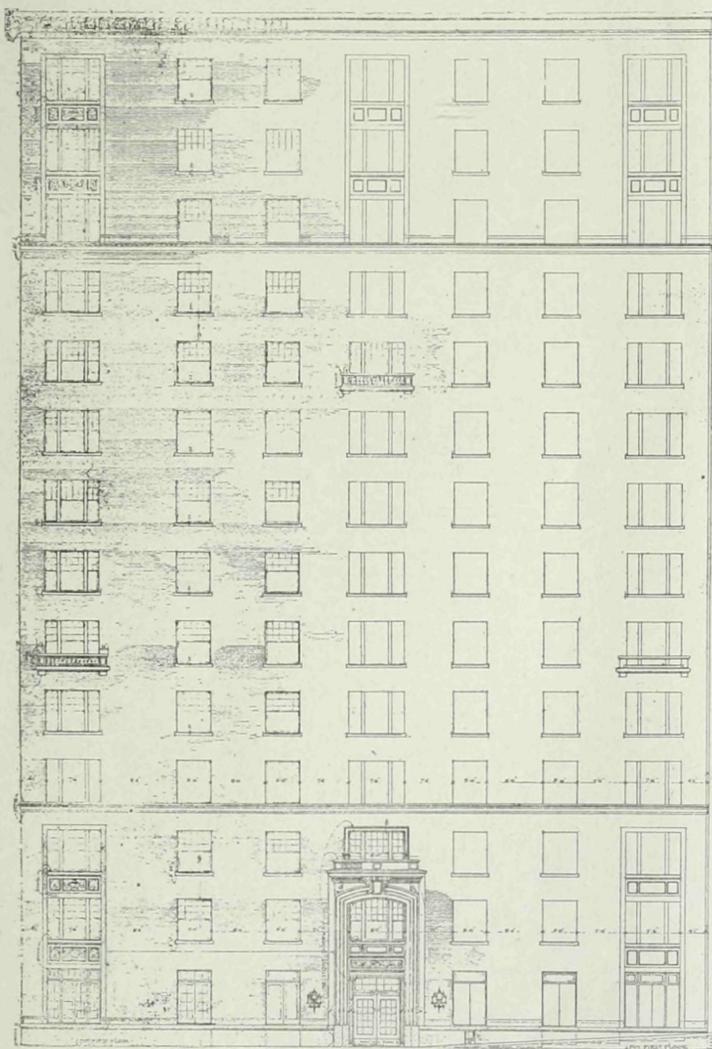
ATTENTION of building interests in New York City has lately been drawn to the upper west side of the city which has come into prominence as the location of two or three relatively large and important structural operations. The plans for these projects are now being developed by architects, and it is anticipated that active construction will be started within the next three or four weeks at the latest.

Joseph Paterno, whose name has figured prominently in the past development of this section, and who is well known as the builder of high class apartment houses in other parts of the city as well, has, through his brokers, Earle & Calhoun,

The facades of this new apartment project will be designed in the Italian Renaissance style and will be constructed of face brick, with trimmings of terra cotta and Indiana limestone. The operation will cost in the neighborhood of \$1,000,000 exclusive of the value of the land. It is expected to have the building completed and ready for occupancy by the summer of 1920.

Another important structural project planned for an early start in the same vicinity as the Paterno operation is the fourteen-story fireproof apartment hotel to be situated at 700 West End avenue, at the northeast corner of 94th street. This hotel, which is estimated to cost approximately \$250,000 for construction alone, and exclusive of the value of the land and the cost of decorations and furnishings, will be built by the 700 West End Avenue Company, of which David Zipkin, well known as a builder, is president. The plans have been prepared under the direction of George F. Pelham, architect, 200 West 72d street, who in past years designed a number of high class structures in the same neighborhood.

The proposed hotel will have ground dimensions of 44x100 feet and will be of fireproof construction throughout. The facades, designed in the Renaissance style, will be of granite, limestone, brick and terra cotta. The first floor will contain the entrance corridor, reception rooms, main dining room, ball room, grill, billiard room and writing room. The kitchens and pantries will be located in the basement. The upper floors will be arranged in bedroom suites, ranging from one room and bath to units of three and four rooms with two baths.



Geo. F. Pelham, Architect.

ELEVATION OF NEW HOTEL ON WEST END AVENUE.

completed the assembling of a plot, approximately 100x100 feet, at the northeast corner of West End avenue and 103d street, which will be utilized as the site of a handsome thirteen-story multi-family dwelling. The owner intends to start construction as soon as the plans are completed and bids obtained.

G. Ajello, 1 West 34th street, who was the designer of a number of buildings erected by the Paterno interests in the past, has been retained to prepare the plans and specifications for the projected improvement. According to the preliminary drawings, this apartment will be laid out into suites containing six, seven and eight rooms, with two and three baths. In arrangement of rooms as well as in the number of conveniences especially designed to minimize labor for tenants, this building will compare favorably with any similar type of structure in New York City.

Building Managers Hold Meeting

The regular monthly informal dinner meeting of the New York Building Managers' Association was held in the Park Avenue Hotel, Tuesday evening, May 13, with Charles B. Best, presiding. Nearly one hundred members of the organization and guests were present.

Guests were Hon. Robert L. Moran, president of the Board of Aldermen; Hon. William E. Walsh, Superintendent of Buildings for Manhattan; Hon. Walter C. Martin, Superintendent of the Tenement House Department of the Borough of the Bronx, and E. J. Carroll, of the New York Telephone Company.

All the guests made addresses, the illustrated talk of Mr. Carroll on "Communication in the Great War" being of especial interest. Mr. Carroll's lecture traced the history of military communication from the time of the wars between the Greeks and the Persians. The lantern slides were of great assistance to all in visualizing the methods of communications used between armies or their component parts during the ages, and those showing actual scenes on the battlefields, and in the trenches in France, were of peculiar interest, as there were a number in the audience who had recently returned from the great experience of modern warfare.

The committee having charge of the arrangements for the entertainment of the members of the National Association, who will visit New York City at the close of the forthcoming national convention at Philadelphia next June, made a plea for funds to carry out the program already outlined. All members of the association were invited to participate in the entertainment of these guests and contributions of any amount are desired. It will require considerable money to show the wonders of this city to the visitors, and the committee has no intention of falling down on the job. Money must be provided, so everyone concerned in upholding the record and reputation of the New York Association is urged to make their contribution promptly.

Relation of Landlords' Profits to the Laying of Bricks

If Rentals Are Arbitrarily Fixed at an Unprofitable Scale Housing Shortage Will Increase in Proportion

By FREDERICK C. ZOBEL

THE real issue before the public is not "What shall be done to curb a few rent profiteers?" but "What shall be done to relieve real estate from the excessive burdens which make rents high?"

The present rent investigations are a smoke screen to hide the failure of the Legislature to pass a single measure for the relief of the taxpayer. I predicted this failure. These rent profiteering agitations are a bold attempt to seize the initiative and put real estate on the defensive.

Don't let them sidetrack the issue!

The facts are these:

Fact No. 1.—The housing shortage is not solely the result of war conditions, but rather the culmination of a decade of outrageous taxation, harassing building laws, socialistic agitation and general injustice and indignities to property owners.

These persecutions have driven many builders and investors into lines of business unhampered by laws.

Fact No. 2.—The hostile attitude towards the landlord on the part of the public in general and the tenants in particular, has disgusted self-respecting property owners so that they shunned contact with their tenants and either got rid of their properties or leased them to so-called "leasters," the latter being men of type able to hold their own against a tricky tenantry. The tenants brought this evil upon themselves.

Fact No. 3.—Rents in New York City have been 15 to 20 per cent. below actual values for the past ten years.

These low rents are caused by the necessity of the landlord who must pay full taxes whether his building is tenanted or vacant. This creates competition among the landlords to keep their buildings filled and the tenant gets the financial benefit. The first question the tenant usually asked was not, "How much is the rent?" but "How much free rent do I get?" Now when the graft has ceased, he howls.

Fact No. 4.—The present tax system is vicious because it hides from the rent-payer the fact that he must bear the burden of Government expenses. The tax money which the landlord pays into the public treasury pays for the education of all the tenants' children. It pays for the police, fire and health protection of all his tenants. It pays for the maintenance of all departments of justice, charity, and correction and city and state governments. All of these are 90 per cent. for the benefit of persons and personal property, not for real property.

Fact No. 5.—The laws of the state and municipality are relentless in the collection of taxes. There can be no evasion. There is no appeal. There is no mercy shown to the landlord by the legal machinery designed to collect the tax.

Yet when the landlord comes to court to ask re-possession of his premises, he is urged to show mercy, and if he is unwilling he is treated as if he were a robber.

I have yet to hear of a judge saying to the delinquent tenant: "Your landlord is a merchant who deals in shelter plus service. Pay him with the same promptness and good grace as you pay your butcher and your baker. Remember that the City holds the landlord responsible for the taxes, most of which are spent for the benefits of yourself and your family."

Fact No. 6.—Exacting demands of tenants, declining rents and mounting costs of maintenance and repairs coupled with the rapacity of mortgage money lenders have discouraged property ownership so that today only 5 per cent. of the populations own real estate. Many of the reported sales of property are really foreclosures of mortgages, because these properties do not earn enough to support themselves in spite of high rents.

No amount of agitation against profiteering in rents, no investigation, public hearings nor threats against landlords will have any practical results. On the contrary every additional menacing gesture or disparaging word against landlords tends to frighten off the investors and builders.

Many who were ready to go ahead with housing construction abandoned the projects on account of the "Rent-Profiteering" agitation and the threats to limit by law the profits from real estate.

When the Federal Government fixed the price of coal in the summer of 1917 the miners stopped all mining of coal. Result: the most dangerous coal shortage in the history of our country.

Fix the profit of the landlord and not a brick will be laid in New York City.

In January of 1918 I predicted that no new construction would begin until rents had risen to meet the increased cost of construction and that this would take two years, but that before that time there would be bread lines of tenants and that public buildings would be used to house those unable to obtain living quarters.

It is coming to pass.

Not even high rents are an inducement to build, because the real estate owner knows that his property is not secure, but that next year or the year after some outrageous legislation may rob him of the fruit of his labor.

A statute must be enacted that every building built in conformity with existing laws shall be immune from legislative interference for a period of at least ten years.

The only way to encourage building construction is the recognition of the builder, real estate owner and landlord as business men entitled to the same fair treatment that is accorded to other business men.

Stop threatening property with confiscatory taxation; stop passing laws affecting existing buildings; stop waste of public funds by legislative fiat; help your landlord keep down repair bills by being careful of his property; be decent, treat your landlord as you would want to be treated.

There can be no immediate relief from the present housing shortage. We went on beef rations, coal, sugar and wheat rations and we will now have to go on housing rations. Each individual will have to get along with less space for the next three or four years until construction has caught up with normal requirements. In the meantime: let the law of supply and demand work out the rent problems.

I hope that the present housing crisis will be a wholesome object lesson to all those reformers who for years have cried out against the property owning class. I hope it will be brought home to a dull-witted public, to our truckling politicians and to our visionless financiers that the building industry is not only an important part of our social and economic system, but that it is absolutely indispensable to the health, prosperity and internal peace of the nation.

All honor to those who have built up our cities!

May 23, 1919.

Editor of the Record and Guide:

A dollar is worth only half what it was before the war, practically all commodities have accordingly advanced forty per cent. or more. Wages have also largely advanced.

New York realty alone has not felt the rise. But it will.

Buildings are labor products and as products are worth more today in terms of dollars. Is it not reasonable to expect that within three years New York real estate will be valued in money at double its present figures?

BOLTON HALL.

Ask Change in Zone Law for Upper Fifth Avenue Section

Board of Estimate Urged at Luncheon of Fifth Avenue Association to Limit Height of New Buildings

GEORGE McANENY and Lawson Purdy were the speakers at a luncheon held under the auspices of the Fifth Avenue Association at the Waldorf Astoria on Tuesday, at which a resolution was adopted urging the Board of Estimate to amend the zoning ordinance in order to effectively prevent the erection of tall buildings on Fifth avenue from 59th to 110th streets. The meeting, which was attended by a number of the city's most prominent residents and representatives of nineteen of the leading civic and real estate organizations in the city, marked another step in the campaign which is now being waged for the maintenance of the thoroughfare in its present condition. The campaign is being conducted by a special committee, of which Michael Dreicer is chairman.

"It is not a matter merely of concern to those who live in Fifth avenue, but one that affects the entire city. The avenue is one of the city's great assets," said Mr. McAneny. "The section above Sixtieth street is as much a part of the park as if it traversed the park. I think we cannot emphasize that feature of the matter too strongly at the City Hall. We are here not merely to point out the beauty of the avenue, although millions of wealth have been poured into Paris simply because it is beautiful.

"Consider what would happen if the city, armed with the authority of its zoning powers, deliberately elects to sacrifice a certain section of the city. Don't fail to hammer in the fact that if you destroy values along the avenue and put uncertainties in place you will destroy tax-yielding capacity. I am convinced that the authorities at the City Hall will see reason why the ordinance must be amended."

Mr. Purdy said:

"I appreciate as much as anyone the value of Fifth avenue as a show place that appeals to the whole country. Others will speak of this and I have been invited especially to speak of the value of the land and the buildings and the probable effect upon that value of the erection of high buildings north of 60th street.

"When buildings are erected that damage the neighborhood and offend our social consciences, we are all prone to condemn some individual. I am not immune from that failing. The fault is primarily a social fault. We are all responsible because it is almost impossible for individual owners to refrain from unsocial acts unless the law protects the property of all alike. We cannot overlook the fact that individual owners do sometimes offend unnecessarily. When a building is erected to twice the height of its neighbors and it seems probable that for many years it will enjoy light and air passing over the roofs of neighboring low buildings, the owners might well afford, even for their own profit, to make all sides of the building presentable and they might conceal the unsightly tank on the roof. There are some high buildings which we all know are far too high which have been so designed that they present a pleasing appearance from all sides. I never see these buildings without a sense of gratitude to the men who erected them. I hope that the money they have spent for the benefit of all the citizens of New York will be a source of profit to them and I think it will.

"When height is unlimited by law every owner feels that if he does not erect a high building his neighbor may. Some buildings are run up to a great height and because they enjoy light and air across their neighbors' property they are profitable and give an appearance of value to all the land in the neighborhood for a similar use which that land really does not possess. Much of the land on Fifth avenue, north of 60th street, is worth twice as much as the land on Park avenue. That value comes from the character of the buildings that line Fifth avenue and the people who occupy them.

A few apartment houses of great height profit from this social condition. If many such high buildings are erected, they will destroy the value of neighboring houses and a slow process of disintegration and depreciation will set in. The character of the neighborhood will gradually change. When the pioneer buildings have their light and air shut off by buildings hereafter erected, neither the old nor the new will be as profitable as the pioneer. Then land values will fall; land values will fall not only on Fifth avenue itself, but on the side streets. A building 150 feet high not only throws a shadow cutting off the sun, but casts a blight on single family residences for the full length of its physical shadow. The value of residences on all streets from 60th to 96th will decline with the advent of apartment houses twelve stories high on Fifth avenue. We have seen what happened on Riverside Drive. Few private dwellings on the Drive have much value left. The Drive never could compare with Fifth avenue in value and the fall of value on Fifth avenue will be correspondingly greater.

"This is a public question which cannot be settled by individual conduct. Now is the time to protect all the owners on Fifth avenue by a height regulation that will preserve the value and the beauty of the avenue."

The resolution adopted reads as follows:

"RESOLVED, That the Zoning Ordinance should be so amended that the height of buildings shall be limited as follows: Fifth avenue from 60th street to 110th street, three-quarters of the width of the street; and on all streets between Madison and Fifth avenues from 60th street to 110th street, both inclusive, one and one-quarter the width of the street for streets sixty feet wide and three-fourth of the width of the street for streets one hundred feet wide. A greater height may be permitted of one foot for each foot that the building is set back from the building line."

Among those at the luncheon were A. H. Ball, J. Horace Harding, Marcus M. Marks, Jacob H. Schiff, Michael Friedsam, William Salomon, Robert W. DeForest, John Haynes Holmes, George T. Wilson, Calvin S. Rice, Rudolph P. Miller, Edward M. Bassett, Arthur Williams, A. A. Anderson, Rev. Percy S. Grant, Judge Elbert H. Gary, Lewis Nixon and John H. Towne.

The organizations represented were the New York Chapter of the American Institute of Architects, Metropolitan Museum of Art, Bronx Board of Trade, Thirty-Fourth Street Board of Trade, Murray Hill Association, New York City Federation of Women's Clubs, Educational Alliance, United Engineering Societies, East Side Settlement House, New York Historical Society, Merchants' Association, City History Club, Broadway Association, Harlem Board of Commerce, Municipal Art Society, Park Avenue Association, Yorkville Association, New York Board of Trade and Transportation and the City Planning Committee of the City Club.

The National Industrial Conference Board reports that from its compilations the cost of living in the average American family has decreased approximately 3 per cent. from November, 1918, to March, 1919. It is estimated from extensive surveys that the cost of living in March of this year is 60 to 65 per cent. above the pre-war level, whereas at the time the armistice was signed it was 65 to 70 per cent. above that level. Two items in the family cost of living budget—fuel, heat and light, and shelter—show increase over November, 1918, while two other items—food and clothing—show decreases. Sundries entering into the daily cost of living show practically no change. The decrease for all items in the budget is 2.8 per cent.

Broadway—First in War; in Peace; in Hearts of New Yorkers

Hundreds of Suggestions to Restore Great White Way and Other Sections to Former Prestige and Glory

HUNDREDS of responses have been received by the Broadway Association to its invitation sent out several days ago to 15,000 business men and residents of Manhattan asking them "to give a thought to Broadway."

Men of all walks of business life submitted them. Edward M. Bassett, former Public Service Commissioner, suggested the "construction of large modern business and light manufacturing units between Canal street and Madison Square," while Henry Bruere, former City Chamberlain, urged that the street be beautified, "de-vulgarized," and that "some city planning be done for Broadway."

Former Supreme Court Justice Luke D. Stapleton raised afresh the proposal to remove the old Post Office from City Hall Park and to rehabilitate the old triangle at that point, and S. G. Bayne, President of the Seaboard National Bank, suggested that the neighborhood of Augustin Daly's old theatre near 30th street, the former "dramatic temple of America," could be improved materially.

Here are some of the thoughts on lighting:

Lights on Broadway from 24th to 95th streets.

Decent lighting system—as, for example, the cluster system used in Baltimore.

Arrange with merchants below 34th street to have their windows illuminated up to midnight to attract people down as far as 24d street.

Some of the more striking "thoughts" for the improvement of Broadway's transportation follow:

Extend the subway express tracks to the end of the island, or still further, and give us an omnibus service to all parts of the city.

Secure the removal of the side-door surface cars, which operate on the silly principle of filling and emptying a bottle simultaneously.

Take the street car tracks up and install a line of buses.

Put arrow signs indicating the direction of Broadway at the street entrances of the West Side subway. People coming out of the subway at those stations are confused. They do not know which way to turn to reach Broadway.

Eliminate the subway station in center of Broadway and 72d street and prevent congestion there.

Have street cars terminate at the City Hall, and thus relieve the terrible congestion in lower Broadway. Subway could amply take care of the traffic between the Battery and City Hall.

Make 59th street an express stop on the subway.

Develop freight subway transportation, using present tracks at night; sidings into side streets; lifts from sidewalks of side streets to tunnel; all trucks, etc., off Broadway; faster time for passenger traffic.

Have subway express surface during rush hours between 96th and 145th streets.

Do away with all outside basement stairways and railings. Broadway is no place for shanties, but handsome buildings.

Like Brussels, have a competition each year, giving prizes for the ten most artistically decorated fronts.

Inaugurate a definite policy for the widening of Broadway from 34th street to 17th street. This plan presents no greater difficulties than did the widening of Fifth Avenue.

Widen Times Square from 41st street and Seventh avenue to 45th street.

Widen the street about 18 inches on each side downtown to allow vehicles to pass one at the curb, while a surface car is passing.

Elevate the sidewalks of lower Broadway, leaving the street level for commercial traffic and preferably have the sidewalks moving.

Require moving picture theatres having ticket offices fac-

ing on the sidewalk to place same inside of the lobbies so that patrons would not be obliged to stand in line on the sidewalk, blocking same at times to the inconvenience of pedestrians.

Rehabilitate Bowling Green—fertilize the soil, resod the ground, plant healthy shrubs in a proper manner, start the fountain, and then give it all occasional attention.

Flowers and plants in summer before store and apartment windows.

Get Trinity Church to plant grass between the stone wall of their cemetery and the sidewalk between 153d and 155th streets.

