

Real Estate Record and Builders Guide

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Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Lockwood Committee's Great Opportunity

Senator Lockwood's Joint Legislative Committee, which is investigating the housing problem, already has struck various important leads. If Chairman Lockwood and his associates are able to follow up these leads, and formulate a forward-looking, constructive program, the Lockwood Committee will prove itself one of the most useful legislative bodies ever sent out from Albany to seek the solution of a vital problem of the hour.

Senator Lockwood and his associates have entered upon their important work with commendable energy. Although their inquiry is yet in its early stages, the committee members already have obtained the views of various men long prominent and well-informed in the building and real estate activities of the metropolis. It is a fair assumption that the Lockwood Committee, having entered upon its important work with so much zest and intelligence, will be able to accomplish far-reaching results.

One vital point already clearly demonstrated by statements made before the committee is that prices are up to stay. It is fully recognized by intelligent observers that for a long time to come the prices of building materials and labor will remain on the present basis. That being the fact, the prime question confronting the Lockwood Committee is that of obtaining the wherewithal to carry forward the great building operations which must be undertaken at the earliest possible moment in order to make up for the lack of construction during the war and to meet the normal demand of this and the years immediately to follow.

Senator Lockwood and his associates display much interest in the New York Land Bank Act and in the proposed Home Loan Bank. The advocates of these plans are confident that therein lies the solution of financing the gigantic building operations which cannot be delayed much longer.

As has already been brought out before the Lockwood Committee, the need of the hour is private initiative and enterprise. There must be less legislative regulation that tends to thwart building enterprises and there must be complete cooperation between capital and labor if the building progress of which New York City, New York State and the nation as a whole are in such dire need is to be realized.

The Record and Guide gives elsewhere in this issue a comprehensive report of the suggestions made at recent hearings before the Lockwood Committee. As the legislative inquiry proceeds, this publication will acquaint its readers fully with the developments. We commend careful perusal of these reports as they appear from week to week in the Record and Guide.

New Money for Realty Investment

That the real estate and building community of interests has considerable recuperative power and will help itself to a large degree in the revival of building and

the financing of real estate operations, if not trammelled with adverse legislation and hindered by worked-up and inexcusable socialistic propaganda tending to unsettle conditions, is indicated very clearly by the announcement in this issue of the Record and Guide of a refunding operation providing for the issue of bonds based on real estate holdings in New York City and underwritten by one of the leading financial institutions in the country.

The offering of mortgage bonds by the National City Company, covering the buildings known as the "Trinity Twins," owned by the United States Realty and Improvement Company, is the initial issue of realty securities to be underwritten by large financial houses. Heretofore objection has always been made by Wall Street to real estate bonds and mortgages as not being liquid enough to meet the requirements of the "Street" for easily negotiable securities. That a way has finally been found by which the great supply of funds seeking secure investment can be diverted into issues based on real estate, marks a distinct advance in realty operations, and promises relief from conditions which have held back the building revival so earnestly desired by all interested in the development of the city.

While the present bond issue is a refunding operation and merely releases funds which can be reinvested on bond and mortgage there is no reason to believe, now that the ice is broken and the financing here of real estate operations by methods long working satisfactorily in Western cities has begun, that the program should not be extended so as to include builders' loans. There is indication that bonds of the character just issued will find ready sale throughout the country, thus providing for investment here a large and hitherto untapped supply of capital for the building up of this city.

The solution of the problem of effecting co-operation between the banking and the real estate interests is the result of several years' effort by Mr. Laurence McGuire, for five years President of the Real Estate Board, and the final acceptance of real estate as a sound basis for conservative bond issues by Mr. Charles E. Mitchell, President of the National City Company. Both gentlemen are entitled to the thanks of investors in real estate for bringing about at last a highly-desirable community of interests.

Commissioner Day's Dilemma

Commissioner of Public Markets Day, who, operating with city money, endeared himself to some by storing thousands of eggs in his office in the Municipal Building and selling them several months later at regular storage-egg prices, thus providing downtrodden New Yorkers at no extra cost to them with the inestimable boon of municipal eggs stored in a thoroughly weather-proof and steam-heated building designed by McKim, Mead & White, instead of in a plutocratic freezing plant of plebeian design, is again to the fore. Dr. Day has

raised the rents of stalls in the municipal markets, thus putting the lessees on a level with tenants all over town who are either calling their landlord "rent profiteers" or are sawing wood and saying nothing, but ascribing the increased rentals to generally-accepted truisms, such as higher taxes, higher wages, higher supplies, etc., and the diminished buying power and rent-paying power of the dollar.