Carry out the original idea for beautifying the street by park spaces in the center, north of 135th street. Plant a species of tree that will thrive in shallow soil and either protect the grass plots by wire or have gravel or cracked bluestone walks in them.

Start the inactive City Hall fountain going.

Take down the high fence that shuts off Barnard College—the most beautiful spot in the Columbia University section—from public view.

Washington, May 10, 1919.

Placing of the real estate men upon a high plane of professional qualification is to be one of the outstanding topics for discussion at the National Convention of Realtors the last week in June at the Steel Pier at Atlantic City.

As the American Bar Association and the American Medical Society safeguard the professional standing for the lawyers and the doctors the National Association of Real Estate Boards will endeavor to elevate the standard of membership and eliminate any unworthy who seeks to enter. State and later perhaps national license of real estate men will be the method suggested to the convention as the best practical way of placing the whole real estate business on a permanent professional plane.

Leaders in the discussion of this subject will be specially chosen delegates from California, Oregon, Wisconsin and Michigan. In all of these states the legislatures have just enacted license laws in accordance with the views of the leading real estate men of the various communities. In California, where the first license law was enacted and finally held unconstitutional by the courts, the new law has been carefully drawn to conform to the objections of the courts in the original measure.

A comparison of the cost of building a house now and in 1917 is given by actual data submitted to by Arthur Guion of the committee investigating building materials costs in Omaha, Neb. This tabulation, which appeared in the American Lumberman of May 3, is as follows:

	1917	1919
Excavating	\$20	\$30
All Masonry	200	405
Mill Work.....	438	693
All Hardware	65	141
Tin Work	41	69
Plastering	187	341
Plumbing	350	495
Wiring	34	45
Heating Plant	136	292
Carpenter Labor	450	562
Painting	125	199
Lumber	547	738
Total	\$2,493	\$4,010

It will be seen from these figures that the actual cost of the building increased 69 per cent. since 1917.

Real Estate Review for the Current Week

Fifth Avenue Residence Buying Is Feature of Active Market—Builders Taking Over Desirable Plottages

FURTHER strength of the real estate market was reflected this week in the generally improved character of the business. Not only was there a marked trend toward the acquisition of desirable building plots, but there was a well-defined buying movement centering upon high class residential properties which were taken both for investment and for occupancy.

Fifth avenue contributed several important transactions, three costly private houses at 973, 935 and at 826 passing into new ownership in cash transactions. These deals are interesting not only because they involve holdings along New York city's famous show thoroughfare, but because they reflect the tendency among wealthy New York residents to buy on the avenue in spite of the fact that a number of apartment houses have been erected along the avenue and others are in contemplation. The recently inaugurated movement by the Fifth Avenue Association, which seeks to amend the zoning resolution in order to prevent the erection of tall buildings from 59th to 100th street, lends additional significance to these transactions, because the contention has been made that the continued movement to build apartment houses on Fifth avenue would destroy the value of properties along the thoroughfare for private house use and consequently lessen the demand for holdings of this type. It is interesting to note

also in connection with these purchases that a number of buyers of private houses within recent weeks are at present occupying apartments, and this renewed interest in dwellings is being taken as a strong indication of a revival of the old-time popularity of the private residence.

The purchase of a West End avenue frontage at the corner of 123d street by Joseph Paterno ushers in the first big apartment house project in this section in many months. Other transactions with building features included the sale of two old dwellings at 15 and 17 West 46th street, which will be utilized as a site for the erection of a new home for a well-known firm of druggists; the sale of a Spring and Clark street corner by Trinity Church to a firm of garage builders; and the sale of a valuable Madison avenue corner at 57th street, which is reported to have been taken over by down-town banking institutions to provide the site for a new uptown branch. Park avenue contributed two high-class apartment transactions to the business of the week, Max N. Natanson reselling the apartment house at 969 Park avenue to Edgar A. Levy, builder, and Frederick Brown reselling 829 Park avenue to John Palmer. The remainder of the trading concerned itself largely with income-producing property with demand about equally divided between the professional operator and the investor.

PRIVATE REALTY SALES.

THE total number of sales reported and recorded in Manhattan this week was 90 as against 114 last week and 31 a year ago.

The number of sales south of 59th street was 22 as compared with 42 last week and 13 a year ago.

The number of sales north of 59th street was 68 as compared with 72 last week and 18 a year ago.

From the Bronx 47 sales at private contract were reported as against 30 last week and 22 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 698 of this issue.

West Side Apartment Planned.

Joseph Paterno has assembled in the name of the 884 West End Avenue Corporation a plot 100.11 by 98 feet at the northeast corner of West End avenue and 103d street on which he plans to erect at once a 13-story apartment structure. On the site at present are six 3-story and basement private dwellings. The corner house has been owned and occupied for a number of years by Thomas F. Smith, treasurer of Tammany Hall. The houses are known as 880 to 888 West End avenue and 253 West 103d street. Mr. Smith is also the seller of the 103d street house, which he purchased a few years ago. The dwelling at 882 West End avenue was sold by Francis E. Silleck; 886 by Louise F. Cozzens, and 888 by Lansing O. Helden. The house at 884 was purchased by Mr. Paterno from Mrs. Catherine M. Reidy three years ago, to control the improvement of the corner and incidentally to protect the light and air of the two big 12-story apartments he had previously erected on the opposite westerly block front on West End avenue, between 103d and 104th streets. This is the first big apartment house improvement projected for the West End avenue section for many months. According to plans the structure will cost about \$700,000 and contain suites of six, seven and eight rooms. Earl & Calhoun negotiated the sale of the property. The entire transaction involves almost \$1,000,000.

Banker Buys on Fifth Avenue.

Pease & Elliman have sold for Mrs. Carlos M. d'Heredia, 973 Fifth avenue, a 25-foot, 6-story American basement residence. It is assessed at \$290,000, and has a private right of way to 79th street. It adjoins the Fletcher residence at the south corner of 79th street, which Pease & Elliman recently sold for the Metropolitan Museum of Art to Henry F. Sinclair. The seller is a daughter of General Cook, who at one time owned the entire block and who occupied the residence at the north corner of 78th street, which was sold to J. B. Duke as a site for his new house. 973 Fifth avenue was erected by General Cook as a gift to his daughter, Mrs. d'Heredia. Between ten

house of General Cook and that of his daughter Payne Whitney built a fine residence.

The buyer is a prominent banker, who will occupy it. He is at present occupying an apartment. It is interesting to note that a number of recent buyers of fine private dwellings are giving up apartments; among them are Henry L. Batterman, who bought 15 East 61st street; Herbert L. Pratt, who bought 1027 Fifth avenue; Harold I. Pratt, who bought the southwest corner of Park avenue and 68th street; and Howard Elliott, who purchased 15 East 62d street.

Another Fifth Avenue Purchase.

Another costly Fifth avenue residence was purchased for occupancy this week in a cash transaction when C. A. Wempfeimer, merchant, acquired for his home the 5-story, 27-foot dwelling at 935 Fifth avenue, between 104th and 75th streets. William B. May & Co. were the brokers. It is one of the newest residences along this part of the avenue and was sold by S. Reading Bertron. The exterior is of French Renaissance, the house being designed by Warren & Wetmore in 1912 for the occupancy of the present seller. It was not finished until about the time of the starting of the war. The house is finished in an early period, and many of the furnishings were secured from European chateaus. The costly tapestry in the salon and some of the paintings are included in the sale. It adjoins the Edwin Gould house at the corner of Fifth avenue and 75th street and was held by the owner at around \$600,000.

New Uptown Banking Branch.

The Bankers' Trust Co. has purchased as the site for another uptown branch, former home of Cornelius Vanderbilt at 25 East 57th street, northwest corner of Madison avenue, and the adjoining house at 23 East 57th street, once the home of Edgar F. Marston, the combined properties forming a plot 49x100. Albert B. Ashforth, Inc., arranged the sale for the Central Trust Co. It is planned to replace the present dwellings with an ornate banking structure. The new branch of the Bankers' Trust will cater especially to the business of individuals, and will be the company's second office in the midtown section, the other being the Astor Trust office at 5th avenue and 42d street. A few years ago the Guaranty Trust Company completed an attractive banking structure at the northwest corner of Madison avenue and 60th street, and diagonally across from the corner just sold is a branch of the Pacific Bank.

Operators Buy Hague Dwellings.

Harris and Maurice Mandelbaum, who recently purchased the Chatsworth and the Chatsworth Annex at 72d street and Riverside Drive in a \$2,000,000 transaction, bought the Hague dwellings, a 7-story elevator apartment house at 547 Riverside Drive, 227 feet south of 127th street. The property covers a plot 100x100, and was erected about ten years

ago. It was sold by the Sussex Holding Company, represented by George F. Allison as attorney, at a holding price of \$225,000 subject to a four-year 4½ per cent. mortgage for \$157,000. The transaction was negotiated by the Duross Company.

Acquires Fifth Avenue Home.

Frank P. Frazier has purchased, through Douglas L. Elliman & Co., from Mrs. H. Mortimer Brooks her former residence at 826 Fifth avenue, adjoining the southeast corner of 64th street. This is a large 6-story whitestone front American basement, on a lot 22.6x120. The property is assessed by the city for the purpose of taxation at \$232,000, and the brokers state that it was held at an asking price of \$250,000. The purchaser's residence at 17 West 57th street has just been rented on a long term lease for business purposes.

Druggists Will Build.

As a site for a structure for its own occupancy Larimore & Co., druggists, have purchased the two old dwellings at 15 and 17 West 46th street, opposite the Rockefeller church. The purchase was made from the Medlin Realty Company, which is assigning a contract of purchase secured a few weeks ago from Dr. John F. Erdmann. The properties cover a plot 34 by 110, which is to be developed with a 6-story store and loft structure from plans by Zipkes, Wolff & Kudroff, who have provided a store for the druggists covering the full width of the property, and having a clearance of 22 feet. The operation will be started July 1, so as to have the building ready before May 1, 1920, when Larimore & Co.'s lease on its present premises at 1 West 46th street expires.

Brown Resells on Park Avenue.

Frederick Brown has resold to John Palmer the \$1,000,000 12-story apartment house at 829 Park avenue, southeast corner of 76th street, fronting 117 feet on Park avenue and 100 feet on 76th street. The property houses forty-eight tenants, who pay an annual rental of \$100,000. Stoddaard & Mark, attorneys, represented Mr. Palmer, while Julius H. Zeiser acted for Mr. Brown. N. A. Berwin & Co. were the brokers in the deal and will act as agents for the property. Mr. Brown bought the house about a week ago.

Square Out Block Control.

Douglas L. Elliman & Co. sold for James C. McGuire & Co. four 5-story flats at 114, 116, 118 and 120 East 53d street, covering a plot 112x100.5, which were held at \$250,000, to the Montana Construction Co., E. C. Potter and Benjamin Mordecai. This sale is of special interest as it places the control of the entire block bounded by 52d and 53d streets, Park and Lexington avenues, in the hands of two interests. The Montana apartment house, occupying the site of the old Steinway Piano Factory, adjoins the property just sold, and 119 East

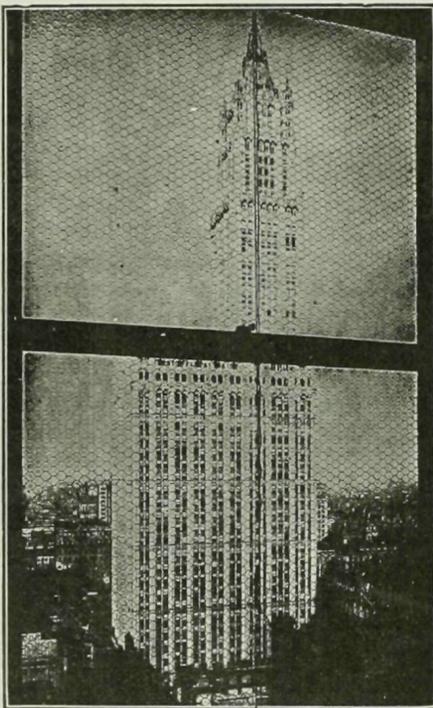
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52d street, held for its protection, are also owned by the above purchasers. The balance of the block, including the block front on Lexington avenue, 123 to 131 East 52d street, recently purchased, are all owned by the Y. W. C. A. interests. The Montana interests also purchased sometime ago for light protection 102 East 52d street. They intend to improve the property just purchased in such a way as to be of the greatest benefit to the Montana. A large slice of the newly acquired property will probably be improved either with a low building or developed as a garden, and the balance used for a 9-story apartment house.

\$1,100,000 Park Avenue Resale.

The 12-story fireproof apartment house at the northeast corner of Park avenue and 82d street has been resold by the 969 Park Avenue Co., of which Max N. Natanson is president. The property, which has a frontage of 139.8 feet on Park avenue and 100 feet on 82d street, rents for \$140,000 a year and has been held at \$1,100,000. The purchaser is Edgar A. Levy, builder, who has prominently been identified with the erection of similar buildings on the avenue. The seller recently purchased the property from Mayer & Mayer. The building, which was erected by the Randolph Walker Co., contains duplex apartments ranging in size from nine rooms and three baths to fourteen rooms and four baths. The broker in the transaction was Harry B. Cutner.

College Buys Apartment.

Teachers College has completed the purchase of the large Bancroft apartment building at 509 to 513 West 121st street, directly opposite the college and Horace Mann School, between Broadway and Amsterdam avenue. The Bancroft, which was purchased from the Bancroft Holding Company, Louis Eisenberg, president, is a modern 8-story structure, fronting 150 feet. The sale also included a lot, 25x100, to the west of the property, acquired by the holding company a few years ago to protect the structure's westerly light and air. It will be used to provide additional dormitory facilities. Possession will be taken about September 1.

Plan Another Garage.

Another corner has been taken by the Greenwich Associates, whose specialty is garage construction. It is the northwest corner of Spring and Clark streets, size 80x125, which has been sold by Trinity Church Corporation. The purchasers will erect a 1-story garage. The special features are that the retaining walls will be of sufficient strength to hold two additional floors should it at any time be required. There will be no columns in the building, the entire roof being supported by trusses. The exterior will be of terra cotta. The entire transaction will involve an expenditure of \$160,000. George and Edward Blum are the architects. Ames & Company negotiated the deal.

Avenue A Block Front Sale.

A block of nine 6-story tenement houses forming the easterly side of Avenue A, between 69th and 70th streets, and including 503-505 East 69th street, and 502-504 East 70th street, has been sold by Ennis & Sinnott in a \$350,000 transaction negotiated by O'Reilly & Dahn, Louis Steinfeld and Henry Steinberger. The properties, which contain 250 apartments and 20 stores, were purchased by the Realty Construction Company, Pincus Glickman, president.

Drive Corner in Trade.

Nassoit & Lanning have sold for the Winter Realities, Inc., Benjamin Winter, president, the Chesterfield, at the northeast corner of Riverside drive and 98th street, a 10-story fireproof apartment house, on a plot 100x130 x irregular, containing suites of six, seven and eight rooms. The buyer, the North Castle Realty Corporation, Otto R. Hartmann, president, gave in part payment its 130-acre estate, located in one of the most exclusive sections of Westchester county. The deal involved about \$850,000.

Add to East Side Holdings.

The Sisters of the Poor of St. Francis have added to their holdings on 5th and 6th streets, just east of Avenue B, by the purchase of the seven 4-story houses on a plot, 54 feet wide and 141 feet deep, known as 602 and 604 East 6th street, from Charles J. Miller. The property abuts the St. Francis Hospital, which is maintained by the order. They also own 614 and 618 East 6th street, the intervening parcels being owned by August Wynkoop.

Lenox Avenue Block Front Deal.

The Lewis H. May Co. has sold for the Kalmia Realty Co. C. W. Cuthell, president, to Joseph H. Schwartz the block front on the east side of Lenox avenue, between 113th and 114th streets, known as the Hudson Court and Fulton Court, two 6-story and store elevator apartments, each occupying a plot 101x125. The houses are of modern construction. Mr. Schwartz will make general improvements and hold same as an investment. The property was held at \$650,000 and shows an annual rental return of \$95,000. John R. Donnelly,

of Kellogg, Emery & Cuthell, represented the seller as attorney, and Krakaur & Peters represented the purchaser as attorneys.

Buyer for the "Edwin."

N. A. Berwin & Co. have sold for John Palmer the Edwin Apartments situated at the northeast corner of Broadway and 147th street, a 6-story elevator apartment, on plot 125x100. The building is at present rented for approximately \$47,000 and was held at \$400,000. The late Philip Braender erected this building in 1907 and sold it to Mr. Palmer soon after its completion. The present buyer will hold the property for investment. N. A. Berwin & Co. will manage the property for the new owner.

Harlem Apartment Transfer.

Title to the 9-story elevator apartment house known as 118 to 122 West 123d street, Manhattan and owned by the Minaret Building Company, Inc., has been transferred to the Hilda Realty Company, Inc. The property was held at \$200,000 and contains thirty-three apartments. The law firm of McDivitt & Dowling were the attorneys in the transaction for the seller.

Bronx Lots Resold.

Frederick Brown has resold about 50 per cent. of his recent purchases of vacant land in the west Bronx to Samuel Friedenburg. The deal involves about \$250,000. Mr. Friedenburg's purchases include a plot of eleven lots, 275x100, on the east side of Davidson avenue, between 190th street and Fordham road; a plot of ten lots, 125 by 200, on the west side of Davidson avenue, south of 190th street and extending through to Grand avenue; a plot of twenty-three lots on University avenue, between Fordham road and 190th street, and a plot of forty-four lots on both sides of 188th street from University avenue to the Aqueduct. Max Miller, attorney, represented Mr. Friedenburg in the transaction, which was negotiated by McLernon Brothers.

Plans Borough Park Development.

One of the largest Borough Park real estate transactions closed in many years, has been consummated by George E. Nostrand, who sold to Arthur H. Waterman, 400 lots on 15th and 16th avenues, from 75th to 79th streets. The reported price was \$500,000. Plans are being prepared by Mr. Waterman for the improvement of the tract with one and two-family dwellings. Michael Furst of the law firm of Furst, Schwartz & Schwager, represented Mr. Nostrand in the transaction.

New Country Club at Rye.

A new country club will be built at Rye, N. Y., on an estate of 600 acres which has just been purchased in one of the largest real estate transactions affecting suburban property in a number of years. The deal which involved about \$1,000,000 will bring into the New York metropolitan district a new country club which, according to announcement, will involve in its development an additional outlay of \$1,000,000. John McE. Bowman, who recently acquired a controlling interest in the Griswold at New London, Conn., and the Bellevue at Bellair, Fla., is head of the buying syndicate which has taken over the Robert Park property, on the high ridge back of Rye, overlooking the Sound, and in the neighborhood of many of the finest estates in Westchester County. On this property a club with 400 rooms and 400 baths will be built, and it is announced that the building will combine the best features of high grade city hotels with the best that have been developed in the creation of country clubs.

It is probable that 350 acres will be used for the hotel and its grounds, and for the two golf courses which will be laid out by landscape engineers. The remaining acreage will be subdivided for development into country homes on plots of various sizes. Gage E. Tarbell will supervise the work of laying out and handling the development of the property. It is expected that the Biltmore Country Club will be in full operation in about a year. Mr. Bowman is president of the companies which control the Biltmore, Commodore, Manhattan, Belmont, Ansonia and Murray Hill Hotels in New York.

Manhattan.

South of 59th Street.

DELANCEY ST.—K. Schifter & M. Ellenberg sold for Mishkind & Feinberg the 6-story tenement, 24x100, at the southwest corner of Delancey st and Suffolk st.

DUANE ST.—Charles F. Noyes Co. and Wm. A. White & Sons sold to William H. English 44-46 Duane st, a 5-story loft building, on plot 33x52. The property is assessed at \$56,000 and was purchased by Mr. English on an all cash basis. Recently the Charles F. Noyes Co. sold to Mr. English 52-58 Duane st and 5-13 Elm st, the 10-story structure formerly known as the "Jones Building." This latter property Mr. English took in the name of the Elm-Duane Corporation. It is understood that the present

purchase was made for investment and the property will be placed in the hands of the Noyes Co. for management.

GREENE ST.—Spear & Co. resold for the Burden Realty Co. (Kenneth C. Newman, president), the 5-sty loft, 25x100, at 31 Greene st, to L. Tulcin & Sons, now at 601 Water st.

GREENWICH ST.—The Duross Company sold for Dr. A. R. McMichael the 6-sty loft building at 797-799 Greenwich st, on lot 23.1x74.6. It was held at \$40,000.

GOLD ST.—Wm. A. White & Sons sold for occupancy the property at 44 Gold st, a 5-sty building on plot 20x62. The sellers were represented by Bryan L. Kennelly.