The Commissioner has put himself in an awkward position—either he is a grasping, avaricious and heartless rent profiteer, or he is furnishing arguments in opposition to the theories of Mayor Hylan and others who apparently are seeking to prove that real estate owners are criminally grinding the people of the city into the dust in a manner that deserves execration, contumely and scorn.

Washington Market, says the Commissioner, is a dead loss; there is no reason why city markets should not be self-supporting, same as any other business;

we are only equalizing the rents; ninety per cent. of the patrons are New Jersey commuters; and finally a "city market ought to conserve the consuming public, or it ought to be a revenue producer."

There can be no valid objection to raising rents if the markets have been run at a loss. That is business, as the Commissioner says. It is also the reason why rents of offices and apartments have been raised, and what is right in one case is right in the other. Equalizing the rents at the markets is justifiable and equitable. Also it is only fair that other building rents should be equalized. Tenants have been paying less than they should for years, because there was an over-supply of housing. At present the landlords can get back some of the money they have sunk in unprofitable buildings, get back pay for unwarranted damages done to apartments by tenants, and be reimbursed for losses through absconding tenants. Because they seek to do so is no reason why they should be branded as profiteers.

Real Estate Bonds Offer New Opportunity for Security Buyers

By C. E. MITCHELL,

President, National City Company.

FIRST mortgages on large units of improved real estate in centers of fixed values in New York City, where the margins between such mortgages and the assessed and appraised values of the property have been equal to or in excess of the requirements prescribed in laws for saving bank investment, and where established earning power has clearly shown margins of safety over and above interest and reasonable depreciation, have presented a degree of security that has always attracted the most exacting of investment money. This degree of safety and security has been such, however, that the large insurance companies have been willing to take such first mortgages considerably below the rates prevailing in the security investment market. As a result, the smaller investor and bond buyer has had scarce opportunity to take advantage of this character of first mortgage; and where he has availed himself of smaller mortgages, he has lacked marketability for his loans that has detracted from his character of investment.

The war has brought a change. Appreciation of patriotic duty in purchase of Liberty Bonds has drained the insurance companies of their surplus funds for customary investment, and the losses payable by life insurance companies incident to casualties during the war and the great toll taken through the influenza epidemics have affected treasuries to the point where the insurance companies cannot freely, for the time being at least, carry the burden of the large mortgages, as they have done in past years, and, at the same time, meet the calls for mortgage money for new building construction that are now most pressing. The absence of this character of mortgage money has to no inconsiderable degree been responsible for lack of building construction in New York City in recent months, resulting in phenomenal rent increases both in offices and apartment buildings, increases which have meant actual suffering to thousands of people, and have forced upon business men the necessity for added margins of profit in their business and added wages to those who have been forced to pay the higher rent, in such a way as to materially increase the general inflating already existent.

Under the circumstances, insurance companies have naturally looked for relief through possible payment of maturing seasoned mortgages long in their portfolios, and owners of huge building properties have, by this tightening in the renewal market, seen the danger to their own financial structures in constantly recurring mortgage maturities. With

building owners thus faced with a situation in which they must conclude that their perfect safety lies only in long-term mortgages, gradually amortized or reduced from regular annual payment to be made from earnings, and with insurance companies faced with a situation in which they must welcome the opening of some new channel for mortgage money if the building situation is to be alleviated, the security buyer is given a new and a very real opportunity in this premier class of secured loan. The very fact that he is offered the opportunity at close to one per cent. higher interest return than has been enjoyed in the past by insurance companies on similar security, will unquestionably prove an enticement to him. The higher interest rate, combined with the marketability for the securities, which is assured through the handling of such loans by strong financial institutions with nation-wide distributing forces, should be attractive not only to individual investors, but to the very insurance companies who, in the past, have carried such loans directly in large, but unmarketable units.

The loan on the Trinity and United States Realty and Improvement Company buildings, at 111 and 115 Broadway, introduced as the obligation of the Trinity Building Corporation of New York, marks an initial financial operation designed to afford not only an exceptional opportunity to the investor in securities, but as well to afford relief to insurance companies and to the payer of rent. It is a class of financing that should, in the ultimate, have its effect in the stimulation of building and in the improvement of New York City real estate values.

There is little excuse for a man not owning his own home. The great Liberty Loans have instilled into the American people lessons of thrift that will endure through the coming days of peace. Every man can and should own his own

The United States now has more wealth than any other two nations combined. Every house built, every road constructed, every public building and improvement, is adding to that great accumulation of permanent wealth, making the Nation stronger and stronger.

The permanent wealth of the country is represented in homes, buildings, private and public construction work—is the Nation's reserve fund. As long as the reserve fund is growing the Nation is a Going Concern and in sound condition.

If you would add to your personal wealth and make the Nation sounder and stronger—BUILD NOW.

REAL ESTATE SECTION

Constructive Plans Expected From Lockwood Committee

Leaders in Building and Real Estate Activities Outline to Legislators Definite Plans for Building Revival

CONSTRUCTIVE suggestions of far-reaching importance are being brought out before the Joint Legislative Committee recently appointed to inquire into the housing problem. This committee, of which Senator Charles C. Lockwood is chairman, held several sessions at the City Hall this week, continuing the inquiry its members began last week.

Among those responding to invitations to appear before the committee on Tuesday was Franklin T. Miller, President of the F. W. Dodge Company, publishers of building periodicals, including the Record and Guide. Mr. Miller for several months has been acting as Director of the Division of Public Works and Construction Development in the United States Department of Labor at Washington.

Elmer G. Sammis, counsel to the committee, asked Mr. Miller if he had a statement showing the number of mortgages recorded in Greater New York during the first four months of this year and for the corresponding period of last year. In reply, Mr. Miller gave to the committee the following statistics:

Reported Sales, January 1 to April 1.

| | |
|----------------------|-----|
| Manhattan—1918 | 331 |
| 1919 | 921 |

Conveyances, January 1 to April 1.

| | |
|----------------------|------|
| Manhattan—1918 | 1514 |
| 1919 | 1876 |
| Bronx— 1918 | 1099 |
| 1919 | 1326 |

Recorded Mortgages, January 1 to May 21.

| | |
|---------------------------|--------------|
| Manhattan—1918— 976 | \$26,163,461 |
| 1919—1631 | 43,353,118 |
| Bronx— 1918— 777 | 4,291,489 |
| 1919—1362 | 9,534,819 |
| Brooklyn— 1918—4541 | 16,897,991 |
| 1919—9375 | 35,829,436 |

After Mr. Miller had told the committee that he would furnish it with similar statistics covering a period of several years, Mr. Sammis referred to the work of the Division of Information and Education Service in Washington. He asked Mr. Miller if that division had made an intensive study of the economic conditions surrounding the building industry during the reconstruction period and received an affirmative answer. It also was brought out that this study covered the demand for construction, cost of building material and labor and the availability of capital for construction.

"This study shows," Mr. Miller told the committee, "that in the nation as a whole there is a shortage of about one year's supply of construction." He added that the investigation indicates there is little prospect for a lower level of prices in building materials or labor.

"Until the production of different commodities comes up, prices will remain up," Mr. Miller told the committee. "Labor is just as dependent upon food as a steam engine is upon coal, and until you get your cost of food down and the cost of coal down you cannot get the cost of labor down and the cost of power down. The whole system is so interlocking,

while there is such a demand for our products abroad and so little facilities for producing them, we think building materials, which have advanced less than other commodities, offer no encouragement for production."

Discussing the advance in the cost of building materials as compared with other commodities, Mr. Miller said:

"General commodities have advanced from 100 to 207. They reacted to about 197 in March and they have gone up now to 202. The April report on food shows it is within two points of the highest it reached during the war. It reacted to that. Building materials went up to about 184 against 207 for all other commodities. Labor in the building line went up 28½ per cent. throughout the country. The known wage rate 1914 to 1918, went up 28½ per cent. During that same period the cost of living went up to 65 per cent. and in New York City went up 73 per cent."