IRVING PL.—The Ouross Co. sold for Dr. A. R. McMichael the 7-sty apartment house at 78 Irving pl, southeast corner of 19th st, on plot 27x106.8. The property was held at \$100,000.

LIBERTY ST.—The small building at 155 Liberty st, adjoining the Liberty Building, corner of West st and facing the Coal & Iron Exchange, was purchased by the Hellenic Orthodox Church of St. Nicholas, which will have the property remodelled for its purposes. It is a 3-sty store and loft, 22x55.3, and was sold to the church for the estate of Mary Lockman by the Cruikshank Company.

PEARL ST.—W. E. Dean & Co. were brokers in the sale recently reported of the building at 69 Pearl st from Mary Bittner to Samuel Brody. The same brokers report that they have resold this property for Mr. Brody to Poulides Bros., cigarette manufacturers, who will use it for their business after extensively altering the building. The property was held at \$42,000.

PRINCE ST.—James H. Cruikshank has purchased from Stephen P. Sturges, as trustee, the 6-sty loft building at 177 Prince st, on a lot 25x95. F. A. Holly was the broker.

WASHINGTON PL.—Pepe & Bro. sold for the Pequabuck Realty Corp., to Miss I. Johnson, the 5-sty studio building on lot 22.6x97, at 77 Washington pl, which was recently renovated. Miss Johnson bought it for investment. The property rents for over \$8,000 a year.

11TH ST.—Leonard Morgan Co. sold for William Chilvers, executor and trustee for Jane C. Bake, deceased, the 4-sty dwelling on lot 22.4x103, 129 West 11th st, to M. Nash. The last sale of this property was made in 1892.

16TH ST.—Peter P. Sherry sold for the Schermhorn Estate, the 5-syt tenement at 433 West 16th st, 25x92, to James T. Hannon.

28TH ST.—Dr. Robert P. Green has sold to the Oestreicher Realty Co., C. Oestreicher, president, 226 West 28th st, a 5-sty tenement on a lot 25x100. The buying company owns 228 and 230, and now controls a plot 75x100. Recently the large fur storage plant at 238 to 250, extending through to 27th st, was sold to the International Fur Exchange of St. Louis.

37TH ST.—Peter C. Lee purchased through the Cross & Brown Co. the 5-sty building at 218-20 East 37th st, which was occupied for twenty years by the Bottlers' Manufacturing Association. Mr. Lee will use the building for offices, showroom and the storage of furniture.

AVENUE D.—K. Schifter sold for Celia Teitelbaum 49 and 51 Av D, a 6-sty building, 44x80. The purchaser gave in exchange 32 Norfolk st, a 6-sty tenement, 25x100.

7TH AV.—Berlowitz & Caine sold for Henry Ungrich 369 7th av, a 4-sty building, 30x70, to Joseph Manheimer.

9TH AV.—Samuel Schlossman purchased from the estate of Caroline Arras 355-7-9 West 34th st and 524-30 9th av, being the northeast corner, which was held in the family for sixty years. It consists of six houses, four and five stories, and covers a plot 74 feet on 9th av and 100 feet on 39th st. It had been held at \$90,000.

North of 59th Street.

60TH ST.—The Dry Dock Savings Bank sold the 3-sty dwelling, 20x100, at 243 East 60th st to Mitchell A. C. Levy.

61ST ST.—L. J. Phillips & Co. have sold to a client for occupancy the dwelling at 49 West 69th st, 20x102.

61ST ST.—Joseph F. Seitz sold for the Rainbow Lake Club and Improvement Co., 251 East 61st st, a 3-sty dwelling on lot 19.6x100.

63D ST.—Two of the row of five private dwellings at 159 to 167 East 63d st, purchased from the Gallatin family in February by Frederick J. Sterner, the architect, have been resold. The disposals involve 159, sold to Mrs. Sybil K. W. Sellers, and 151 to Mrs. Elizabeth S. Gerard. Mr. Sterner bought the row intending to erect a 40-ft. dwelling and rebuild three of the houses.

64TH ST.—Louis Gold purchased from the Thedford-Entz Coal Co. the property at 229 to 235 West 64th st, 325 ft east of West End av, for immediate improvement with a garage, which it is understood is to be built for a tenant who has secured a lease from the plans. The improvement will be a 4-sty reinforced concrete structure, 100x100, designed by F. S. Parker. The sale was negotiated by the Douglas Robinson, Charles S. Brown Co. and the Cross & Brown Co.

66TH ST.—As a site for a new ice plant the Commonwealth Ice Co. has bought from Howard

W. McAteer the plot, 40x200.10, on the north side of 66th st, 100 ft west of West End av, running through to 67th st.

70TH ST.—Douglas L. Elliman & Co. sold for Mrs. John Kelly, 119 East 70th st, a 5-sty brick front American basement dwelling on a lot 15.4x100.5, to a prominent New Yorker for his daughter.

74TH ST.—The Houghton Co. sold for Mary P. Robinson the 4-sty dwelling at 157 West 74th st to a client for occupancy.

74TH ST.—William B. May & Co. report the sale of a modern 5-sty American basement dwelling 15 East 74th st for Walter G. Lane to Mrs. J. Pierson, for occupancy. The house was built two years ago by Mr. Lane, who has occupied it since completion. The frontage is 20 ft. and the lot 102.2 deep.

75TH ST.—Dr. John Mulholland has resold to Mabel P. Thearston 313 West 75th st, a 5-sty dwelling, on lot 20x102.2, near West End av. Dr. Mulholland recently purchased the house from Edward J. Loughman.

83D ST.—F. B. Adams, who purchased recently the dwelling which he occupies at 14 East 83d st, through the Douglas L. Elliman Co., has bought the adjoining similar property at 16 East 83d st, which gives him a plot 40x100 between Fifth and Madison av.

84TH ST.—Gustav L. Kroll sold the 5-sty flat, 15x102.2, at 318 East 84th st.

87TH ST.—L. J. Phillips & Co. sold to a client for occupancy, the dwelling at 25 West 87th st, on lot 20x100.

93D ST.—Jacob J. Tabolt sold to Mrs. Mary B. Ryans the 5-sty flat at 66 West 93d st, on lot 19.2x100. The new owner will occupy an apartment in the house.

95TH ST.—The E. M. A. Realty Co. sold to Henry S. Mansfield, as attorney for Bertha Miller, 70 West 95th st, an old tenement, the only one on the block, which is to be remodelled.

99TH ST.—Leitner, Brener & Starr sold for Rachael A. Friend, trustee, 211 East 99th st, a 5-sty flat, 25x100, to James W. Kennedy.

101ST ST.—James H. Cruikshank bought from the Land Estates, Inc., the 6-sty new law tenement at 406 East 101st st, 50x100. Harry Sugarman was the broker.

104TH ST.—William R. Ware sold for Clara L. Reed, 306 West 104th st, a 3-sty dwelling, 20x100.88. The new owner will occupy.

111TH ST.—James H. Cruikshank sold to Sarah Balagur the 6-sty elevator apartment house at 233-235 West 111th st, on plot 50x100, between 7th and 8th avs. B. Harris was the broker.

116TH ST.—Margaret M. Egan sold the 3-sty dwelling, 20x80, at 249 East 116th st to Salvatore Corrales through Sisca & Palladino.

117TH ST.—James H. Cruikshank bought from Tobis Wolfson 141 West 117th st, a 5-sty

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double flat, 25x100. Harry Sugarman was the broker.

119TH ST.—The estate of Charles Louerre sold the 3-sty dwelling, 20x100, at 123 West 119th st.

121ST ST.—James H. Cruikshank sold to Katri Wilksa the 3-sty dwelling at 131 West 121st st on plot 20x100. M. F. Mulvihill was the broker.

122D ST.—Meister Builders, Inc., purchased from the Leberten Corporation the 5-sty apartment, 50x100, at 200 to 210 East 122d st.

122D ST.—The Lebertan Corporation sold to the South Jersey Land Co. for cash 208 and 210 East 122d st, two 5-sty flats with stores, renting for \$5,288, and held at \$34,000. M. Nasanowitz & Son were the brokers.

124TH ST.—G. W. Bretell sold for the Harlem Savings Bank to Albert Stout the dwelling, 25x100, at 331 East 124th st.

125TH ST.—Charles Galewski resold to Joseph Shenk the 6-sty elevator apartment house at 604-606 West 125th st, on plot 63x100. It is fully tenanted, showing an annual rental of \$16,000, and was held at \$100,000. Millard Veit was the broker.

128TH ST.—The Purdy Realty Corporation has sold to Rose Barber, through Louis F. Bernholz, 227 West 128th st, a 3-sty dwelling, on a lot 16x99.11, between 7th and 8th avs.

128TH ST.—B. E. Roeser sold the dwelling, 16.8x100, at 214 West 128th st to Theresa W. Robinson through Smith & Davis.

130TH ST.—Benjamin Glover sold 164 West 130th st, a 3-sty dwelling, 25x100.

137TH ST.—Benenson Realty Co. bought from A. Pelzer 197 West 137th st, a 5-sty apartment, 25x100, near Lenox av, valued at \$25,000. The buyer gave two lots on Hancock av, Bronx, in exchange.

139TH ST.—Nail & Parker sold for Estelle Christie 316 West 139th st, a 3-sty dwelling, 18x99.11.

143D ST.—Moore, Schutte & Co. sold for Carolyn R. Bloomer, for cash, the 3-sty dwelling, 512 West 143d st, on lot 18.9x100.

149TH ST.—Mrs. Mary Carrol sold to a client of J. S. Maxwell the 4-sty English basement dwelling, 544 West 149th st, on lot 16.8x100. The buyer will make extensive improvements.

153D ST.—Otterbourg, Steindler & Houston sold for a client the 3-fam. building at 512 West 153d st, 25x100, to John J. Lord, who was represented by Martin Bourke.

157TH ST.—L. J. Phillips & Co. sold for Elizabeth Detelman the 4-sty apartment house at 504 West 157th st, on lot 25x100. This is the first sale of this property since 1890, at which time the building, together with three private houses adjoining, was constructed by the present sellers. It is the intention of the purchaser to improve this property.

170TH ST.—William Goldstone sold to an investor 555 West 170th st, a 6-sty elevator apartment house, on plot 75x100. It rents for \$21,000 and was held at \$135,000. The purchaser was represented by Louis J. Gold as attorney. The broker was R. Livingston Stedman.

171ST ST.—Joseph Shenk purchased from William B. Farries, through James Bird 632 West 171st st, a 5-sty apartment, 71x100, and was held at \$125,000.

176TH ST.—Jacob Sirius has resold the Rockville, a 5-sty apartment house, on a plot 75x100, at 580 West 176th st.

188TH ST.—George V. McNally sold for Gertie A. Gorman a plot of five lots on the north side of 188th st, beginning at a point 12 ft east of St. Nicholas av, to a newly formed construction company, which will immediately proceed with the erection of two 5-sty apartment houses, each on a plot 62.6x100.

215TH ST.—Max Marx sold to the Plumbers' Realty Co. the 5-sty apartment house at 416-418 West 215th st, known as the Northcourt, through Louis Block. The property, which rents for \$15,000 a year, was held at \$110,000.

ADRIAN AV.—Bernhard Buse has sold the 2½-sty frame dwelling on a plot 34x100, at 47 Adrian av, in the Marble Hill section.

AMSTERDAM AV.—Leopold Weil sold for Robert Powers the 5-sty flat at 306 Amsterdam av, 25x100, to Ferdinand Seinecke.

BROADWAY.—Frederick Brown resold to Samuel Kamlet, of Klau Brothers, Kensington Court, a 6-sty elevator apartment, 100x150, at the northeast corner of Broadway and 151st st, through Max Blau. The property contains forty-five suites and six stores, renting for \$45,000, and was held at \$350,000.

BROADWAY.—Leopold Weil sold for Amelia and Daniel Tatz to Maximilian Eitelback the 2-sty building at 2124 Broadway and the 5-sty building, adjoining at the rear, at 304 Amsterdam av.

CONVENT AV.—Daniel H. Jackson bought from Mary C. and Augustine McGuire, of New Rochelle, 106-108 Convent av, a 5-sty new-law apartment, on plot 72x100. It has accommodations for thirty-five families, and rents for \$15,000 per annum. It was held at \$100,000. H. H. Cutler was the broker. Mr. Jackson recently bought 102-104 Convent av, adjoining, from Justice Bartow S. Weeks.

FORT WASHINGTON AV.—Winston Holding Co., A. D. Weinstein, president, bought from William Laue a plot of six lots, 99.5x150x138x97.8, at the northeast corner of Fort Washington av and 173d st, vacant, which will be immediately improved with a 6-sty elevator apartment house.

FORT WASHINGTON AV.—Geo. R. Read & Co. sold for Edwin H. Peck and Edwin H. Peck, as executor and trustee of the estate of Walter J. Peck, deceased, and Edna P. Jenkins the Chiselhurst, a 6-sty elevator apartment house at 455 to 459 Fort Washington av, just south of 181st st, to the Compass Realty Corporation for investment.

LEXINGTON AV.—J. A. Wood sold for the Hupfel Brewing Co., 2143 Lexington av, a 4-sty tenement with store, 20x60, to Annie Sullivan.

MADISON AV.—Douglas Robinson, Charles S. Brown Co. sold for the Seamen's Bank for Savings the 6-sty elevator apartment house, on lot 36.8x100, at 1225 Madison av, northeast corner of 88th st and Madison av. It is assessed by the city for tax purposes at \$90,000. The property was acquired by the seller in foreclosure proceedings. The purchaser is a client of Jesse W. Ehrich.

WEST END AV.—Daniel H. Jackson has purchased from Henrietta Stein, of Stamford, Conn., trustee of the Joseph Stein Estate, 752 West End av, a 5-sty apartment house. This property has been held in the same family for about 25 years and was held at \$85,000. Negotiations are now pending to re-sell this building to a party who intends to alter it into smaller suites for bachelor apartments. Harold C. Lewis was the broker in the transaction.

8TH AV.—The Dormond Realty Co., Simon Myers, president, resold to an investor 2447 and 2449 8th av, two 5-sty flats, each 25x120, which the sellers recently bought from the Franklin Savings Bank.

Bronx.

COSTER ST.—Anna E. Queren sold to William Bondy 632 Coster st, a 2-family dwelling, 20x100, through Leitner, Brenner & Starr.

CHARLOTTE ST.—Heller & Sussman sold 1516 Charlotte st, a 5-sty apartment, 50x100, to an investor.

HOME ST.—Steinman & Steinman sold for Henry Miller 1051 and 1053 Home st, a 5-sty apartment house, 50x100, to a client for investment.

135TH ST.—Williamson & Bryan sold the 3-sty building at 426 East 135th st, 20x100.

136TH ST.—Julius Trattner sold to Irving Goldstein for the West Farms Construction Co. the taxpayer on East 136th st, 125 ft. east of Brook av, held at \$16,000.

169TH ST.—J. Clarence Davies sold for the estate of Catherine C. Boltz, 820 East 169th st, a 3-sty frame house on lot 20x126.

190TH ST.—William R. Lowe sold for Mrs. Mary E. Allen the 2-sty dwelling and garage at the northwest corner of West 190th st and the Croton Aqueduct.

199TH ST.—Frederick Brown sold the 5-sty apartment, 50x120, at 15 East 199th st, which is rented for \$4,584, to Charles E. Nettle, who gave in part payment the free and clear dwelling properties at 2373 Grand av, southwest corner of 184th st, 50x90; 2310 Grand av, 25x100; 210 East 188th st, and 58 East 190th st, near Fordham rd, 43.6x167. The exchange was negotiated by Frederick Fox & Co.

236TH ST.—E. Sharum sold to Frederick S. Dunn the 3-sty frame building at 603 East 236th st, on a lot 25x103.

BAILEY AV.—Duff & Brown Co. sold to a client for occupancy 2888 Bailey av, 3-sty dwelling, size 25x100.

BEDFORD PARK BLVD.—The two 5-sty apartment houses, on a plot 75x100, at the northeast corner of Bedford Park Blvd. (East 200th st) and Bainbridge av have been sold by Daniel Houlahan, who erected the building about six years ago. The corner house has a frontage of 35 ft., and the one adjoining on Bedford Park Blvd. fronts 40 ft. The buyer is an investor.

BROOK AV.—E. Sharum bought from the Pocomo Realty Corporation 143-145 Brook av, a 5-sty flat, 45x100, at the northwest corner of 134th st.

BRYANT AV.—The Hilda Realty Co. sold to Samuel Tomberg the 5-sty apartment, 50x100, held at \$70,000, at the southwest corner of Home st and Bryant av.

BURNSIDE AV.—Hall J. How & Co., sold in a cash transaction for the Burnside Lot Corporation to August Kuhn four lots at the northwest corner of Burnside and Walton av.

CRESTON AV.—Morris Polsky, represented by Benjamin Antin, attorney, sold through E. Schwab & Co. the plot, 100x100, at the southeast corner of Creston av and 197th st. The purchaser is a newly formed building company, which will erect a 5-sty apartment house to be ready in the fall.

CRESTON AV.—Francis J. Ryan sold through Gettner, Simon & Asher, attorneys, to the Macy Construction Co. the northeast corner of Creston av and Field pl, a plot 100x89. David H. Spring was the broker. The purchasers will erect a 5-sty apartment house on the site.

CROTONA AV.—Charles Ast sold to Nathan Berler the 5-sty apartment, 69x78, northeast corner of Crotona av and 181st st through Henry Hornstein.

CRESTON AV.—M. M. Hayward & Co. sold for the Mossman Realty Co to a client the 2-fam. dwelling at 2266 Creston av.

ELSMERE PL.—E. Sharum resold to the Conwalt Corporation 856 Elsmere pl, a 5-sty flat on plot 40x100.

FRANKLIN AV.—Frederick Brown resold to J. S. Mehlman through Harry J. Rogers the two 5-sty apartment houses at 1103 and 1109 Franklin av, southwest corner of 166th st, the former on a plot 49x95xirregular, and the corner house on a plot 60x120xirregular. There are six stores in the corner building. The houses were held at \$155,000, and return an annual rental of about \$10,500. The purchaser will hold the property for investment.

GRAND AV.—William R. Lowe sold for the Guidone Estate 2445 Grand av, a 3-sty dwelling and garage, 30x100, to a client for occupancy.

GRAND AV.—Louis Kleban has purchased the easterly frontage of Grand av, between Fordham rd and West 190th st, comprising a plot 200x100, and intends to improve a section of it with 5-sty apartment houses. The purchase was made through Leitner, Brenner & Starr.

GRAND AV.—Ennis & Sinnot resold the plot, 105x90, on the east side of Grand av, 70 ft south of 180th st, to the Eifel Construction Co., Peter Comes, president, which will erect an apartment house on the site. David Cohen and G. A. Fortner were the brokers.

GRAND BOULEVARD.—The Van Dyke estate, George Avery president, sold the plot, 102x100, on the west side of Grand Boulevard, 100 ft south of 197th st, through Leitner, Brenner & Starr to the Eltona Investing Co., Eugene I. Brisach president, for improvement with a 5-sty apartment.

GRAND BOULEVARD.—The Isaac Lowenfeld Realty Corporation has sold to a client of Kaplan & Blackner the two 5-sty new law apartment houses at 2246 and 2250 Grand Boulevard and Concourse, near 183d st, 50x100 each. The buildings were held at \$150,000.

GRAND BOULEVARD.—Frederick Brown resold to the 173d Street Construction Co., Aaron Miller, president, the vacant plot at the southeast corner of the Grand Boulevard and Concourse and Weeks av, a site fronting 80 ft. on the Concourse and 164 ft on Weeks av. The purchaser is having plans prepared for a high-class apartment house to be erected on the plot. Leitner, Brenner & Starr were the brokers in the deal.

JEROME AV.—John B. Sganga bought the flat, 18x80, at 2347 Jerome av, from Ennis & Sinnot, through Sisca & Palladino.

LONGFELLOW AV.—Leitner, Brenner & Starr sold for Aaron Miller to R. Cuba 1074, 1078 and 1082 Longfellow av, near 165th st, three 5-sty apartments, each 40x80.

MAPES AV.—The Edward Morrow Construction Co. sold to the Zucker Corp., Louis Zucker, president, the 5-sty apartment house, 48x98, held at \$75,000, southeast corner of Mapes av and 179th st through S. W. Sohns.

MORRIS AV.—William R. Lowe sold the vacant lot at the northeast corner of Morris av and 190th st, 35x114, for P. E. Stanton to a client.

PROSPECT AV.—Nicholas Lopard sold for Charles F. Mueller the 3-sty dwelling, 50x100, at 1815 Prospect av to Abraham Taubin for occupancy.