Mr. Miller was asked if he had compiled any figures showing the cost of maintenance applied to real estate. He answered in the negative.

"From your experience and from your investigation," Mr. Sammis asked, "would you care to make an estimate as to what, in your judgment, has been the cost of increase of maintenance?"

"I would hazard the belief," Mr. Miller replied, "that maintenance of real estate has increased as other things have. There is no reason why fuel and labor for maintaining real estate should be any less than for producing any other commodity."

Asked if his division in the Department of Labor had made any study relating to the financing of building operations in the country as a whole or in the City of New York, Mr. Miller replied:

"We made a special study of financing of building operations, availability of capital throughout the whole country, and we considered that the second most important point, building materials and labor being the first, and money naturally being the second."

Asked by Mr. Lockwood to give the results of these investigations, he said:

"First, that the methods of making real estate loans are not sufficiently standardized, and hence are more expensive than need be. Borrower and lender are not thrown together in the present system. The channels through which the funds from the lender to the borrower should flow freely are obstructed.

"Second, the main sources of real estate loans are savings banks, title guarantee and trust companies, insurance companies, building and loan associations, and individual lenders.

"Third, real estate loans by lending institutions did not increase in proportion to the growth of the country from 1913 to 1918.

"Fourth, real estate loans of banks did not grow as rapidly as bank resources in the United States from 1913 to 1918.

"Fifth, savings banks, insurance companies and building and loan associations did not grow as rapidly in resources as banks other than savings banks in the United States.

"Sixth, savings banks in New York did not grow as rapidly as other classes of banks in New York from 1914 to 1917.

"Seventh, real estate loans of banks in New York did not

grow as rapidly as the total resources of New York banks from 1914 to 1918.

"Eighth, during 1917 and 1918 statistics indicate that there has been an absolute decrease in real estate loans held by financial institutions.

"Ninth, the main causes of the failure of real estate loans to increase in proportion to the general growth of the country during the last five years have been the lack of marketability of real estate loans, lack of standardization in making loans, changes in the banking system, Government restrictions during the war, and the issue of Liberty Bonds.

"Tenth, a general amortization system for real estate loans would be beneficial.

"Eleventh, improved machinery is needed for making and marketing real estate loans. This would involve first a standardized and simplified method of examination of the security offered on real estate loans, and second a system of real estate mortgage banks, and I would commend the attention of your committee to your New York Land Bank, which is a very excellent nucleus."

Referring to the proposed Land Bank Act, Mr. Sammis asked Mr. Miller for his views as to the applicability of that act at the present time and what amendments, if any, are necessary.

"The Land Bank Act," Mr. Miller replied, "seemed to start off well and just got under way before the war. Bonds were disposed of readily, and when the war started the sale of the bonds was restricted, I think, by the Government. The principal thing is to start it off in business again."

Mr. Miller said to the chairman informally that the Bureau in Washington had held a meeting with thirty or more of the Legislative Committee of the Building Loan Associations from all over the United States, Congressman Morgan, who drew the Farm Loan Bank Act, and the Chairman of the Ways and Means Committee. He said they went over the general financial situation very carefully and all were impressed with the merits of the New York Land Bank Act.

"It is on that act," he added, "that the Home Loan bill which is being put before the new Congress is being framed."

Mr. Miller also declared to the committee his belief in the vital importance of business initiative at the present time.

"Commercial enterprise must go ahead of the employment of labor," he declared, "and commercial enterprise brings about the development of labor-saving devices which we must have to supplement our shortage of man power. I mean by labor-saving devices tools and machinery and national industrial plants. Private initiative should be encouraged to the utmost."

Asked if he would suggest amendments to any existing state laws or the passage of new state laws which would help the situation, Mr. Miller replied:

"I would suggest that any amendments or changes should be constructive in character rather than regulative, and if any regulative action was taken it should terminate at a date set beforehand. For instance, if you are going to try to regulate rent profiteering, there should be a date set in the bill when that would cease."

"You think there has been profiteering in rent?" was asked.

"Well," was the reply, "it is hard for any of us to conceive the present effect of the great inflation on ourselves when gold in this country has gone up from 173,000,000 to 3,000,000,000 and production of commodities has gone down. We all feel the pinch wherever it strikes us, but I do not believe rent profiteering is any worse than any other. I do not think there is any great profiteering in the country."

Mr. Miller in reply to a further question expressed the view that there had been some extortion, but said he had no plan by which the Legislature could cure this. He thought any act for this purpose could become null and void on the first of next May.

"Won't it really become of little force or effect when there are more apartments than there are persons seeking apartments?" he was asked.

"That is the only solution," Mr. Miller replied. He added

that there are too many laws on the statute books now cutting down private enterprise and initiative.

"You mean that by too strict legislation we will deter men from building and in that way we would promote profiteering instead of curing it?"

"Exactly. The worst thing is for capital and labor both to die down. There has got to be co-operation and initiative."

Mr. Otto M. Eidlitz also testified before the Legislative Committee:

"The work of providing relief for the home shortage situation here and throughout the nation has got to be done by Government subsidy, and by that I mean a plan whereby the Government will undertake to loan money at reasonable rates of interest to the home-builder and with reasonable guarantee that he will not be forced out of possession of his property by any temporary financial set-back suffered by himself," declared Mr. Eidlitz, who went on to say that late last fall, following the armistice, the Washington officials had agreed to a large extent that Government aid was necessary to relieve the housing situation which, even then, was recognized as acute throughout the whole country, and that plans had been well developed for the establishment of a system similar to the Farm Loan plan which would enable city dwellers to borrow money from the Government for home building. It was not presented to Congress, he said, because of the press of more urgent war business. He said he would favor the extension of such a loaning plan to builders of apartments to be rented as well as to home builders.

"Build the workers' homes," he declared, "and you will do more to stabilize labor than anything else. You cannot solve the problem by the old method of the speculative builder. It must be done by the Government. France, England and Canada have already seen the situation and have provided such plans. It will not injure the builder, for he will still get all the work to do. But it must be financed under Government supervision, by the Government, and in such a way that a man who goes into it will be insured against losing all he owns after a short time by reason of a few months of idleness."

Single family brick houses could be built in New York City for between \$4,000 and \$5,000, according to Mr. Eidlitz. Many of these houses could be built in five months, he said. The Department of Labor provided housing in twenty-four localities for 5,000 families at a cost of from \$3,800 to \$5,500 each, he said. In Portsmouth, Va., a housing project was carried through so vigorously that a wilderness was changed into a good-sized town in a short time.

Robert E. Dowling, President of the City Investing Co., after pointing out the increase in the cost of ordinary operating expenses of New York real estate, declared that the apartment shortage would even be worse unless real estate obtained relief from its tax burden. He declared that the adoption of a fixed tax rate bill would stimulate building. He said:

"We are going to a 3 per cent. tax rate. If we do not have relief from other sources of revenue, how are you going to show that real estate could go on with a limited tax rate? The framers of the Constitution must have considered it necessary in order to support the credit of the city to limit its tax to 2 per cent.

"At the hearing relative to the fixed tax rate bill the Mayor made a statement to the press in repealing the bill, that it was drawn in the interest of loan sharks and land sharks, which is a most absurd thing. I cannot imagine what he was talking about."

Mr. Dowling went on to say that many people who intended to go ahead with building operations were deterred by the veto of that bill. He said: "I cannot see anything in the Mayor's statement except the threat on real estate. I consider it a general insult to the people who interested themselves in getting the legislation. It was passed unanimously by the Legislature. Everybody voted for it. The Davenport Committee recommended it and the Governor declared that he would come down here and make a speech for

the bill, but the Mayor vetoed it after talking to the Comptroller and some single taxers and some others and some socialists, the only people who opposed it."

Mr. Dowling did not think that the exemption on income from mortgages under the tax law would have any marked effect on home building. "It would benefit the small property owner," he said, "but it would not mean much in building houses for the vast mass of people who cannot afford to do that. The majority of people have not money enough to own houses, even a \$5,000 or \$6,000 home." Asked by the Chairman whether he advocated the centralization of inspections, Mr. Dowling said: "I think the whole tenement house inspection work ought to be with the Building Department of the city. I see no special sense in having a special tenement house department inspection after the Building Department is through with it. Any examiner of the Building Department can tell whether there has been compliance with the law."