SEDGWICK AV.—David L. Woodall, Jr., sold for Minnie L. Delaney the 3-sty frame dwelling, 1757 Sedgwick av to a client for occupancy.

SOUTHERN BOULEVARD.—Frederick Lese is reported to have sold to the Benenson Realty Co. the 5-sty new-law apartment house at 1208 Southern Boulevard, 50x100.

STEBBINS AV.—Catharina Neukirsch has sold through Cahn & Cahn to a Mr. Freedman the northwest corner of Stebbins av and 164th st, a 3-sty brick 3-family house.

TELLER AV.—James Boyd and S. Mendelson sold to an investor 1069-1071 Teller av, two 3-fam. houses, renting for \$1,212 each.

TREMONT AV.—Frederick Brown has sold to the Bedford Holding Co., the 1-sty taxpayer at 724-726 Tremont av, on plot 50x100.

UNDERCLIFF AV.—Joseph P. Day sold for the estate of Virgil Thurkauf to an investor 1521-3 Undercliff av, just north of Washington Bridge, two 4-sty apartment, 68.26x143.62, rented for about \$7,000 per annum.

UNIONPORT RD.—The Dollar Savings Bank sold to a client of Williamson & Bryan the 2- and 3-sty brick buildings, 25x115, at 1713 Unionport rd.

WALLACE AV.—Maurice Marymont bought from a client of Otterbourg, Steindler & Hourton the 2-family dwelling, 25x100, at 1914 Wallace av.

WALLACE AV.—William Peters & Co. sold the property at 1871 Wallace av for Nancy J. Kennard to Johanna Burnhaupt.

WASHINGTON AV.—The M. F. Realty Corporation bought the two 5-sty apartment houses,

115x100, held at \$125,000, at 1715 to 1719 Washington av, from the B. & S. Realty Co.

WASHINGTON AV.—Frank L. Partridge sold for Minnie Mandel to a client of Jerome A. Kohn, attorney, the garage at 1204 Washington av, 75x100, in a cash transaction. The buyer is an investor. Gustave Frey acted for the seller.

WEBSTER AV.—The Bond and Mortgage Guarantee Co. sold to a client of Ernest T. Bower the 2-sty dwelling at the southeast corner of Webster av and 202d st.

WEEKS AV.—Wood-Dolson Co. and Leitner, Brenner & Starr sold for Miss Margaret N. Eagan, administratrix of the estate of Peter Eagan, the plot at the southeast corner of Weeks av and 176th st, with frontages of 125 and 71 ft. respectively. The buyers, Psaloff & Silverman, will improve the site with a 6-sty apartment. The property has been in possession of the Eagan family since 1886.

WHITLOCK AV.—Bedford Holding Co. sold the 3 family house, 25x100, at 847 Whitlock av, through George Goldblatt.

WHITLOCK AV.—N. L. & C. Ernst sold to Ida Tollman the 3-sty house at 847 Whitlock av through the George Goldblatt Co.

WHITLOCK AV.—Leitner, Brenner & Starr sold for M. L. and C. Ernst 855 Whitlock av, a 3-fam. house, 25x100.

Brooklyn.

CHEEVER PL, ETC.—Burling and Swan sold 22-4 Cheever pl, two 3 family dwellings, to a client for investment; also 649 Greene av, a brick dwelling, to a client for occupancy.

DOUGLAS ST.—John Pullman Real Estate Co. sold for Dennis Graham, 377 Douglas st, a 3-sty tenement, on lot 20x100, to a client for investment.

PACIFIC ST, ETC.—Charles Partridge sold for James Walsh the 3-sty dwelling at 1413 Pacific st to Lizzie Horn, who will occupy; also sold for John W. McGrath the 3-sty apartment house at 765 St. John's pl to a client for investment.

SENATOR ST, ETC.—Walter S. Ross and C. C. Gretsinger, in conjunction with Wolf and Stillman, sold ten lots, including the southwest corner of Senator st and 5th av, for Mary E. Thornley to a client. The same brokers also sold for Mary E. Thornley the plot, 48x50, on the north side of 68th st, 100 ft. west of 5th av.

TAYLOR ST, ETC.—Baffa & Dixon sold the 3-sty dwelling at 97 Taylor st for the estate of Richard Schnibbe to a client, and the 3-sty store property at 399 Berry st, corner South 8th st, for August Jahn. The buyer contemplates

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50TH ST.—I. Salzberg sold for J. Dauber to Ph. Mankowsky the 1-fam. cottage, on a plot 60x100, on the south side of 50th st, 220 ft. west of 14th av, known as 1350 50th st.

58TH ST, ETC.—Martin A. Ansbro sold 2-family houses at 770 58th st for H. Christensen; 449 63d st for E. S. Ager; 753 54th st for K. Salvesson; 620 60th st for J. Cahill; 614 56th st for D. Kennedy; 561 62d st for T. Christensen; 569 74th st for P. H. Morisey; 434 57th st for J. Driscoll; 562 61st st for H. M. Olsen; 660 79th st for A. D. Shiner; 545 62d st for J. K. Jagocki; also dwellings at 28 71st st for T. Frost; 530 78th st for L. Hamilton; 3-family houses at 674 60th st for M. Moran, and 682 69th st for C. Harvey; apartment house at 114 Garfield pl for J. Purcell, and the tenement at 450 61st st for D. Griswold.

60TH ST.—Clinton Trading Corp. sold to Rosa San Filippo and Anthony Billante the 2 family frame dwelling at 1620 60th st, on a plot 30x100. James J. Astarita was the broker.

66TH ST.—Realty Trust sold for Alco Building Co. the semi-detached dwelling 2134 66th st, Mapleton Park, to Jacob S. Kornicker, who now occupies the house.

Realty Trust sold for the Alco Building Co., fourteen 1 family brick dwellings, built in pairs in the Philadelphia style, on the southern side of 64th st, between 20th and 21st avs, Mapleton Park, to Edwin M. La Roche, who is operating extensively in that part of Brooklyn.

84TH ST.—Frank A. Seaver & Co. sold the 1-fam. detached house, 1240 84th st, Dyker Heights, for G. Marakle to a buyer for occupancy; also the 2-fam. brick house, 1005 60th st, for C. Grace, to a buyer for occupancy; 270 71st st, a 2-fam. brick house, for L. Stelleges, and 641 74th st, a 1-fam brick house for C. Koehler. av, 260 ft east of 3d av, for G. Masters.

SOUTH 8TH ST., ETC.—Bulkeley & Horton Co. sold 164 South 8th st, a 3-sty dwelling, for W. T. Russell; also 1257 Pacific st, a 3-sty house, for Phoebe S. Gurney, to the present lessee, Minnie Henne; and 184 Clinton av, a 3-sty house with a garage on Vanderbilt av, for the Frederick Construction Co.

ALBEMARLE RD.—John E. Henry, Jr., sold 2919 Albemarle Terrace for Mrs. Lillian K. Martindale to a buyer who will occupy.

COLONIAL RD.—Frank H. Malone, as broker, sold the 1-fam. detached cottage, with garage, on plot 36x100, known as 8007 Colonial rd, for Ellen S. Juell to William S. Houston, for occupancy. The property was held at \$15,000.

COLONIAL RD.—Frank H. Malone sold the 1-fam. detached stucco dwelling, with garage, now in the course of construction, on the east side of Colonial rd, 52 ft. north of 86th st, for Munroe Stiner, to a client for occupancy. The property was held for \$16,500.

15TH AV, ETC.—Clinton Trading Corporation sold to Concetta Minneci the 1-fam. dwelling 8742 15th av, through Frank Bambara, and also sold through the same brokers 8744 5th av to Grazietta M. Marchese.

RECENT LEASES.

\$300,000 Broadway Lease.

Heil & Stern & Spear & Co leased for the James McCreery Realty Corporation the entire 5-story and basement building at 801-7 Broadway, northwest corner of 11th street. This building contains more than 100,000 square feet of space. The lessees are Morris Asinoff and Sons who have taken lease for a long term of years at an aggregate rental of \$300,000, including the taxes which are to be paid by the tenant.

\$526,000 "United" Deal.

The United Cigar Stores Company have leased from Constantin Wagner for a term of 21 years, at an aggregate rental of \$526,000, the entire store property at 847 to 865 Longwood avenue and 842 to 856 Westchester avenue, forming the northeast corner of these thoroughfares. The property is located directly at the subway station; contains seventeen stores and is one of the most prominent business corners in the Bronx. Porter & Company were the brokers in the transaction.

\$750,000 Brooklyn Rental.

The leasing by John F. James & Sons, Inc., of the Brooklyn Citizen Building, corner of Fulton and Adams streets, for a term of twenty-one years at an aggregate rental, stated to be three-quarters of a million dollars, coming so quickly after leasing for twenty-one years, by the same brokers, of the Willoughby Block at an aggregate rental of \$1,000,000, clearly signifies the important changes that are taking place in the Borough Hall section, by reason of the entrances to this part of Brooklyn of three separate subway lines. Both of these properties have been leased to the United Cigar Stores Company of America. As in the case of the lease of the Willoughby Block which will be re-built with a modern business building, the present building occupied so many years by the Citizen will be remodeled into an attractive business building that will have six

modern stores running from Fulton street through to Adams street. The Citizen will continue to occupy the upper part of the building.

Long-Term Restaurant Lease.

The 4-story and basement dwelling at 160 Madison avenue, between 32d and 33d streets, on a lot 24.7x95, has been leased by Mrs. Anna M. Romaine for a period of twenty-one years, with the privilege of renewals, to a concern which will alter the property and open a restaurant. In the new concern are Meyer Reikes, who has fitted up many places in this city; Louis Lautkin and Benjamin Itkin. The lease is at a graduating rental, the annual payment amounting to about \$6,000 for the entire term.

Sherry Co. to Be at 58th Street.

Douglas Robinson, Charles S. Brown Company have subleased for the Wright-Martin Aircraft Company the store and basement in the southeast corner of 58th street and Fifth avenue, in the Mary Mason Jones estate block, to Louis Sherry Company. To this company Mr. Sherry has sold his business, and he personally will continue as president, having his office and salesroom at 58th street. The permanent location for the Louis Sherry Company interests has not as yet been definitely decided upon, although several prominent parcels on Fifth avenue are under consideration.

Six More "United" Leases.

The United Cigar Stores Co. has leased the entire property at the northeast corner of Third avenue and 59th street for a long term of years and will sublet space in the premises after completion of extensive alterations. This property leased from Esther W. Dryfoos. After extensive alterations the United Cigar Stores Co. will occupy the northwest corner of Broadway and 80th street, which property it has just leased for a long term of years from the C. & L. Lunch Co.

The United Cigar Stores Co. also leased for a long term of years the property at the southeast corner of Fordham and Jerome avenues. They will occupy the corner store and have subleased the balance of the space. This property leased from the Rollins estate; also rented from George

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Other leases reported by the "United" involve the northwest corner of 2d avenue and 57th street, taken for a long term from Melville H. Bearn's and also three stories in the Realty Theatre Building at the northwest corner of 7th avenue and 42d street.

26th Street Business Alteration.

Ames & Company leased for T. M. Stewart the entire building 125 West 26th street for twenty-one years to M. Stark and S. Schaeffer, who will remodel the building into a modern mercantile structure. The entire transaction involves about \$100,000. Ames & Company have subleased from the plans, the store and first loft for a term of years.

Takes Fifth Avenue Building.

John N. Golding leased for the estate of John Hall 559 5th avenue, a 4-story dwelling, 25x100, to John N. Levy, who after extensive alterations are completed will occupy the store, first and second floors. The upper part will be changed into small suites. The annual rental is reported to be \$27,500, net.

CUSHMAN & WAKEFIELD leased offices in the Ziegler Building, 512 5th av., to a Mr. Seeley, and offices in 516 5th av for the Rowan Realty Co. to Reilim & Co.

O. D. & H. V. DIKE leased for Elizabeth W. Stevens and Helen C. Mostyn a loft at 39 Broome st to Hyman Finkelstein; also for the estate of Adelaide M. Hoert the store at 89 East 3d st; for Caroline A. Lane the store and basement at 420 East 115th st.

THE BRETT & GOODE CO. sublet for the Wilson-Jones Loose Leaf Co. the fourth floor in 129-35 Lafayette st and obtained an extension of the lease for the New Diamond Point Pen Co.

DOUGLAS L. ELLIMAN & CO. leased for the 1067 Fifth Avenue Co. a large apartment comprising an entire floor, to Marcus Daly; also an apartment at 27 East 62d st, for Mrs. D. N. Bigelow to Dr. Charles H. Fowler, and have secured an extension from the owners; an apartment at 55 East 56th st for John Slade to Miss C. Wagner; an apartment at 19 East 65th st for Wm. T. Middleton to Dr. F. B. St. John and William Darrach; an apartment at 144 East 36th st for Miss Anne L. Myers to Mrs. John W. Morris.

J. ARTHUR FISCHER leased to Salkind & Abes the corner store in the building at northwest corner of 41st st and 6th av at a rental aggregating \$66,000, to be used as a fur and specialty shop; also leased to George and Alice Williams the 4-sty dwelling, 325 West 30th st; and to Grace Basini the 4-sty dwelling, 158 West 54th st.

M. & L. HESS leased the 4th floor at 13-15 East 22d st to Charles Steber; also the 3d floor at 22-4 East 17th st to Powis-Brown Co.

PEASE & ELLIMAN leased apartments in 565 Park av to Major J. P. Erskine; in 137 East 66th st for John P. Neill to H. Murray Lamont; in 146 East 49th st for Miss Margaret Wycherly to R. W. Milbank; in 24 West 59th st to Madame Campuzano; in 11 East 68th st to L. J. Graham; in 40 East 83d st to Theodore Prince; in 451 Riverside dr for Mrs. E. Fae Furness to F. M. Santlevy; in 88 Central Park West for Bing & Bing to L. H. Gruber; and in 2 West 67th st for Malcolm E. Smith, as agent, to Bronson Batchelor; stores in 1123 Park av to the Park Avenue Taxi Co. and to A. Wagner; and the parlor floor in 144 West 57th st to Alexander Carlton; also for Potter Brothers a large apartment in the "Wyoming," at 55th st and 7th av, to Madame Marcella Sembrich.

PEPE & BROTHER leased to Paul Crove and Louis Ambrose the new garage which has just been completed at 71 West 3d st, on lot 25x90.

GOO. R. READ & CO. leased for a term of years, the entire building, 618 Sixth av, to the Lorraine Waist Stores Corp., doing business as the Adler Blouse Shops, for the estate of Wm. T. Sabine, represented by Southack & Ball.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for a term of years for the East River Savings Bank Institution offices in 291 Broadway to Taisho Trading Co.; also offices in the Broadway Chambers Building, 277 Broadway, to the following: Wolf & Kohn, lawyers; Henry, Meyers & Manny, lawyers; Albert M. Yuzzolino, lawyer; F. C. Luthi & Co., exporters. This completes the rental of the building.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for a long term the entire 5-sty building at 313-15 Broadway to the Silver Lunch Co. After the building is entirely remodelled they will occupy three floors of the building for restaurant purpose.

WM. A. WHITE & SONS leased to the Emporium Dress Co. a lot at 245-51 7th av; to John W. Hartfield, a loft at 112 Pearl st; to Albert Hepp, additional space in the Hamilton Building, 22 Thames st; to A. C. Goudie, an office at 45 Pine st, and in conjunction with Pease & Elliman, to Carleton & Mott, the parlor store at 144 West 57th st.

RANDOM NOTES IN THE REALTY FIELD

Miscellaneous Items of Interest Gleaned from the News and the Gossip of the Trade

DETROIT, Michigan, interests have taken offices in this city and will invade the New York Mortgage loan field. The new concern is the Old Securities Corporation, which recently was organized under the laws of Delaware with a capital, as stated, of \$5,000,000. Frank J. Guilfoyle & Co., agents for 509 Fifth avenue, leased the entire fourth floor of that building to the new organization. The corporation, it is stated, will cater especially to builders who are ready and anxious to begin new building operations for the relief of the housing situation. The corporation will have for its president Thomas McVeigh, Jr., and includes Benjamin B. Jacob, vice-president of the Detroit Mortgage Corporation, and Charles J. Higgins, cashier of the Federal-Commonwealth Savings Bank, who is to be the treasurer.

National Tax Conference.

The National Tax Association will hold its annual conference in the La Salle Hotel, Chicago, Ill., in the week beginning June 16, the opening session being arranged for the forenoon of the 17th. The conference was originally called for Nov. 12 to 16 at St. Louis, but the signing of the armistice upset those plans. Papers, addresses, and general programme will be substantially as originally printed and distributed.

New York Title Company Meeting.

The board of directors of the New York Title and Mortgage Company, at its regular monthly meeting, today, passed a resolution offering to the Company's stockholders of record on May 20, 1919, the right to subscribe, pro rata, at par, to the company's treasury stock, heretofore authorized, amounting in all to 9,215 shares. The issue at this time of the balance of the company's authorized capital, making the total capital and surplus \$4,000,000, is for the purpose of providing added facilities to care for the large increase in current business. The activity in the real estate market and the requirements for building loans is placing an unusual demand upon the title and mortgage companies of New York. The directors consider the time opportune to use the new capital, not only for added profit to the stockholders, but to provide the company's patrons with broader service.

Uptown Club Re-organized.

The Uptown Club, whose organization was held in abeyance as a result of the war, has secured a lease of the second floor of Pierre's restaurant in the former "Home Club Building," 11 to 17 East 45th street. Necessary alterations are being completed as speedily as possible in order to give the club possession about June 1. The club has been organized with the purpose of filling the long felt need of a business men's club in the uptown district. It is the intention of the governors to take larger quarters later on and provide facilities for the entire uptown business community. The temporary quarters now secured are only large enough for a club limited to 300 members, but a waiting list will be established, and as soon as permanent quarters can be provided the club will be enlarged.

On the opening of the club a luncheon will be given at which there will be prominent speakers. The officers of the club are: George McAneny, president; Lawrence B. Elliman, vice-president; Harry A. Dunn, treasurer, and E. Dimon Bird, secretary. The board of governors consists of Robert Adamson, Albert B. Ashforth, Ansell H. Ball, E. Dimon Bird, J. Howes Burton, Robert Grier Cooke, Michael Dreicer, Harris A. Dunn, Lawrence B. Elliman, Ezra H. Fitch, Michael Friednam, James W. Gerard, Julian Gerard, Joseph W. Harriman, Thomas Hastings, George McAneny, Patrick F. Murphy, Louis Stewart, Jesse I. Straus, John H. Towne, Louis Wiley, Dr. John A. Harris. The lease was arranged by Pease & Elliman.

REAL ESTATE NOTES.

ELMER C. GATES has been appointed agent for 897 and 901 Grant av and also for 240 East 198th st.

BUTLER & BALDWIN have been appointed agents for 179 Madison av; 465 West 165th st; 605-7 West 130th st.

LEONARD MORGAN CO. was the broker in the recently reported sale of the 5-sty apartment at 620 West 162d st by Babette Moller to Joseph Shenk.

MARTIN H. OAKWOOD, real estate and insurance broker, has opened a branch office at 7805 3d av, Brooklyn. His main office is at 379 Hancock st.

LOUIS H. LOW, for many years associated with Goodale Perry and Dwight, is now located in the New York Title and Mortgage Co. Building at 135 Broadway.

DOUGLAS L. ELLIMAN & CO. have sold a co-operative duplex apartment consisting of 11 room and 4 baths in 901 Lexington av, corner 67th st, for Mrs. Robert Cornell to Orlando P. Metcalf.

WM. A. WHITE & SONS have been appointed agents for the sale and renting of the property 205-213 East 12th st, formerly owned by the Trow City Directory Co. and now owned by Cornell University.

A. J. LONG REALTY CO. has opened offices at 743 Flatbush av, Brooklyn, where it will engage in a brokerage business, specializing in investment properties. Mr. Long, head of the company, has been active as a broker since 1902.

THE EXECUTORS of the late Francis T. Day have authorized Joseph P. Day to sell at public auction on June 26, in the Vesey st salesrooms, fifty lots on Grand Boulevard and Concourse, Morris, Creston, Anthony, Ryer and Valentine avs owned by the Lord Estate.

BULKLEY & HORTON CO. has been appointed as managing agent for the holdings of Richard K. Fox, consisting of over 50 apartment buildings, the majority of which are located in the Bay Ridge section. This is one of the largest individual accounts in Brooklyn.

L. J. PHILLIPS & CO. have been appointed agents of Carolyn Court at 414 West 121st st, recently purchased by Carl Mildner. Management of 110 West 86th st, a 5-sty private house now being altered into small suites, has also been placed in the hands of L. J. Phillips & Co.