Relative to the increased costs of operation of New York real estate, he cited figures on a man's building where the accountant showed that annual operating expenses in 1919 were \$196,000 as against \$98,000 in 1914, whereas an adjoining building showed expenses of \$201,000 as against \$101,000 during the same period of time.

William D. Kilpatrick, who also testified, sprang a small sensation when he declared that there were new law tenement houses in New York City which were only bringing in from \$5 to \$11 a month for rent for three or four room apartments. He said there were houses of this type on Elizabeth street, West 60th street, and West 69th street. He cited as an instance the new law tenement at 406 East 121st street where rents run from \$5 to \$10 a month for flats of this type. He declared that of 36 flats in this house, 15 were vacant. Mr. Kilpatrick went on to say that the type of business buildings which he erected in 1914 would cost 100 per cent. more to build today. In his opinion the cost of maintenance of tenements and apartments also went up 100 per cent. He declared that the principal item in the cost of upkeep of a lower grade of tenement house was the vandalism of the tenants, the vicious destruction of the property of the landlord.

Among others who appeared before the committee was M. Morgenthau, Jr., who declared that the crux of the entire situation lay in the financing of new buildings. He said:

"I recommend that you take up and pass the McWhinney bill legalizing investment of savings and trust funds in first mortgage real estate bonds, under proper safeguards. This bill was prepared by experts at the suggestion of the Real Estate Association and passed the Assembly. Its failure of final passage now appears to be a public calamity.

"In New York, where the antiquated mortgage methods of prehistoric Egypt are still in vogue, we have practically excluded the small investor from the mortgage market, and depend upon savings banks, trust companies and estates, and life insurance companies for our funds. These funds are not available because the banks and insurance companies are loaded down with Liberty Bonds and the large investors and estates cannot afford to invest in mortgages on account of the high income taxes.

"The solution, therefore, lies in two directions. First, you should consider means of handling the funds, which are now tied up in the savings banks. The only logical method of doing this, it seems to me, is to establish some means by which the savings banks can re-discount their mortgage holdings and borrow on their Liberty Bonds for the purpose of investing in mortgages.

"My second suggestion is that you encourage and assist in the organization of a mortgage bank along the lines of the Credit Foncier, of France. This institution issues bonds, repayable in fifty or sixty years and bearing a low rate of interest. The mortgages are entirely paid off during the period of the loan through very small annual payments."

Abram I. Elkus, chairman of the State Reconstruction Com-

mission, advocated the establishment of a Federal Land Bank, which would lend money to finance building in a manner similar to the operation of the Federal Farm Loan Act, as a solution of the problem. He said it was estimated that from \$500,000,000 to \$1,000,000,000 would be necessary to carry through such a program.

The Governments of Great Britain, France and Italy, he said, are taking steps along this line. Another plan that he suggested was to get capital to enter the mortgage field by removing all income taxes from real estate mortgages up to \$30,000 or \$40,000. Clarence H. Kelsey, president of the Title Guarantee and Trust Company, another witness, said that exempting mortgages up to \$30,000 or \$40,000, if it could be done immediately, would accomplish far more than any of the other devices now being considered.

Frederick Brown, the real estate operator with offices at 217 Broadway, thought the cost of maintaining buildings had increased from 30 to 40 per cent. during the last two years. Rents had gone up from 25 to 30 per cent., he thought. A large increase of building in the Bronx is looked for by Mr. Brown, who said the tenants would "have to be educated" to pay higher rents.

Others who testified at various times were Chief Police Inspector John Daly; Leo Day Woodworth, secretary of the Advisory Council of Real Estate Interests; Albert F. Matthews, Queens builder, and Edward P. Doyle, of the Real Estate Board of New York, Judge Levy, President Moran of the Board of Aldermen, Borough President Reigelmann of Brooklyn.

Further hearings of the committee were scheduled to be held yesterday at Borough Hall, in the Bronx, at which a number of builders, brokers and operators were asked to appear, among them J. Harris Jones, A. J. Schwarzler, William C. Bergen, Robert J. Moorhead, Jacob Leitner, and Benjamin Benenson.

A sub-committee of the Joint Legislative Committee will be in Washington today to take the testimony of Senator Calder, Leroy H. Sherman of the United States Housing Corporation, Frank Morrison, labor leader, Secretary of Labor Wilson, and others.