NEHRING CO., Jules Nehring, president, has been appointed agent for the Kinghaven, at the northeast corner of 153d st and St. Nicholas av; for the Royal Court, occupying the block front at the south side of 160th st, from St. Nicholas to Amsterdam avs; for 102 and 104 Convent av; the northwest corner of 159th st and St. Nicholas av, and the northeast corner of 159th st and Amsterdam av.

THE NEW YORK EDISON CO. is the buyer of the tenements at 18 and 20 Norfolk st and 31 Hester st, northeast corner of these thoroughfares, sold recently by Leon S. Altmayer. It will reimprove the site with an attractive local branch office and showrooms building. The Edison Co. also plans the erection of a transformer station at +21 and 423 East 6th st, acquired last year.

PEASE & ELLIMAN have been appointed by Simon Rossman, Jr., managing agents of the apartment house at 9 West 70th st. The same firm announces that W. E. Crichton, of Greenwich, Conn., will actively represent them in the sale and rental of country property in Greenwich, Stamford and New Canaan. Mr. Crichton was formerly associated with the Meany real estate office in Greenwich, and has had wide experience in that section.

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REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total.....	196	120	196	120
Assessed Value.....	\$11,124,100	\$10,222,200	\$11,124,100	\$10,222,200
No. with consideration.....	30	20	30	20
Consideration.....	\$863,620	\$1,320,450	\$863,620	\$1,320,450
Assessed Value.....	\$853,000	\$2,340,700	\$853,000	\$2,340,700
	Jan. 1 to May 21		Jan. 1 to May 23	
Total No.....	3,269	2,536	3,269	2,536
Assessed Value.....	\$141,045,850	\$137,669,780	\$141,045,850	\$137,669,780
No. with consideration.....	461	402	461	402
Consideration.....	\$18,956,663	\$18,609,853	\$18,956,663	\$18,609,853
Assessed Value.....	\$20,219,550	\$19,007,700	\$20,219,550	\$19,007,700

Mortgages.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total No.....	126	55	126	55
Amount.....	\$3,358,105	\$1,059,782	\$3,358,105	\$1,059,782
To Banks & Ins. Cos.....	22	12	22	12
Amount.....	\$1,473,250	\$293,000	\$1,473,250	\$293,000
No. at 6%.....	69	23	69	23
Amount.....	\$1,557,000	\$502,582	\$1,557,000	\$502,582
No. at 5½%.....	22	9	22	9
Amount.....	\$395,800	\$95,500	\$395,800	\$95,500
No. at 5%.....	21	11	21	11
Amount.....	\$1,320,500	\$332,000	\$1,320,500	\$332,000
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
No. at 4%.....	1	.....	1	.....
Amount.....	\$3,834	.....	\$3,834	.....
Unusual Rates.....	2	.....	2	.....
Amount.....	\$4,996	.....	\$4,996	.....
Interest not given.....	11	12	11	12
Amount.....	\$75,975	\$129,700	\$75,975	\$129,700
	Jan. 1 to May 21		Jan. 1 to May 23	
Total No.....	1,631	976	1,631	976
Amount.....	\$43,353,118	\$26,163,461	\$43,353,118	\$26,163,461
To Banks & Ins. Cos.....	283	180	283	180
Amount.....	\$14,647,550	\$13,408,543	\$14,647,550	\$13,408,543

Mortgage Extensions.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total No.....	42	28	42	28
Amount.....	\$1,627,050	\$631,900	\$1,627,050	\$631,900
To Banks & Ins. Cos.....	16	23	16	23
Amount.....	\$1,139,000	\$546,900	\$1,139,000	\$546,900
	Jan. 1 to May 21		Jan. 1 to May 23	
Total No.....	518	540	518	540
Amount.....	\$34,027,445	\$32,583,975	\$34,027,445	\$32,583,975
To Banks & Ins. Cos.....	276	206	276	206
Amount.....	\$27,188,000	\$23,962,750	\$27,188,000	\$23,962,750

Building Permits.

	1919		1918	
	May 15 to May 22	May 18 to May 24	May 15 to May 22	May 18 to May 24
New Buildings.....	13	4	13	4
Cost.....	\$882,550	\$650,000	\$882,550	\$650,000
Alterations.....	\$653,210	\$294,400	\$653,210	\$294,400
	Jan. 1 to May 22		Jan. 1 to May 24	
New Buildings.....	128	77	128	77
Cost.....	\$13,031,550	\$5,324,550	\$13,031,550	\$5,324,550
Alterations.....	\$7,949,005	\$3,900,753	\$7,949,005	\$3,900,753

BRONX. Conveyances.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total No.....	200	107	200	107
No. with consideration.....	21	5	21	5
Consideration.....	\$351,925	\$18,050	\$351,925	\$18,050
	Jan. 1 to May 21		Jan. 1 to May 23	
Total No.....	2,719	1,810	2,719	1,810
No. with consideration.....	222	249	222	249
Consideration.....	\$2,660,986	\$2,331,959	\$2,660,986	\$2,331,959

Mortgages.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total No.....	91	28	91	28
Amount.....	\$527,168	\$193,375	\$527,168	\$193,375
To Banks & Ins. Cos.....	7	1	7	1
Amount.....	\$89,880	\$1,000	\$89,880	\$1,000
No. at 6%.....	48	14	48	14
Amount.....	\$285,900	\$48,025	\$285,900	\$48,025
No. at 5½%.....	12	1	12	1
Amount.....	\$42,500	\$13,000	\$42,500	\$13,000
No. at 5%.....	14	2	14	2
Amount.....	\$124,580	\$69,350	\$124,580	\$69,350
No. at 4½%.....	1	.....	1	.....
Amount.....	\$4,000	.....	\$4,000	.....
Unusual Rates.....	1	.....	1	.....
Amount.....	\$898	.....	\$898	.....
Interest not given.....	15	11	15	11
Amount.....	\$69,320	\$63,000	\$69,320	\$63,000

Jan. 1 to May 21 Jan. 1 to May 23

Total No.....	1,362	777
Amount.....	\$9,534,819	\$4,291,489
To Banks & Ins. Cos.....	76	33
Amount.....	\$1,098,482	\$650,442

Mortgage Extensions.

	1919		1918	
	May 15 to May 21	May 17 to May 23	May 15 to May 21	May 17 to May 23
Total No.....	6	3	6	3
Amount.....	\$98,400	\$73,500	\$98,400	\$73,500
To Banks & Ins. Cos.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
	Jan. 1 to May 21		Jan. 1 to May 23	
Total No.....	254	144	254	144
Amount.....	\$5,630,219	\$3,331,837	\$5,630,219	\$3,331,837
To Banks & Ins. Cos.....	94	39	94	39
Amount.....	\$2,967,750	\$1,094,000	\$2,967,750	\$1,094,000

Building Permits.

	1919		1918	
	May 16 to May 21	May 17 to May 23	May 16 to May 21	May 17 to May 23
New Buildings.....	13	2	13	2
Cost.....	\$100,400	\$1,600	\$100,400	\$1,600
Alterations.....	\$51,550	\$20,650	\$51,550	\$20,650
	Jan. 1 to May 21		Jan. 1 to May 23	
New Building.....	153	97	153	97
Cost.....	\$4,102,840	\$2,237,450	\$4,102,840	\$2,237,450
Alterations.....	\$514,816	\$254,075	\$514,816	\$254,075

BROOKLYN. Conveyances.

	1919		1918	
	May 13 to May 19	May 16 to May 22	May 13 to May 19	May 16 to May 22
Total No.....	585	564	585	564
No. with consideration.....	28	44	28	44
Consideration.....	\$165,924	\$856,830	\$165,924	\$856,830
	Jan. 1 to May 19		Jan. 1 to May 22	
Total No.....	14,318	8,189	14,318	8,189
No. with consideration.....	815	618	815	618
Consideration.....	\$10,368,713	\$5,249,636	\$10,368,713	\$5,249,636

Mortgages.

	1919		1918	
	May 13 to May 19	May 16 to May 22	May 13 to May 19	May 16 to May 22
Total No.....	425	298	425	298
Amount.....	\$2,225,014	\$1,634,422	\$2,225,014	\$1,634,422
To Banks & Ins. Cos.....	23	26	23	26
Amount.....	\$818,250	\$90,000	\$818,250	\$90,000
No. at 6%.....	304	204	304	204
Amount.....	\$1,034,189	\$934,353	\$1,034,189	\$934,353
No. at 5½%.....	99	62	99	62
Amount.....	\$432,300	\$273,625	\$432,300	\$273,625
No. at 5%.....	11	12	11	12
Amount.....	\$28,450	\$356,169	\$28,450	\$356,169
Unusual rates.....	1	3	1	3
Amount.....	\$5,750	\$3,275	\$5,750	\$3,275
Interest not given.....	10	17	10	17
Amount.....	\$724,325	\$67,000	\$724,325	\$67,000
	Jan. 1 to May 19		Jan. 1 to May 22	
Total No.....	9,375	4,541	9,375	4,541
Amount.....	\$35,829,436	\$16,897,991	\$35,829,436	\$16,897,991
To Banks & Ins. Cos.....	645	537	645	537
Amount.....	\$4,853,560	\$2,785,865	\$4,853,560	\$2,785,865

Building Permits.

	1919		1918	
	May 14 to May 19	May 17 to May 23	May 14 to May 19	May 17 to May 23
New Buildings.....	470	91	470	91
Cost.....	\$3,466,375	\$394,100	\$3,466,375	\$394,100
Alterations.....	\$260,921	\$73,348	\$260,921	\$73,348
	Jan. 1 to May 19		Jan. 1 to May 23	
New Buildings.....	3,451	1,229	3,451	1,229
Cost.....	\$22,960,445	\$8,954,461	\$22,960,445	\$8,954,461
Alterations.....	\$2,902,366	\$1,674,468	\$2,902,366	\$1,674,468

QUEENS. Building Permits.

	1919		1918	
	May 14 to May 19	May 17 to May 23	May 14 to May 19	May 17 to May 23
New Buildings.....	186	95	186	95
Cost.....	\$453,770	\$201,380	\$453,770	\$201,380
Alterations.....	\$155,648	\$17,400	\$155,648	\$17,400
	Jan. 1 to May 19		Jan. 1 to May 23	
New Buildings.....	2,569	938	2,569	938
Cost.....	\$8,997,246	\$3,364,770	\$8,997,246	\$3,364,770
Alterations.....	\$795,443	\$609,959	\$795,443	\$609,959

RICHMOND. Building Permits.

BUILDING SECTION

Fund of \$25,000,000 to Finance Building Operations

Chairman Elkus of Reconstruction Commission Announces Big Fund Will Soon Be Available for Work in New York City

(Special to the Record and Guide).

Albany, May 23.

GOVERNOR SMITH and members of his Reconstruction Commission met this week with the mayors and other officials of up-State cities for the purpose of discussing the housing and rent situation existing up-State.

Chairman Elkus advised the conferees that of the hundreds of millions appropriated by the Federal Government to house munitions and ship workers during the war, New York State received only an insignificant portion. Accordingly, he pointed out, New York has learned the lesson of self reliance and must now face the problem of building without expectation of outside aid.

Building is still at a standstill, he said, and there is little inclination on the part of real estate owners and builders to resume operations while materials and labor costs remained so high. He declared that New York City had launched upon what appeared to be a practical solution of the problem, the organization of a corporation to finance building projects for those who are unable to build.

Mr. Elkus stated that a fund of \$25,000,000 to bridge the gap between actual cost of construction and first mortgages on new buildings to house 25,000 persons and to relieve to a small extent the housing conditions in New York City will be available within a few days. This fund, to begin actual construction of housing to relieve the city's wants, is expected to break the deadlock now existing in real estate and building circles and start a general era of construction of new houses, Mr. Elkus told the commission.

Later, at a luncheon given to the commission by the Albany Chamber of Commerce, chairman Elkus reiterated the statement that the New York City fund would be increased to \$25,000,000. The commission plans, he said, to have similar funds created in other parts of the State, where the housing situation is found acute.

Governor Smith declared the State can not by enactment put dwellings on vacant lots. He said the question of housing must be dealt with directly by the people.

The announcement of the formation of a corporation to finance building operations was made following the dinner at the Metropolitan Club last Friday night, at which Governor Smith presided. Fifty men prominent in the financial, real estate and building fields were present by invitation. At this meeting chairman Abram I. Elkus, of the Governor's Reconstruction Commission, presented the following report:

"The normal increase in population, based on the years 1914 to 1916, inclusive, showed an average annual growth of approximately 107,000 persons. Before the war, the greater part of this increase was taken care of each year by the building of sufficient apartment houses. Each year from 1914 to 1916, inclusive, an average of 1,271 apartment houses were built. In 1917, this number had decreased to 760. In 1918, there were only 130 apartment houses added. This year, plans have been filed for 82 apartment houses, but it must be understood that but few of these are under construction at present. In 1917, provisions were made for only about 50 per cent. of the normal requirement, while in 1918 and during the first few months of this year, practically no houses have been built.

"The population during the last few years, on account of the great amount of war work carried on in New York and its neighborhood, has increased probably even more than the normal 107,000 per year. It is probably no exaggeration to say that New York's population has grown at the rate of 150,000 to 200,000 persons during each of the last two years.

"The decrease in housing facilities is further emphasized by the results of a survey of vacant apartments made by the Tenement House Commissioner, Frank Mann. Mr. Mann says: 'At present there is a total of about 985,000 apartments in Greater New York. There are altogether approximately 103,000 apartment houses, including old law and new tenements. These include all apartment houses, or tenement houses, of three families and upward. The relation between old law tenements and the new law tenements is 75,000 old law and 28,000 new law. This makes 103,000 tenements. The vacancies in 1916 in tenement houses, both old law and new law together, were about 6.52 per cent.; in 1919 it is 2.18 per cent.—of which the vacancies in new law tenements are .6 per cent. and in old law tenements 3.25 per cent. You will notice that the majority of vacancies are in the old tenements and in the poorer sections.'

"Next winter the scarcity of houses in New York City will be so great and rents will be so high, unless houses are built this season, that labor will be turned away from this city and New York's business, industry and prestige will suffer.

"Insurance companies or other sources of large loans are unwilling to lend to the small speculative builder on the uncertain values of the present time. Building and Loan Associations cannot get sufficient financing on their low rate of interest.

"The fuller utilization of existing buildings, by turning old single-family dwellings into multi-family houses and the repair of older tenements now partially out of use would result in most cases in the perpetuation of an undesirable type of housing. It would give a very limited increase in capacity; it would give so small a degree of relief that it cannot be considered a solution.

"No matter what opinions may be as to the possibility of a decrease in the cost of building materials, there are few who are of the opinion that the cost of labor will increase. It is interesting to note that in building operations, 40 per cent. of the cost is for labor at the site in assembling the material; 5 per cent. is for freight; 35 per cent. is for labor in the mines and factories at the source of supply in the manufacture of the raw material; 20 per cent. represents raw material.

"Since the stoppage of buildings by reason of the war the city has spent several hundred million dollars on rapid transit lines which have been put into operation and have made available in the boroughs outside of Manhattan a large amount of cheap land, where people can live and go to and from their places of business in moderate time. This cheap land will offset to some extent the increased cost of construction.

"The building industry has been completely discontinued by the war and the speculative builder is afraid to take a chance at this time. It is believed that a large building operation should be undertaken for the purpose of demonstrating that

(Continued on page 700)

State to Spend \$25,000,000 on Construction and Repairs

Bills Signed by Governor Provide Biggest Appropriations for Building Ever Carried—Metropolitan District Gets Large Sum

(Special to the Record and Guide)

Albany, May 23.

FOR construction and repairs to be undertaken at the five State institutions in the vicinity of New York City and at Sing Sing prison, there is available at this time \$3,300,000. A survey of the appropriation bills signed by Governor Smith up to the close of the 30-day period in which he has to dispose of legislation left at adjournment discloses this fact. This amount constitutes the largest construction and repair item ever carried for the State hospitals.

For the Manhattan State Hospital the Legislature appropriated \$193,000; Letchworth Village \$822,600; Central Islip \$227,000; Kings Park \$229,750; Brooklyn State Hospital \$297,500. A lump sum appropriation of \$1,500,000 for construction and repairs at Sing Sing was approved by the Governor.

Other State institutions, both charitable and insane, fared equally as well as the metropolitan hospitals. The Legislature and the Governor prompted by the demand for employment for returned soldiers left the pruning knife on the shelf when checking up the construction and repair items for State institutions. For all construction and repair work including highways and State institutions there is available approximately \$25,000,000, the appropriation measures show.

These items constitute a large part of the \$95,538,303 budget for the next fiscal year signed by Governor Smith. Other items in this expenditure sheet which helped to swell it by \$14,000,000 over the 1918 budget are the teachers' increased pay bill, which will entail an expenditure of \$5,300,000; the Albany-Troy-Schenectady bridge bills, appropriating over \$3,000,000; highway legislation making new appropriations of \$7,650,000; abrogated and cancelled highway and public works contracts legislation appropriating \$3,000,000; the vehicular New York-New Jersey tunnel appropriation of \$1,000,000.

After signing the teachers' increased pay bill, Governor Smith filed a memorandum in which he said:

"There has been much discussion in the public press as to the cost of this bill to the City of New York. It has been certified to me by the State Commissioner of Education that the cost will be as follows:

"First year, 1920, \$1,612,000; second year, 1921, \$5,700,000;

third year, 1922, \$9,450,000."

The startling jump in the cost of this enterprise to New York City is accounted for by the fact that the teachers start as what is called the minimum schedule and are increased proportionately with the length of their service. The Governor gave no explanation of how in 1922 New York City will be able with its growing expenditures in other directions to meet this new item of approximately \$10,000,000. At a hearing given this bill by the Governor, New York City real estate interests opposed the bill on the ground that it would impose an additional burden upon real estate.

Simultaneously with the approval of the teachers' pay bill, the Governor signed the bills providing for the purchase by the State of the Albany-Greenbush and Watervliet-Troy bridges. An appropriation of \$910,000 was made for the Albany structure and \$820,000 for the Troy bridge. The New York city assemblymen opposed the purchase of these bridges when this legislation was pending, pointing out that 70 per cent. of the cost would be imposed upon New York City.

Among the last batch of bills signed by Governor Smith was the Abeles measure, relating to pleadings in summary proceedings to recover the possession of real property. In a memorandum accompanying his approval of this bill, the Governor said:

"This bill permits the interposition of an oral answer in summary proceedings to evict tenants. A serious public question has arisen over the rent question in our populous centers, requiring careful consideration of all measures affecting procedure in eviction cases. This is due to the scarcity of housing facilities. At present the interposition of a verified answer alone creates an issue where the petition is verified.

"In the great majority of these proceedings the amount involved for rent is very small and the principle of permitting an oral answer to a verified complaint has already been recognized in cases involving small amounts in the municipal courts of New York City by the provision of the Municipal Court Code (Section 78, sub-division 3).

"The proposed measure will save the necessity and expense of retaining an attorney to draw a verified answer and will not interfere with the summary and speedy trial of the issues."

Fund of \$25,000,000 to Finance Building Operations

(Continued from page 699)

building, if carried on properly, is safe at the present time, and will pay a reasonable return; and by starting such building the speculative builder may be encouraged to again re-enter the market."

In outlining the proposal to form a corporation to finance building, Mr. Alfred E. Marling, said:

"We have taken the usual type of so-called new law tenements, covering 70 per cent. of the land, having most of its rooms lighted from narrow courts, 6 feet wide, and compared it with studies of an improved type covering 37½ per cent. of the land with courts 32 feet wide, all opening on a large open air inner court playground. With the same cost per room to the tenant, the present type of construction gives smaller return to the owner, costs him more to operate, and gives the tenant less air, less light, and no play place but the streets for the children.

"The new type which we propose gives greatly increased light and air to every room, gives sufficient and safe outdoor play spaces for the children, and, at the same cost to the tenant, gives the owner with less of his land space occupied a better return on his money. The economy of these operations can only be demonstrated in large operations, such as

block square units. Small unit building will not relieve the present shortage, or be as economical or as sure in return as the larger scale. The maximum social benefit is also only to be secured from the large unit.

"With a fund of \$5,000,000, we can house approximately 18,000 to 20,000 persons, or 450 family units, about one-fifth of the present shortage, to say nothing of the shortage we will face in the fall. We can rent at \$8 to \$9 per room per month, so that a 4-room apartment can be had at from \$32 to \$35 a month. These prices are based on figures secured by taking comparative bids on various items entering into construction costs. These indicated an increase of approximately 50 per cent. over pre-war prices. A similar study made by the Department of Labor of the U. S. of certain types checked our figures accurately.

"Our figures also show that allowing for taxes, cost of operation, management, mortgage interest, insurance and amortization, there will still be a return to the ownership of between 6 per cent. or more."

The details of the operation of the corporation to finance building are not ready for announcement, but will be given to the public at an early date.

Work Started On First Church Edifice Begun Since War

St. Brendan's, R. C., in Brooklyn, to Cost \$100,000, Completing Investment of \$500,000 in Group of Parish Buildings

THE entrance of the United States into the World War was the signal for the cessation of preparations for the early construction of a number of large and beautiful church edifices in various parts of the Metropolitan district. Architects had in many instances completed their working drawings and estimates had been taken, but the situation as to building brought about by war conditions made it expedient that practically all of these projects be postponed for the duration of hostilities or until it was possible to proceed with construction under improved building conditions.

The construction of the superstructure of an important church building in Brooklyn has just been started. The foundations for this edifice were built and the entire basement constructed and covered with a temporary roof in 1911, and it was planned to proceed with the balance of the work just before the start of the European War. When it became certain that the United States would become involved as an

group consisting of church, parish house, school and convent, representing altogether an investment of more than \$500,000. The cost of the superstructure now under way will be in excess of \$100,000 and the completed church will represent an outlay of about \$150,000.

St. Brendan's Church will have ground dimensions of 54 x 140 feet and will have seating accommodations for approximately 1,200 worshippers. The basement, which has been used for the regular church services, will be changed somewhat and after the completion of the building will be used as a Sunday School.

The building has been designed in the Byzantine style of architecture and will have facades of light face brick, with trimmings of Indiana limestone. The roof will be of red slate, which will provide the contrasting color required in the scheme. The main entrance is reached by means of a broad flight of steps leading to the church floor level, which is 10 feet above the curb. The transept will have a maximum height of 50 feet from the floor to the top of the barrel vaulted ceiling. This transept will be lighted by means of large clerestory windows in which beautiful stained glass panels will be installed. The side aisles will have a height of about 25 feet from floor to ceiling.

The interior of this structure has been designed in strict accordance with the best examples of Byzantine architecture and will be a beautiful example of marble and mosaic work. The altar will be of marble and onyx and is now being especially designed.

Architects Hold Important Meeting

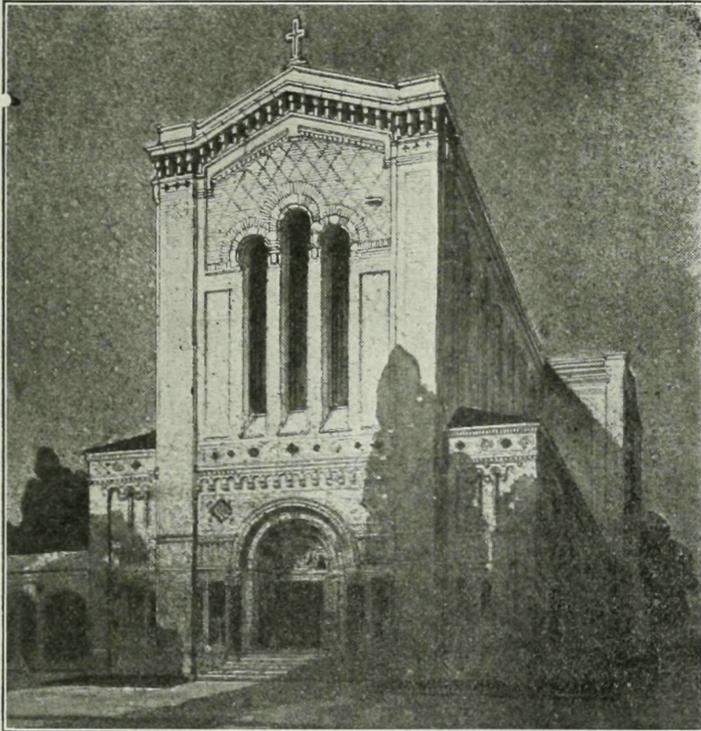
THE New York Society of Architects held its 13th annual convention Tuesday evening, May 22, at the United Engineering Societies Building, 29 West 39th street. James Riely Gordon was again unanimously re-elected president, for the fourth consecutive term; Louis E. Jallade, of New York, was elected vice-president; Edward W. Loth, of Albany, second vice-president; Henry Holder, of Brooklyn, treasurer; Frederick C. Zobel, of New York, secretary; and Walter H. Volkenning, of Brooklyn, financial secretary. Directors for three years, James Riely Gordon, Henry Holder, John Bergeson, Hugh Tallant, and Louis E. Jallade, and for one year, Nicholas Serracino, and Frederick C. Zobel.

There were many interesting discussions. The concensus of opinion was that the present prices of labor and material will remain, and that this is the most advantageous time to build, in advance of the great amount of building which will undoubtedly be inaugurated before fall.

Many important steps are in contemplation this year for the future welfare of the Architectural profession. The society is heartily co-operating with other Architectural Societies, and with Real Estate and Building organizations, allied with the profession.

A number of applications for membership were received, and a number of new members were elected. In spite of the war this has been the most prosperous year in the history of this organization.

The new State Barge Canal was opened this week by the New York and New Jersey section of the Railroad Administration with about 40 boats having an average capacity of 500 tons each. Tugs are used for towing the boats. It is expected to have 20 power boats especially designed and constructed for doing this work completed by the early part of next autumn.



McGough & Hoey, Builders.

Elliott Lynch, Architect.

ST. BRENDAN'S CHURCH, BROOKLYN, N. Y.

active belligerent, Father Hickey, who was in charge of the construction, decided to wait until the situation had cleared, and it was not until the present time that the owners felt that they were in a position to proceed with the construction of their building. This is the first important church building project to get started since the war ceased.

The new church will provide a place of worship for the parishioners of St. Brendan's Roman Catholic Church, Rev. Father T. A. Hickey, pastor, and will be located at the southeast corner of Avenue O and East 12th street, Brooklyn. The structure has been planned by Elliott Lynch, 345 Fifth avenue, who has designed a number of large and imposing Catholic churches in various parts of the country. The construction of the superstructure is proceeding under a general contract awarded to McGough & Hoey, builders, 16 Court street, Brooklyn.

The erection of the superstructure of this church will complete the building scheme of St. Brendan's parish, the entire

Majority of New Yorkers Must Have Low Priced Flats

More Than 600,000 Families Pay About \$16.00, While Only 350,000 Leases Run from \$16.00 to \$36.00—Must Build on Low Cost Land

By A. F. MATTHEWS

COMMITTEES to solve the housing problem in New York are getting more numerous every day. From the aristocratic club to the neighborhood, civic and improvement associations, all argue "about it and about." No problem has ever been more thoroughly discussed, but the net results, so far as starting any relief measure are concerned, are nil. All the various committees agree that more houses are needed, but there is a startling lack of knowledge as to the type of building actually required.

At the recent meeting at the Metropolitan Club, at which Governor Smith attended, with Abram I. Elkus, Chairman of the Reconstruction Commission, as the principal speaker, it was suggested—if the newspaper reports were correct—that a type of apartment be created to rent at \$30 a month. The operators of this scheme undoubtedly meant well, but they showed that they knew very little about actual housing conditions in New York City, or the type of building mostly needed.

The point is that the average wage-earner in New York City cannot afford to pay \$30 a month. Two-thirds of the tenement house population paid less than \$18 in 1916. Assuming that their rents have been raised 20 per cent, they are now paying \$20 or \$21 per month. There were over 600,000 apartments rented in the Greater City in 1916 where the rentals were from \$11 to \$17, and only 356,000 apartments where the rentals were between \$16 and \$36. The latter are the new-law tenements, and the former the old-law buildings. These figures prove conclusively that practically 66 per cent. of the population of New York City that live in flats and apartments could not afford to pay more than \$20 a month. Therefore, to speak of building houses to bring a minimum rent of \$30 is to create something beyond the reach of the average workman.

The last official figures issued by the Tenement House Department of the City of New York regarding actual rentals are as follows:

TENEMENT HOUSE CENSUS—RENTS PAID

	New Law		Old Law	
Manhattan	142,639 paid \$36.00	vs.	392,485 paid \$16.75	
Bronx	94,477 " 26.34	vs.	32,882 " 16.86	
Brooklyn	100,236 " 25.07	vs.	165,373 " 17.22	
Richmond	155 " 17.75	vs.	1,497 " 11.75	
Queens	18,437 " 16.17	vs.	8,135 " 14.03	

These figures prove the natural demand of New York at this time. The average wage-earner should not pay more than 20 per cent. to 25 per cent. of his monthly income for rents, and statistics prove that the greater portion of wage-earners cannot afford to live in any but low-priced flats or apartments.

The natural tendency on the part of tenants is for constantly better standard of housing conditions. There are less than 3,000 elevator apartments and hotels in New York City. The old-style tenements of New York, in which there are over 600,000 apartments housing at the rate of five to an apartment—nearly 3,000,000 people—or 50 per cent. of the entire population, lack many of the up-to-date improvements, but nevertheless they are inhabited except in extremely poor localities. The demand for constantly improved conditions resulted in the flow of population to the outlying sections of Brooklyn and Queens County. Land values were still low there, and builders evolved an economical, low-cost, popular-priced type of new building that attracted the masses in Manhattan and the Bronx, where land values were too high.

In Queens County and Long Island City the builders created a type of apartment that could be rented at practically the same cost of "old-style" tenements, but which furnished new, up-to-date and low-cost living quarters. One company alone—the G. X. Mathews Co.—erected over 800 six-family houses

which accommodates today over 25,000 people. The type of building erected is three stories high, with two families on each floor. There are five light, airy, sunny rooms to each apartment, and these rent at \$21 and \$22 at present.

New York's masses cannot afford to pay more than \$25 a month. This is the opinion of everyone who has studied the subject carefully, and it refers to 50 per cent. of the population. To endeavor to build anything more costly than \$25 a month for the average family is asking them to live beyond their income. It also means that families that over-pay on rent must economize in other directions.

The Mathews model flat, which is the building above referred to, and which has housed over 25,000 people, is the minimum priced, low-cost apartment that can be erected under the present Tenement House and Building Department requirements. The fact that over 3,000,000 of New York City's population live in old-law tenements, and that only one-third live in new-law buildings, proves that the majority of New York's tenement house population are compelled to live in out-of-date quarters, and it is not from choice that the masses live in old-style buildings, but from necessity.

Where to house the surplus population is one of the questions, but it is easily answered. Low-priced apartments require cheap land, and there is no section in Greater New York today where these requirements are met than in L. I. City and Queens County. Any lot that can be reached in less than 30 minutes, and which lies along lines of transportation, should be worth at least \$3,000 provided it has water, sewer, gas, paved streets, and all sub-surface improvements. Figuring on a basis of 6 per cent. for money invested, and 2 per cent. for taxes, a \$3,000 lot has an annual land value of \$240, which means \$20 a month. One, two and three-family dwellings cannot be erected on land having this value, and it requires a multi-family house.

To have only 6 families under a roof creates an air of privacy that the larger type buildings do not offer, and this is one of the great attractions of the 6-family Mathews model flat. These houses, of which over 800 have been sold to home-seekers, can be bought now for a cash investment of about \$3,000, and there are hundreds of families who bought these houses for homes and occupy one of the six apartments, renting out the balance. From the income derived from the 5 remaining apartments, the mortgage is paid off. So successful has this style of financing home-buying been, that in the 800 houses sold there never has been a single foreclosure.

The G. X. Mathews Co. contemplates the erection of not less than a thousand of this type of buildings in the next ten years in L. I. City, having acquired the necessary land along the new lines of transportation. Their first operation will be adjoining the Lincoln avenue station of the Corona Dual Subway line. The first unit will be fifty houses to accommodate 300 families.

Long Island City undoubtedly will be the mecca for low-cost, popular-priced home-seekers of the future. It is the only section of Greater New York with unexcelled transit—that can be reached in less than 20 minutes from the business center of the city—that has not been developed, and where low land values still prevail. This section is practically no further away from 42nd street than the upper part of Central Park, and it can be reached once the new transit is in operation in about the same space of time. Therefore, with the opening of the 59th street subway, now 95 per cent. completed, this section will be ripe; and it is safe to say that in the next 5 years, the vast area of vacant land lying on both sides of Queens Boulevard will be covered with rows and rows of up-to-date places for people to live.

Building Situation Continues To Show Improvement

All Phases of Construction Indicate Extreme Activity and Many Important Projects Are Getting Underway

BUILDING statistics for the week of May 10 to 17, for the territory including all of New York State and New Jersey, north of Trenton, show that during this period new construction was being planned to the approximate cost of \$10,000,000. This work involves 374 separate building and engineering projects and the figures compare favorably with the statistics for the same territory for the three or four preceding weeks. The even manner in which these building figures are running at the present time indicates that the activity which commenced about two months ago was not a spasmodic effort on the part of certain building interests to create a false situation, but rather that the situation, locally at least, is developing normally and to the satisfaction of all interests concerned.

The group of new building projects planned during the week of May 10 to 17 were sub-divided as follows: 1 bridge, \$42,811; 4 hotels and clubs, \$210,000; 9 Federal, State and municipal projects, \$136,500; 25 stables and garages, \$324,000; 21 factory and industrial buildings, \$705,000; 4 public improvements, \$287,000; 257 apartment houses and one or two-family dwellings, \$6,541,000; 23 churches, schools and theatres, \$1,416,500; 27 store, office, loft and bank buildings \$308,500 and 3 miscellaneous operations not otherwise classified, \$25,000.

Structural projects in the hands of contractors for estimates during the week of May 19 to 17 showed an increase in valuation of more than \$1,000,000 when the total is compared with that for the preceding week. Last week there were 142

operations out for estimates, representing a total valuation of \$4,797,000 as compared with 125 projects costing about \$3,522,300 out for bids the previous week.

The list of operations figuring last week involved the following groups: 3 bridges and culverts, \$70,000; 8 clubs, hotels and institutions, \$508,500; 4 Federal, State and municipal operations, \$162,000; 15 stables and garages, \$283,500; 16 factory and industrial buildings, \$1,176,000; 38 residences, including apartments, flats and private dwellings, \$517,000; 26 public improvements, \$1,154,500; 14 churches, schools and theatres, \$483,500; 17 store, office and loft buildings, \$432,000 and 1 miscellaneous, \$10,000.

Last week the total valuation of the contracts awarded in this territory exceeded the total for the previous week by more than \$3,000,000. Figures prepared by Dodge Reports show that one week ago there were 239 separate building and engineering projects placed under contract representing a total expenditure of \$10,173,211 as compared with 167 operations, valued at \$6,938,439 for the preceding week.

The list of projects placed under contract during the week of May 10 to 17 included 8 hotels and clubs, \$262,990; 11 Federal, State and municipal operations, \$962,310; 16 stables and garages, \$202,500; 34 factory and industrial buildings, \$2,184,500; 37 public improvements, involving street and road construction, sewers, etc., \$3,691,530; 92 residential structures, \$1,400,000; 10 churches, schools and theatres, \$332,737; 29 store office, loft and banking buildings, \$620,000 and 2 miscellaneous projects, \$516,644.

PERSONAL AND TRADE NOTES.

Kandel-Roth Co., Inc., has opened offices at 126 East 23d street, where a general contracting business will be conducted.

John H. Scheier, R.A., has leased additional office space at 25 West 42d street in order to meet the demands of his growing practice.

Davis, McGrath & Kiessling, architects, announce the recent removal of their offices from 949 Broadway to 220 Fifth avenue, at 26th street.

Atlas Waterproofing Company has moved its main office from 14 William street, Jamaica, L. I., to 507 Fifth avenue, Manhattan. The office at Jamaica will be continued as a branch.

Warren, Moore & Co., general contractors, Philadelphia, Pa., announce that they have opened a New York office in the Equitable Trust Building, 347 Madison avenue, under the supervision of their secretary, F. Bramwell Geddes.

William H. Lutton Co., designers and builders of greenhouses, announce the opening of a New York office at 512 Fifth avenue. The officials of this company include J. Warrock Smith, president; Edward A. Ward, treasurer, and Henry W. Pratt, secretary.

Harry R. Harvie, architect, formerly of the firm of Thode & Harvie, announces that having been honorably discharged from the military service of the United States he has resumed the practice of his profession with offices at 185 Montague street, Brooklyn.

M. Reichback & Sons, builders, have recently opened an office at 122 Attorney st., where they will conduct a general contracting business. Kelly Reichback, formerly with the Frank Haitzner Contracting Co., is now associated with M. Reichback & Sons as general manager.

New York Chapter, American Institute of Architects, awarded its 1918 medal for the best design in apartment house construction to the Trim Realty Company for its building located at the corner of 204th street and Seaman avenue, The Bronx. This apartment house was built from the designs and plans of Andrew J. Thomas, architect, 137 East 45th street. The award was made at a dinner Tuesday evening.

Newenhouse Brothers, Inc., 163d street and Park avenue, have the general contracts for the following large building operations: Six-story apartment house at the corner of Park avenue and 161st street for the Newenhouse Realty Corporation, \$300,000; College, Church and Infirmary at Saratoga, N. Y., for St. Clement's College, \$260,000; Vocational School at New Brunswick, N. J., \$60,000; Residence and garage at Castle Haven, Md., for C. S. Folsom, \$44,000, and a factory building at Lafayette and Garrison avenues, New York City, for John M. Haffen, \$30,000.

Important Project at Greenwich, Conn.

Another large hotel and apartment house development, representing an outlay of approximately \$1,000,000, is contemplated for Greenwich, Conn., to be designed and constructed by the Fred F. French Company, 299 Madison avenue, New York, for Russel A. Cowles. The buildings comprising this project are to be arranged in a group around a central parked area, on the site of the old Lenox House, on the Boston Post Road. The entire plot to be developed consists of about twenty-nine city lots. The group, which involves the hotel section of sixty rooms, with two wings containing house-keeping apartments, will be started early in July and will be ready for occupancy next spring. This development will be known as Pickwick Arms and the hotel portion will be under the same management as the Pickwick Inn, which was established about two years ago by Mr. Cowles, and which was a signal success from the very start. The Fred F. French Company has been employed as the architect, engineer and builder in connection with this development.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

American 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 official American standards for materials.

American Society of Heating and Ventilating Engineers will hold its semi-annual meeting at Pittsburgh, Pa., on Tuesday, Wednesday and Thursday, June 10, 11 and 12. This is to be a meeting in co-operation with the annual convention of the National District Heating Association, and will embrace a joint session, a joint banquet, and a joint excursion of the McKeesport Works of the National Tube Co., involving a trip to the works and back on an excursion steamboat on the Monongahela River. Certain sessions of the meeting of the society will be held at the auditorium in the Bureau of Mines Laboratories, at which the Research Bureau of the society is located. The headquarters of the meeting will probably be located at the William Penn Hotel, which has been selected by the National District Heating Association for both its headquarters and the exhibit hall.

CURRENT BUILDING OPERATIONS

BUILDING interests have no complaint to make with the manner in which the local situation is shaping up. Architects and engineers are especially active on plans for new construction soon to be started. The operations recently figured for which are at present in the hands of contractors for estimates permit a prediction of a steadily growing volume of building in all parts of this city and adjacent territory. The large number of operations that were placed under contract during the past two or three weeks are slowly gathering momentum as evidenced by the increased volume of business coming into the offices of dealers in building materials and supplies.

Plans have been filed for factory buildings in Long Island City since January 1, 1919, aggregating \$3,000,000 in cost. This is the largest group filing of any time in the history of the Queens Bureau and it is evidence of the wonderful growth that is about to come to the Long Island City section.

"Every part of the borough will benefit by this new move," said Commissioner Moore in commenting on the projects. "These new establishments will give employment to thousands of men and women, most of whom will come from Queens. Those who are not here already will seek homes here and this will encourage the erection of homes and places of business. My records show that for the first four months of 1919 permits were applied for 1,900 buildings to cost \$6,591,860, and this is almost exactly three times the number of buildings and three times the estimated cost of operations during the same period last year."

Common Brick—Increased buying activity marked the past week in the New York wholesale market for Hudson River common brick. A total of twenty-two barge loads of brick were taken out of the market for distribution about the Metropolitan district, with eleven barge-loads, or fifty per cent. of the entire amount of brick sold consigned to Brooklyn. This borough has, for a period of weeks, been the principal market for common brick, and the demand shows signs of increasing materially in the near future. Brick prices are holding firmly at \$15 a thousand and no change from this level is anticipated. Brick manufacturers along the Hudson River are slowly getting their plants in operation. Those at Haverstraw started work last week, but were only able to continue for one day, as the men struck

and have not as yet returned to work. They have not so far made specific demands upon the employers and considerable doubt as to the real situation remains at this writing. Above Haverstraw it is said that about twenty-five per cent. of the brick making machines are in operation at present, but the inclement weather and the scarcity of labor is likely to have a tendency to hold production down for some time.