The Reconstruction Commission announced that several builders had submitted tentative plans, under the suggestion made by that commission for financing operations by means of a co-operative loaning association. The commission's proposal is to bring about the organization of a holding concern to which big financial interests will subscribe for advancing second mortgage loans. Most of the plans so far submitted by builders provide for houses for several families, but not for large tenements.

A report of the work of the law committee connected with the Mayor's Committee on Rent Profiteering, sent to Senator Lockwood, stated that the housing and rent situation is still grave and that extraordinary efforts must be made if the evils found are to be remedied. The report was compiled by Walter S. Kennedy, Assistant Corporation Counsel, under the direction of Justice Robert L. Luce, of the Supreme Court, chairman of the law committee.

The report stated that since April 11, 10,000 complaints from tenants have been received from the Mayor's Committee either by letter or in person. Mr. Kennedy said that 25 per cent. of these were settled satisfactorily. The greatest number of complaints came from the month to month tenants, whose rents have been increased so often and so systematically that it is often impossible for them to pay, according to the report.

A plan whereby it is hoped that housing accommodations will be provided for 5,000 families in a short time has been drawn up by the Mayor's Committee on Rent Profiteering, of which Nathan Hirsch is chairman. Announcement was made that Mayor Hylan had approved the project, which is for the city to take over the naval training base built by the Navy Department in Pelham Bay Park to accommodate 25,000 sailors, and to convert it into dwellings.

First Real Estate Bond Issue Taken by Wall Street

National City Company Underwrites 5½ Per Cent Securities Based on U. S. Realty and Improvement Company Buildings

THE National City Company announces an issue of \$7,000,000 of first mortgage 5½ per cent. bonds secured on the Realty and Trinity Buildings, Nos. 111 and 115 Broadway. This is a refunding operation and is the first of several similar ones which are being arranged, as announced recently in the Record and Guide, which will divert money

two buildings might have nearly equal areas, one of the original plots having had more frontage on Broadway than the other. The location of the buildings opposite the Equitable Building, and near to the head of Wall Street, makes the property, in land value, one of the most valuable in New York City. The buildings, owing to their having street frontages on seven of their eight facades, with the eighth overlooking the beautiful church yard, are constructed of Indiana limestone from street level to roof in Gothic design, each facade being of architectural merit. The buildings are twenty and twenty-one stories in height, which is higher than can now be built under the zoning law. They are erected on steel caissons driven to bed-rock; the construction work is of forged steel; the floor arches and partitions throughout are of terra cotta; the woodwork and trim are of the finest selected mahogany and the corridors are of marble. There are twenty-nine elevators of the latest plunger type, assuring adequate service. The management is efficient.

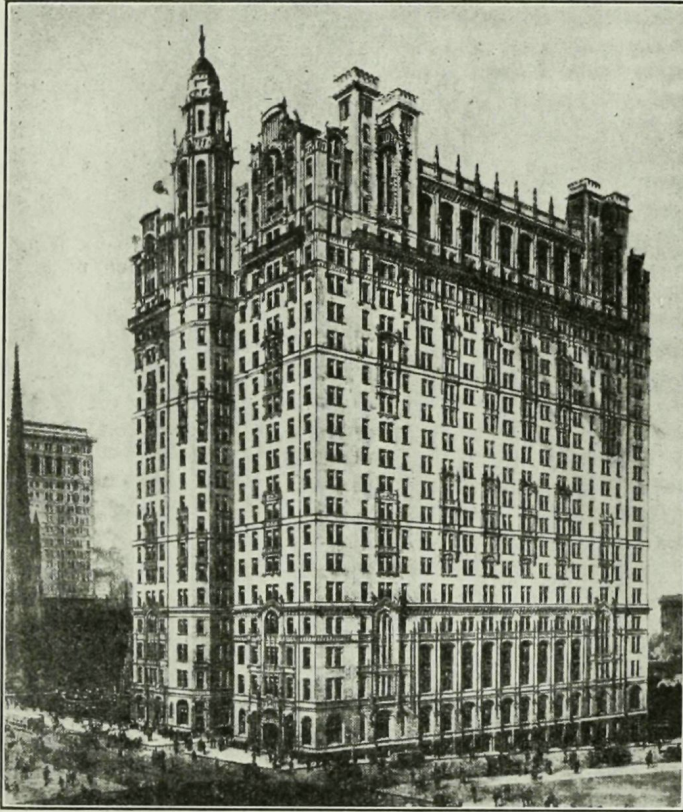
The buildings were constructed for the United States Realty Company, by its subsidiary, the George A. Fuller Company, of which Paul Starrett is president, this company being one of the largest construction organizations in the country.