Summary—Transactions in the North River Brick Market for the week ending Friday, May 23, 1919. Condition of market: Demand increased; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand, to dealers in cargo lots,

alongside dock. Number of cargoes arrived, 17; sales, 22. Distribution: Manhattan, 4; Brooklyn, 11; Bronx, 1; New Jersey points, 5; Astoria, 1.

Lumber—There is considerable new business being booked in the local wholesale lumber market. Prices are holding firmly in general, but there is a slight upward tendency in particular lines. This is largely tracable to the fact that in many sections of the Metropolitan district retail buyers are in need of stock for current requirements and are also accumulating supplies in anticipation of a materially increased volume of orders from the home building activity affecting both the city and the near-by suburbs. Study

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 —

Raritan No 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.

3x12x12 102.00 per 1,000 sq. ft.

4x12x12 114.75 per 1,000 sq. ft.

6x12x12 153.00 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

bags 23.50 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

of the wholesale situation indicates that supplies of all kinds of lumber are generally below the normal and that with a heavy domestic demand and a large amount of business reported for export, lower wholesale prices are out of the question. Then again the labor situation in the producing end of the business, combined with the high prices of everything entering into the lumber production, will have a strong tendency to keep prices firm. In the retail department of trade there is reported a slight inclination on the part of some dealers to make concessions in prices, but this tendency is not general. A tremendous volume of building activity is now assuming definite form and will

mature rapidly once the peace treaty is actually signed. This will carry with it a demand that will preclude all possibility of lower lumber prices for many months to come.

Crushed Stone.—Although the market is quiet, there is a fair amount of business being transacted and dealers are for the most part of the opinion that the coming months will develop into a period of intense activity. A vast amount of proposed road construction is already planned and a large percentage of this work will likely be placed under contract within the next few weeks. Furthermore, there is a steady growth in the number of important industrial operations planned in which re-

inforced concrete will be used extensively. Crushed stone prices are firm and there is no immediate possibility that a change will take place for some time.

Structural Steel.—According to the monthly report of the Bridge Builders and Structural Society, from records collected by its secretary, it is shown that during the month of April, 1919, twenty-four and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This is an improvement over the production figures for the past four or five months and indicates a better feeling throughout the entire steel situation. The outstanding feature of the past week has been the improvement in the local building situation as far as the steel industry is concerned. There has been a decided increase in the total of tonnage bookings for structural projects in the Metropolitan district and there is a large amount of proposed construction at present in the hands of contractors for estimates that will undoubtedly be placed under contract within a short time.

Electrical Supplies.—Market conditions are steadily improving; an increased demand being brought about by the new activity in practically all lines of building activity. The large amount of small house construction started early this spring has now progressed to the stage where electrical material is being installed and both manufacturers and jobbers anticipate a steady demand for their products for the balance of this year. Prices are remarkably firm.

Flexible Armored Conduits.—There has recently been a scarcity of this material, caused mainly by the heavy demand, and manufacturers are likely to be pushed to their full capacity for months ahead if the present inquiries are any indication of the real strength of the market situation. Prices are well sustained and no reduction is anticipated.

Linseed Oil.—Demand from consumers is increasing to some extent, but the supply is not large and there still maintains a scarcity in the local market. New York prices range from \$1.59 to \$1.61 per gallon, in lots of five or more barrels.

Wire Nails.—Business has picked up to some extent recently, and the outlook is generally considered bright. There is a better assortment of stocks and carload lot shipments from mill are being made in good time. Prices are firm.

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. 3.47 to —
Beams & channels over 14 in. 3.47 to —
Angles, 3x2 up to 6x8. 3.47 to —
Zees and tees. 3.47 to —
Lumber bars 3.37 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. \$68.00 to —
Cypress shingles, 6x18, No. 1 Hearts 10.00 to —

Cypress shingles, 6x18, No. 1 Prime 8.50 to —
Quartered oak 100.00 to \$110.00
Plain oak 80.00 to 82.00

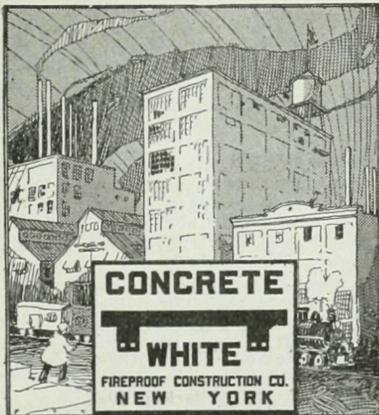
Flooring:
White oak, quart'd, select to 72.50
Red oak, quart'd, select.. to 72.50
Maple No. 1. 57.50 to —
Yellow pine, No. 1, common flat 44.00 to —
N. C. Pine, flooring, Norfolk 43.00 to —

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. \$1.59 to —
Less than 5 bbls. 1.61 to —

Turpentine—
Spot in yard, N. Y., per gal. \$0.78 to \$0.78 1/2

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Yale & Towne Semi-Centennial.

Under the title "Fifty Years of a Successful Industry, 1868-1918," the Yale & Towne Manufacturing Company has published an illustrated pamphlet as a semi-centennial souvenir. In the foreword it is said that the booklet outlines the biography of a modern industry. As in all such commemorative publications, the text tells but a part of the story. The greater story runs between the lines. The linking of the two names Yale and Towne in the fifty years that have had so prominent a place in American industry suggests a long association of the two men. The fact is, however, that their partnership lasted less than three months, beginning in October, 1868, and being terminated by the sudden death of Linus Yale, Jr., December 25 of that year, at the age of 47.

Yale locks date from about 1840, when Linus Yale, Sr., began the manufacture of pin-tumbler locks of great mechanical excellence at Newport, N. Y. The son, Linus Yale, Jr., became the leading lock expert of his day and made many important contributions to the art. The development of the Yale & Towne industry for the greater part of the 50 years was due chiefly to the business sagacity, the mechanical ability and organizing genius of Henry R. Towne. When Mr. Towne first became associated with Linus Yale, Jr., the latter employed 35 men. The number of employees today is 4,500, and 45,000 different products are manufactured, requiring 1,500,000 machining and manufacturing operations. The Stamford, Conn., plant covers an area of 25 acres and there is the same area of manufacturing floor space, or 1,100,000 sq. ft.

The pamphlet dwells most interestingly on the careers of the heads of the business and traces the development of the various lines of manufacture. There are several plant views, but the reader is most attracted by the personal phases of the story. In the sketch of Mr. Towne's career prepared by his associates reference is made to his efforts in bringing about better relations between competing manufacturers. While carefully refraining from combination he did much to establish friendship based upon honest and healthy competition between manufacturers in the hardware trade, in place of the attitude of distrust and suspicion which had been common. Mr. Towne's activities in the promotion of public and business interests in New York are well known. Organizations for the promotion of industrial and commercial development have had his strong support. He was president of the American Society of Mechanical Engineers in 1888-89, and was chairman of the large body of American engineers representing three societies which visited Europe in 1889 as guests of the civil engineers of Great Britain and France. He was one of the first to recognize works management as a modern art entitled to a first place in the thought of industrial engineers.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

85TH ST.—Robert T. Lyons, 52 Vanderbilt av, has plans in progress for a 9-sty brick and limestone apartment, 40x84 ft, at 128-130 East 85th st, for John J. McDonald, 52 Vanderbilt av, owner. Cost, about \$140,000. Architect will be ready for estimates on general contract about June 14.

RIVERSIDE DR.—George F. Pelham, 200 West 72d st, has started sketches for a 6-sty brick and limestone apartment on plot 218x100 ft, at the corner of Riverside drive and 157th st, for M. Goodman, 117 West 119th st, owner and builder. Cost, approximately \$300,000.

RIDGE ST.—Philip Bardes, 230 Grand st, has completed plans for alterations to the 5-sty brick tenement, 25x60 ft, with stores, at 158 Ridge st, for Solomon Jackson, 87 Goerck st, owner. Cost, \$5,000.

16TH ST.—Samuel Cohen, 32 Union sq, has completed plans for alterations to the 5-sty brick and stone residence, 25x65 ft, at 19 West 16th

st, into apartments for the Schor Construction Co., 115 East 2d st, owner and builder. Cost, about \$15,000.

105TH ST.—Samuel Cohen, 32 Union sq, has prepared plans for alterations to the 5-sty brick residence, 23x56 ft, at 321 West 105th st, into apartments for L. & A. Pincus, 200 West 54th st, owners and builders. Cost, \$10,000.

DWELLINGS.

89TH ST.—Charles H. Gillespie, 1123 Broadway, has completed plans for alterations to the 4-sty brick and stone residence, 20x55 ft, at 332 West 89th st, for Mary B. Crook, 332 West 89th st, owner. Cost, \$5,000. Architect about ready for estimates on general contract.

FACTORIES AND WAREHOUSES.

143D ST.—E. M. Anson, 454 West 146th st, has completed plans for a 1-sty brick storage building, 100x100 ft, at 2-10 West 143d st, for the Biddle Motor Car Co., A. W. Burke, 1 West 142d st, owner. Cost, about \$10,000.

TENTH AV.—Edward Necarsulmer, 507 Fifth av, is preparing revised plans for a 4 and 1-sty brick and concrete warehouse and service station, 115x100 ft, and 60x100 ft, at the southeast corner of Tenth av and 54th st, for the Kelly-Springfield Tire Co., 200 West 57th st, owner. Cost, about \$100,000. Architect will soon take estimates on revised plans.

TENTH AV.—Sommerfeld & Steckler, 31 Union sq, have started plans for a 3-sty brick and concrete moving picture studio, 100x185 ft, on the east side of Tenth av, 55th to 56th sts, for a company now forming, care of Alex. Aller, 128 Broadway. Lessee, Fox Film Corp., 126 West 46th st. Details will be available later.

STABLES AND GARAGES.

GRAND ST.—Geo. & Edw. Blum, 505 Fifth av, have plans in progress for a 1-sty brick and terra cotta garage, 125x150 ft, at the northwest corner of Grand and Tompkins st, for the Greenwich Assoc., Inc., care of Ames & Co., 26 West 31st st, owner. Architects will take estimates on general contract.

STORES, OFFICES AND LOFTS.

HESTER ST.—Wm. Whitehill, 32 Union sq, has plans in progress for a 2-sty brick and terra cotta office and showroom building, 25x75 ft, at the southeast corner of Hester and Norfolk sts, for the N. Y. Edison Co., 130 East 15th st, owner. Details will be available later.

41ST ST.—Maynicke & Franke, 25 Madison sq, North, have plans nearing completion for a 15-sty brick and stone office and loft building, 85x41x197x85 ft, at 119-121 West 41st st, through to 42d st, for Woodbury H. Langdon Co., Inc., owner. Lessee, Rudolph W. Wurlitzer, 114 East 4th st, Cincinnati. Cost, about \$600,000. Architects will soon call for estimates on general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WALTON AV.—Irving Margon, 148th st and Third av, has plans completed for a 5-sty brick and terra cotta apartment, 50x88 ft, on the east side of Walton av, 303 ft south of 183d st, for the Henloe Real Estate Corp., 1312 Clinton av, owner and builder. Cost, about \$100,000.

CRESTON AV.—Irving Margon, 148th st and Third av, has plans in progress for four 5-sty brick and terra cotta apartments, 100x100 and 50x100 ft, with stores, on the west side of Creston av, Tremont av, to 179th st, for owner and builder, to be announced later. Cost, approximately \$375,000.

MORRIS AV.—Irving Margon, 148th st and Third av, has finished plans for a 5-sty brick tenement, 50x80 ft, on the west side of Morris av, 93 ft south of 183d st, for the Henloe Real Estate Corp., Louis Wolf, 1312 Clinton av, owner and builder.

GRAND BOULEVARD.—Irving Margon, 148th and Third av, has prepared plans for a 5-sty brick apartment, 100x88 ft, on the east side of Grand Blvd, 50 ft south of 192d st, for the Honloe Real Estate Corp., Louis Wolf, pres, 1312 Clinton av, owner and builder. Cost, \$105,000.

183D ST.—Charles Schaefer, Jr., 529 Courtlandt av, has prepared plans for a 5-sty brick tenement, 93x75 ft, at the southeast corner of 183d st and Grand Blvd, for O. G. Bertelsen, 911 East 218th st, owner and builder. Cost, \$65,000.

DWELLINGS.

BRONXWOOD AV.—Rosario Candela, 120 East 101st st, has completed plans for a 2-sty brick dwelling, 22x50 ft, on the west side of Bronxwood av, 325 ft south of Adee av, for Simon Andruck, 174 Clinton av, Maspeth, L. I., owner and builder. Cost, \$7,000.

OLMSTEAD AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2-sty frame dwelling, 20x56 ft, on the west side of Olmstead



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av, 50 ft south of Watson av, for K. & B. Cantales, 203 West 148th st, owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

PARK AV.—Starrett & Van Vleck, 8 West 40th st, have completed plans for a 4-sty reinforced concrete and brick warehouse, 90x200 ft, on the west side of Park av, 134th to 135th sts, for Crane & Co., Richard T. Crane, pres., 836 South Michigan av, Chicago, Ill., owner. Cost, \$175,000. Architects will soon take estimates on general contract from a selected list of bidders.

STABLES AND GARAGES.

WESTCHESTER AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for a 1-sty brick garage, 99x175 ft, on the south side of Westchester av, 184 ft west of Castle Hill av, for David Faith, 2152 Westchester av, owner and builder. Cost, \$8,500.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—Wm. Koppe, 935 Intervale av, has prepared plans for a group of 2-sty brick stores, 111x60 ft, at the northwest corner of Fordham rd and Grand Concourse, for the Level Realty Co., Maurice Muller, pres., 935 Intervale av, owner and builder.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

FIFTH AV.—Shampan & Shampan, 50 Court st, have completed plans for seven 3-sty brick and limestone apartments, 50x70 ft, at the corner of Fifth av and 82d st, for the F. & R. Realty Co., F. Richberg, pres., 208 Pulaski st, owner and builder. Cost, \$12,000 each.

WEST 24TH ST.—B. W. Dorfman, 26 Court st, is preparing plans for three 3-sty brick apartments, 20x100 ft, in the east side of West 24th st, 160 ft south of Mermaid av, for Goldberg & Fogel, owners and builders on premises. Cost, \$15,000 each.

SOUTH 2ND ST.—B. W. Dorfman, 26 Court st, is preparing plans for a 6-sty brick and limestone apartment, 48x95 ft, in South 2nd st, near Keap st, for a company now forming, care of P. Goldman, pres., 1105 Division av, Brooklyn, owner and builder. Cost, about \$85,000.

EAST 21ST ST.—Wm. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick and limestone apartment, 92x125 ft, at the southeast corner of East 21st st and Dorchester rd, for Emanuel Lieberman, 758 Ocean av, owner and builder. Cost, \$75,000.

LIVONIA AV.—Cohn Bros., 361 Stone av, have finished plans for a 4-sty brick tenement, 33x97 ft, with stores, at the northeast corner of Livonia av and Georgia av, for Wm. Max, 156 Broadway, Brooklyn, owner and builder. Cost, \$45,000.

HOWARD AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 65x88 ft, at the southwest corner of Howard and Sutter avs, for the Needleman Bldg. Co., 1861 Pitkin av, owner and builder. Total cost, \$110,000.

ASHFORD ST.—A. Farber, 1746 Pitkin av, has plans in progress for two 4-sty brick and limestone apartments, 50x90 ft, at the northwest and northeast corners of Ashford st and Belmont av, for owner and builder, to be announced later. Cost, \$50,000 each.

DWELLINGS.

51ST ST.—M. A. Cantor is completing plans for a 2½-sty frame and stucco residence, 26x50 ft, in the south side of 51st st, 20 ft west of 16th av, for Max Baron, 5001 15th av, owner and builder. Cost, \$15,000.

19TH AV.—J. Lubroth, 2272 82d st, has plans in progress for a 2½-sty brick and frame residence, 22x31 ft, on the west side of 19th av, 100 ft south of 82d st, for B. Greenfield, care of architect, owner. Cost, \$10,000.

PENNSYLVANIA AV.—H. A. Weinstein, 32 Court st, has plans in progress for a 2½-sty brick and limestone residence and garage, 25x65 ft, on Pennsylvania av. Owner's name withheld. Cost, \$20,000.

KINGSTON AV.—Theo. Thompson, 338 16th st, has completed plans for three 2-sty brick residences, 20x56 ft, at the southwest corner of Kingston av and Union st, for Carroll Construction Co., 338 16th st, owner and builder. Total cost, \$30,000.

NARROWS AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty brick and stucco residence, 36x42 ft, on the north side of Narrows av, west of 82d st, for J. Gartland, owner, care of architect. Slee & Bryson will take bids on general contract from a selected list of bidders. Cost, \$20,000.

81ST ST.—J. Lubroth, 2272 82d st, has plans in progress for twelve 2½-sty frame and stucco residences, 18x36 ft, in the north side of 81st

st, 100 ft west of 21st av, for Sal Freidman, 126 West 22d st, Manhattan, owner and builder. Cost, \$6,000 each.

2D ST.—Wm. T. McCarthy, 16 Court st, has plans in progress for seven 2-sty brick residences, 20x56 ft, at the north and northwest corners of East 2d st and Av C, for the Ashwick Bldg. Corp., H. Luwisch, pres., 493 Ashford st, owner and builder. Cost, \$6,000 each.

EAST 9TH ST.—Robt. T. Schaefer, 1526 Flatbush av, has plans nearing completion for a 2½-sty frame and stucco residence, 22x48 ft, in the east side of East 9th st, 320 ft north of Av K, for J. Lebouck, 1020 East 12th st, owner. Architect will take bids on general contract at once. Cost, \$10,000.

CROWN ST.—Plans have been completed by Cohn Bros., 361 Stone av, for twenty 2-sty brick residences, 20x49 ft, at the southwest corner of Crown st and Brooklyn av, for Samuel Kellner, 1538 Union st, owner and builder. Total cost, \$200,000.

81ST ST.—Isaac Kallich, 2208 Bath av, has completed plans for a 2½-sty frame and shingle residence, 26x52 ft, at the southwest corner of 81st st and 21st av, for Ginsberg & Moss, 2208 Bath av, owner and builder. Cost, \$11,000.

SENATOR ST.—Plans have been completed by Carlson & Wiseman, 226 Henry st, for eight 2½-

sty frame residences, 19x62 ft, in the north side of Senator st, 213 ft east of Fifth av, for the Johnson Construction Co., 511 79th st, Bklyn, John Johnson, pres., owner and builder. Total cost, \$60,000.

21ST ST.—Slee & Bryson, 154 Montague st, have completed plans for five 2½-sty frame residences, 22x42 ft, in the east side of 21st st, 100 feet south of Avenue K, for Ellnard Realty Corp., 256 Mead st, Glendale, L. I., owners and builders. Total cost, \$40,000.

LINCOLN PL.—Samuel Millman, 1780 Pitkin av, has completed plans for five 2-sty brick residences with slate roofing and electric wiring, 21x57 ft, for K. P. L. Realty Co., 17 Fulton av, Jacob Levine, pres., owner and builder. Total cost, \$38,000.

55TH ST.—Charles Anfanger, 2634 Atlantic av, has plans in progress for five 2-sty brick residences with tar and gravel roofing and electric wiring, 62x100 ft, in the south side of 55th st, 116 ft west of Fort Hamilton av, for Solomon Aggress, 487 Hendrix st, owner and builder. Total cost, \$27,000.

49TH ST.—M. A. Cantor, 373 Fulton st, has plans nearing completion for a 2½-sty frame and stucco residence, 26x57 ft, in the south side of 49th st, 240 ft east of 16th av, for Max Baron, 5001 15th av, owner and builder. Cost, \$15,000.

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58TH ST.—H. A. Weinstein, 32 Court st, has plans in progress for five 2-sty brick residences, 20x62 ft, at the southeast corner of 58th st and 9th av, for the Jonas Construction Co., Max Jonas, pres., 1608 46th st, owner and builder. Cost, \$12,000 each.

BAY 26TH ST.—S. Gardstein, 1154 47th st, has completed plans for three 2-sty frame residences, 24x47 ft, for the Armour Construction Co., 1134 48th st, owner and builder. Total cost, \$30,000.

77TH ST.—C. H. Wahl, 110 12th st, has completed plans for two 2-sty frame dwellings, 26x48 ft, in the north side of 77th st, 60 ft west of 10th av, for T. Larsen, 4605 5th av, owner and builder. Total cost, \$13,000.

12TH AV.—Samuel Millman & Son, 26 Court st, are preparing plans for four 2-sty brick residences, 26x65 ft, at the southwest corner of 12th av and 47th st for D. A. Realty Corp., 1357 52d st, D. Linden, pres., owner and builder. Cost, \$10,000.

14TH AV.—M. A. Cantor, 373 Fulton st, is completing plans for one 2½-sty frame and stucco residence, 17x52 ft, on the east side of 14th av, 60 ft north of 49th st, for the Marne Construction Co., 1334 48th st, owner and builder. Cost, \$15,000.

51ST ST.—S. Gardstein, 1134 47th st, has completed plans for the 2-sty frame residence, 24x41 ft, in the north side of 51st st, 195 ft west of 16th av, for Morris Wolsk, 1414 54th st, owner and builder. Cost, \$9,000.

GRAFTON ST.—Cohn Bros., 361 Stone av, have completed plans for eight 2-sty frame residences, 20x56 ft, in the east side of Grafton st, 20 ft south of Blake av, for the Larkin Holding Co., 1311 East New York av, owner and builder. Total cost, \$64,000.

77TH ST.—E. C. Holmgren, 371 Fulton st, has completed plans for two 2-sty frame residences, 18x38 ft, in the north side of 77th st, 280 ft west of 19th av, for Louis Connelly, 1563 Broadway, owner and builder. Total cost, \$8,000.

73D ST.—M. D. Foote, 1472 75th st, has completed plans for two 2-sty frame residences, 15x38 ft, in the south side of 73d st, 199 ft west of 18th av, for L. Benjamin, 1720 74th st, owner and builder. Total cost, \$9,000.

77TH ST.—Charles H. Wahl, 110 12th st, has completed plans for two 2½-sty frame and shingle residences, 26x48 ft, in the north side of 77th st, 600 ft west of 10th av, for T. Larsen and E. Jasper, 4605 5th av. Cost, \$7,000 each.

BROOKLYN AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for four 2-sty brick residences, 20x60 ft, in the west side of Brooklyn av, 20 ft north of Crown st, for Kopp Speir Garage Co., 330 Utica av, owner and builder. Total cost, \$52,000.

FACTORIES AND WAREHOUSES.

GARDNER AV.—Simon Dorf, 614 Kosciuszko st, is preparing plans for a 1-sty brick factory, 130x200 ft, at the corner of Gardner and Flushing avs, for the Advance Rubber Co., I. Epstein, pres., 8th av and 17th st, owner. Cost, about \$75,000.

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

46TH ST.—Albert Ullrich, 371 Fulton st, has prepared plans for a 2-sty brick factory, 40x95 ft, in the south side of 46th st, 200 ft east of 2d av, for the Germania Importing Co., 41 Union sq, Manhattan, owner. Cost, about \$20,000.

HERKIMER ST.—T. Goldstone, 50 Graham av, has prepared plans for a 1-sty extension to the 3-sty brick storage building in the south side of Herkimer st, 50 ft west of Brooklyn av, for the Delco Realty Co., 800 Sterling pl, owner, who will take estimates on separate contracts. Cost, \$15,000.

STABLES AND GARAGES.

DRIGGS AV.—McCormick Co., 41 Park Row, Manhattan, is preparing plans for a 2-sty brick garage, 25x135 ft, on Driggs av, near Metropolitan av, for Schibbe Bros., 257 Metropolitan av, owners. Cost, \$15,000.

PACIFIC ST.—L. A. Ebling and Hugo Maginson, 52 Vanderbilt av, Manhattan, have completed plans for a 1-sty brick garage, 60x100 ft, in the north side of Pacific st, 90 ft west of Court st, for Michael Reilly and Thomas Latimer, 175 Pacific st, owners. Cost, \$20,000.

SUMPTER ST.—S. Millman & Son, 26 Court st, have finished plans for a 1-sty brick garage, 75x100 ft, at the southwest corner of Sumpter st and Stone av, for Charles E. Wisson, 100 Bradford st, owner and builder. Cost, \$25,000.

EASTERN PARKWAY.—H. J. Nurick, 957 Broadway, is preparing plans for a 2-sty brick and stone garage, 30x30 ft, on Eastern Parkway, near President st, for David Shapiro, owner, care of architect. Cost, \$8,000.

SNYDER AV.—A. Farber, 1746 Pitkin av, has prepared plans for a 1-sty extension, 50x90 ft, with a garage, at 44-46 Snyder av, for J. Levine, 442 Vermont st, owner and builder. Cost, \$12,000.

GOLD ST.—W. J. Conway, 400 Union st, has finished plans for a 1-sty brick garage, 37x78 ft, in the east side of Gold st, 100 ft south of York st, for Michael De Matd, 174 High st, owner and builder. Cost, \$8,000.

Queens.

DWELLINGS.

KEW GARDENS, L. I.—Terwilliger & Sohn, 1 West 34th st, Manhattan, have completed plans for a 2½-sty frame residence, 27x46 ft, in Audley st, 262 ft East Metropolitan av, for Mrs. Edgar Lowe, 4507 Ashland av, Richmond Hill, L. I., owner. Architects will soon take bids on general contract. Cost, \$11,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2-sty frame residence, 58x24 ft, on the west side of Hollis Park Blvd, 200 ft north of School st, Hollis, L. I., for A. L. Van Siclen, 298 St. Anns av, Richmond Hill, L. I., owner and builder. Cost, \$14,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for twenty 2-sty brick residences, 20x55 ft, in the east side of Chaffe st, 100 ft south of Catalpa av, for the Ivanhoe Co., 2631 Myrtle av, owner and builder. Total cost, \$110,000.

KEW GARDENS, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 24x36 ft, in the north side of Abingdon rd, 150 ft east of Lefferts av, for Harry J. Arnold, 466 Napier av, Richmond Hill, owner. Cost, \$9,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for six 2-sty frame residences, 16x36 ft, in the south side of Nostrand pl, 100 ft west of Vine st, Richmond Hill, for the Queens-Nassau Mort. Co., 336 Fulton st, Jamaica, L. I., owner and builder. Total cost, \$24,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for two 2-sty brick residences, 21x50 ft, in the east side of 42d st, 175 ft south of Jackson av, for Vincent Souderi, Roosevelt av, Corona, owner and builder. Total cost, \$9,500.

CORONA, L. I.—Robert W. Johnson, 60 Hunt st, Corona, has complete plans for one 2½-sty frame residence, 19x50 ft, in the north side of Fillmore av, 75 ft east of 40th st, for James Randel, 112 43d st, Corona, owner and builder. Cost, \$4,000.

JAMAICA, L. I.—Plans have been prepared privately for eleven frame 2½-sty residences, 16x37 ft, on the east side of Campion av, from Mitchel to Pierson st, for the Dickel Construction Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$33,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for a 2-sty frame residence, 51x24 ft, at the northeast corner of Hillcrest av and Grand av, for N. Rosenblum, 347 Fulton st, Jamaica, owner and builder. Cost, \$16,000.

CORONA, L. I.—A. DeBlasi, 94 East Jackson av, has prepared plans for 2-sty brick residence, 20x60 ft, in the west side of 43d st, 100 ft north of Polk av, for Vincent Ardizzone, 48 44th st, owner and builder. Cost, \$7,000.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 16x38 ft, on the southwest corner of Dix and Park avs, for Henry E. Price, Jamaica, owner and builder. Total cost, \$8,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for two 2-sty frame residences, 26x26 ft, in the north side of Remsen st, 122 ft east of Merrick rd, for Willus Burham, 10 Baisley st, Jamaica, owner and builder.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for fifteen 2-sty frame residences, 18x30 ft, for the Gascovn Realty Co., 1264 Jamaica av, owner and builder. Total cost, \$45,000.

Richmond.

DWELLINGS.

HUGUENOT, S. I.—T. Benson, West New Brighton, S. I., has completed plans for a 2½-sty frame dwelling, 20x30 ft, on the north side of Arbutus av, 300 ft south of Amboy rd, for Alexander Terrier, 256 West 53d st, Manhattan, owner. Architect builds. Cost, \$3,000.

Suffolk.
BANKS.

SOUTHAMPTON, L. I.—Cross & Cross, 681 5th av, Manhattan, have plans nearing completion for a 1-sty limestone and granite bank, 35x64 ft, at Southampton for the First National Bank, owner. Cost, about \$40,000. Architects

DWELLINGS.

NORTHPORT, L. I.—Tooth & March, 101 Park av, Manhattan, have prepared plans for alterations to the 2½-sty frame residence, including an addition, 30x30 ft, at Northport for James B. Morrel, owner, care of architects. Details will be announced later.

will take estimates on general contract.

HALLS AND CLUBS.

SOUTHAMPTON, L. I.—Grosvenor Atterbury, 20 West 43d st, Manhattan, is preparing plans for a 1-sty brick and frame rest pavilion, 36x70 ft, at Southampton for St. Luke's Parish, owner. Architect will be ready for estimates on revised plans about May 15.

Westchester.
CHURCHES.

PORTCHESTER, N. Y.—The Baptist Church of Portchester, Aaron Carpenter, 309 King st, in charge, contemplates the construction of a 1½-sty stone church at Portchester. Name of architect and details of construction will be available later.

DWELLINGS.

LARCHMONT, N. Y.—Philip Resnyk, 1415 Broadway, Manhattan, has completed plans for a 2½-sty frame dwelling, 28x37 ft, at Larchmont for M. Carmich, owner, care of architect. Cost, \$7,000. Larchmont Building Co., Larchmont, N. Y., has the general contract.

LARCHMONT, N. Y.—Philip Resnyk, 1416 Broadway, Manhattan, has prepared plans for a 2½-sty frame dwelling, 23x35 ft, in Larchmont Center for W. H. Bauman, 281 Golden Hill st, Bridgeport, Conn., owner. Cost, about \$7,000.

MT. VERNON, N. Y.—Plans have been prepared privately for five 2½-sty frame and stucco dwellings, 24x30 ft, at 6th st and South 2d av for Pasquale Merone, South 5th av, owner and builder. Cost, \$4,500 each.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, has completed plans for a 2½-sty frame dwelling, 29x30 ft, at 113 Devoe av for H. L. Bevier, 2414 Creston av, New York City, owner and builder. Cost, \$8,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 24x34 ft, on Devoe av for Brady Bros., 15

Alexander av, Yonkers, owners and builders. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty brick and limestone bachelor apartment, 25x90 ft, at 1113 Broad st for Olman & Marcus, 77 Haulis av, Bloomfield, N. J., owner and builders. Cost, about \$35,000.

BAYONNE, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, has completed plans for two 4-sty brick and stone model tenements, 100x100 ft, in 12th st, between Broadway and Av E, for the Bayonne Housing Corp., Bayonne, owner. Total cost, \$200,000. Contracts for construction will soon be awarded.

JERSEY CITY, N. J.—Natan Welitoff, 76 Montgomery st, has plans in progress for a 5-sty brick and limestone apartment, 75x125 ft, on Duncan av for Nathan Matter, 215 Southern blvd, New York City, owner, who will soon be ready for bids on separate contracts. Cost, about \$160,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—F. H. Wakeham, 2 West 47th st, has the general contract for alterations to the 4-sty brick and stone residence, 23x54 ft, at 140 East 19th st, for James S. Watson, Jr., 6 Washington sq, from plans by Sterner & Wolfe, 569 5th av, architects. Cost, about \$20,000.

MANHATTAN.—W. L. Crow Construction Co., 103 Park av, has the general contract for extensive alterations to the 4-sty brick and stone residence, 23x60 ft, at 5 West 75th st, for Jesse P. Wright, 247 West 76th st, from privately prepared plans.

MANHATTAN.—Tredennick Co., 331 Madison av, has the general contract for alterations to the 4-sty brick and stone residence, 19x69 ft, at 160 East 74th st, for Charles W. Bowring, owner on premises, from plans by Grosvenor Atterbury and Stowe Phelps, associated architects, 20 West 43d st. Cost, about \$10,000.

MANHATTAN.—Wm. Young Co., 414 West 41st st, has the general contract for alterations

and additions to the 5-sty brick and stone residence, 20x92 ft, at 61 East 82d st, for Adrian H. Larkin, 126 East 64th st, from plans by Donn Barber, 101 Park av, architect. Cost, \$15,000.

NEW ROCHELLE.—Cameron Construction Co., 329 North av, has general contract for five 2½-sty frame dwellings, 25x40 ft, in Laurel pl, for the Tamphyn Realty Corp., Peter Cameron, pres., owner, from plans by Chester A. Patterson, 50 East 42d st, Manhattan, architect. Cost, \$12,000 each.

BAYVILLE, L. I.—C. E. Dodge, Atlantic st, Stamford, Conn., has the general contract for a 2½-sty frame residence, 28x44 ft, at Bayville, L. I., for Charles B. Rouss, 549 Broadway, Manhattan, from plans by Chester A. Patterson, 50 East 42d st, architect.

MANHATTAN.—Ronald H. MacDonald, 29 West 34th st, has the general contract for extensive alterations to the 4-sty brick residence, 20x58 ft, at 235 East 61st st, for Ellis Wainwright, 22 East 62d st, owner, from plans by C. E. Birge, 29 West 34th st, architect. Cost, \$15,000.

GLEN RIDGE, N. J.—A. P. Clark Co., 460 Bloomfield av, Montclair, has the general contract for a 2½-sty frame and brick residence, 36x68 ft, at 264 Ridgewood av, for S. W. Johnson, East Orange, N. J., from plans by W. H. VanAntwerp, 44 Church st, Montclair, architect. Cost, \$20,000.

BAYVILLE, L. I.—C. E. Dodge, Atlantic st, Stamford, Conn., has general contract for 2½-sty frame residence, 28x44 ft, with two wings, at Bayville, L. I., for Mrs. George B. Patterson, care of Charles B. Rouss, 549 Broadway, Manhattan, from plans by Chester A. Patterson, 50 East 42d st, Manhattan, architect.

DOUGLASTOWN, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 2½-sty frame residence, 52x30 ft, at Douglastown, L. I., for C. O. DeLisle, owner, care of general contractor. Plans are being prepared privately.

ELMHURST, L. I.—John F. Sullivan, Corona, L. I., has the general contract for a 2½-sty brick residence, 25x60 ft, in the north side of Ithaca st, 140 ft west of Shell Road, for Frank McCormick, Shell Road, Elmhurst, owner. R. W. Johnson, 60 Hunt st, Corona, architect. Cost, \$12,000.

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DOUGLASTOWN, L. I.—Roberts Nash Co., 93 Amity st, Flushing, L. I., has the general contract for alterations and additions to the 2½-sty frame residence in the west side of Reggatt pl, 100 ft south of Bay av, for C. H. Murphy, 55 Cedar st, Manhattan, owner, from plans by Henry Otis Chapman, 334 5th av, Manhattan, architect. Cost, \$15,000.

CHURCHES.

BROOKLYN.—McGough & Hoey, 16 Court st, have the general contract, and Albert Johnston, 535 Franklin av, the carpenter contract for the superstructure, 1-sty brick and limestone, 86x140 ft, for the church at the southeast corner of Avenue O and East 12th st, for St. Brendan's Church, from plans by Elliot P. Lynch, 345 5th av, architect. Cost, about \$300,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Fred T. Ley Co., 19 West 44th st, Manhattan, has the general contract for the 6-sty reinforced concrete factory, 500x240 ft, at the southwest corner of 38th st and 13th av, for

the H. W. Cotton Co., Inc., 35th st, Bklyn, owner, from plans by A. S. Hecht, 154 West Randolph st, Chicago, architect and engineer.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 1-sty reinforced concrete factory and warehouse, 60x100 ft, at the corner of Creamer and Columbia sts, for H. Kohnstan, 537 Columbia st, owner, from plans by Wm. Higginson, 21 Park Row, Manhattan, architect. Cost, \$30,000.

LONG ISLAND CITY.—J. W. Bishop Co., 101 Park av, Manhattan, has the general contract for a 3-sty brick factory, 221x73 ft, at the corner of Williams and Freeman avs, for Aaron Cohen, 334 4th av, Manhattan, owner, from plans by Dwight Seabury, Pawtucket, R. I., architect and engineer.

HOBOKEN, N. J.—Rheinstein & Haas, 21 East 40th st, Manhattan, has the general contract for a 6-sty brick and steel addition, 50x65x141 ft, to the factory at Ferry st and Willow av, for R. Newmann & Co., owner, from plans by Starrett

& VanVleck, 8 West 40th st, Manhattan, architects. Cost, \$125,000.

STABLES AND GARAGES.

MANHATTAN.—Lithic Building Co., 103 Park av, has the general contract for a 1-sty brick garage, 54x75 ft, at 179-183 West Houston st, for the Congress Warehouse and Forwarding Co., 474 West Broadway, owner, from plans by George W. Conable, 46 West 24th st, architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Zeisler & Kerrigan, 52 Beaver st, have the general contract for alterations and extensions to the 5-sty brick and stone office building, 100x105 ft, at 47-53 Beaver st, for the Merchant Marine House, Inc., 56 Beaver st, owner, from privately prepared plans. Cost, about \$125,000.

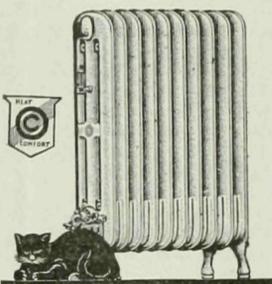
MANHATTAN.—Wm. Higginson, 1123 Broadway, has the general contract for alterations to the 5-sty brick and stone store, restaurant and office building, 20x123 ft, at 45 Maiden Lane, for the Lawyers' Realty Co., from plans by Charles H. Higgins and Delano & Aldrich, 126 East 38th st, architects. Cost, \$25,000.

MANHATTAN.—Louis Weber Building Co., 171 Madison av, has the general contract for interior alterations to the 5-sty brick store and loft building, 25x100 ft, at 81 White st, for the U. T. Hungerford Brass and Copper Co., 80 Lafayette st, owner, from plans by W. E. Austin, 46 West 24th st, architect. Cost, \$15,000.

MISCELLANEOUS.

BROOKLYN.—J. G. White Engineering Corp., 43 Exchange pl, Manhattan, has the general contract for the 3-sty reinforced concrete bathing pavilion, 200x400 ft, at Brighton Beach, Long Island, to replace the buildings recently burned, for the Brighton Beach Development Co., Chauncey Marshall, Jr., pres., owner. Plans were prepared privately. Cost, \$500,000.

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**STANDARDS AND APPEALS
Calendar.**

HOURS OF MEETING.

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, Tuesday, at 3 P. M.
All hearings are held in Room 919, Municipal Building, Manhattan.

NOTE.

After June 1, the regular meetings of the Board of Appeals will be held on Tuesdays at 10 A. M. and regular meetings of the Board of Standards and Appeals on Tuesday at 2 P. M., with special meetings as announced.

BOARD OF STANDARDS AND APPEALS.
Tuesday, May 27, 1919.
NO MEETING.

BOARD OF APPEALS.
Tuesday, May 27, 1919, at 1.30 P. M.
Appeals from Administrative Orders.

- 243-19-A—North side East 43d street, 380 ft. from 1st avenue, Manhattan.
- 247-19-A—34-36 Pine street, Manhattan.
- 202-19-A—351-363 West 42d street, and 352-360 West 43d street, Manhattan.
- 253-19-A—2367 Silver street, Queens.
- 254-19-A—1331 Franklin avenue, The Bronx.
- 140-19-A—149 Broadway, Manhattan.
- 255-19-A—904 52d street, Brooklyn.
- 256-19-A—908 52d street, Brooklyn.
- 260-19-A—265 West 81st street, Manhattan.
- 223-19-A—Southeast corner Bond and 1st streets, Brooklyn.
- 224-19-A—608-610 West 46th street, Manhattan.
- 323-19-A—932-938 Broadway, Manhattan.

Under Building Zone Resolution.

- 149-19-BZ—East side Forest avenue, 25 ft. north of Bleeker street, Ridge-wood, Queens.
- 241-19-RZ—1210 Prospect avenue, The Bronx.
- 244-19-BZ—51-59 Wyckoff avenue, northeast corner Willoughby av., Bklyn.
- 269-19-BZ—1223 Prospect avenue, The Bronx.
- 1726-18-BZ—3754 Third avenue, The Bronx. Reopened April 29, 1919.
- 265-19-FZ—25 Sandol street, Queens.
- 279-19-BZ—985-987 Franklin avenue & 56-60 Cedar place, Brooklyn.
- 280-19-BZ—1408-1420 St. Johns place, Bklyn.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, May 27, 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 consists of applications with the Calendar of cases that have been definitely set for hearing on fixed days.

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