Especial interest centres in the financing operation. The loan is secured by a first mortgage upon the land and buildings. The land alone originally cost in excess of \$7,000,000. The properties are assessed for the purpose of taxation at \$11,200,000. The present value of the properties has been confirmed by appraisal of Messrs. Robert E. Dowling, Joseph P. Day, Stephen T. Tyng, Jr., & Co., Inc., Albert B. Ashforth, Inc., and Cruikshank Company, foremost among the large real estate men of this city and recognized as authorities in real estate values.

The \$7,000,000 mortgage according to the appraisers, is less than two-thirds of the actual value of the properties in the current market. The Trinity and U. S. Realty Buildings are owned in fee by the Trinity Buildings Corporation of New York, the capital stock of which is owned by The United States Realty and Improvement Company, of which Laurence McGuire is president. The earnings of this company and its subsidiaries during the fiscal year ending April 30, 1919, returned a net income, after all deductions, including \$596,500 on its outstanding debenture bonds, of \$1,480,095, or a rate of \$9.15 a share on \$16,162,800 of capital stock. These figures disclose the strength of the ownership of the properties.

The Trinity Buildings Corporation is required to pay to the Guarantee Trust Company for a sinking fund, in quarterly installments, \$200,000 per annum, of which sum an amount not exceeding one-half may be ratably temporarily postponed, in

(Continued on page 723)

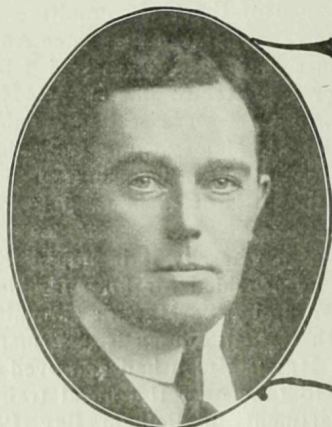


REALTY AND TRINITY BUILDINGS.

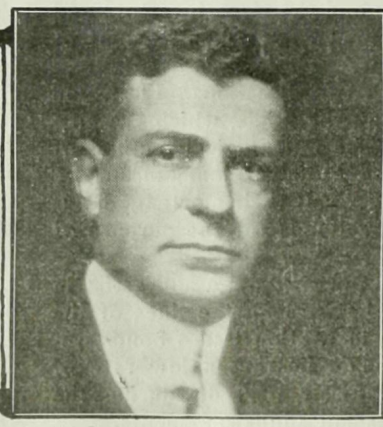
hitherto devoted to the financing of railroads and commercial projects into investment in first class real estate.

Great interest in financial and real estate circles is taken in this new method of financing real estate operations because of the high character of all parties to the transaction and of the great value of the property involved and of the promise which this operation holds out of practical relief in the financing of real estate. Next to the purchase by the U. S. Steel Corporation of the Empire Building directly across the Trinity Church yard from the "Trinity Twins," as the two buildings have always been known, this operation is the most interesting since the war in the heart of the financial district.

The buildings, with a frontage on Broadway of 130 feet, cover the two blocks bounded by Broadway and Cedar streets, Trinity Place and Trinity Church yard, with Thames street separating them—a ground area of about 33,000 feet. Thames street is remembered as having been relocated so that the



LAURENCE MCGUIRE
President U. S. Realty & Imp. Co.



CHARLES E. MITCHELL
President National City Company.



PAUL STARRETT
President George A. Fuller Co.

Real Estate Review for the Current Week

Business Concerns Itself With Small Residential and Business Buildings— Holiday Tends to Restrict Trading

AS the result of the holiday, trading was necessarily somewhat restricted, although there was a substantial amount of business transacted and the market tended to develop along encouraging lines. The outstanding feature of the week's activity was the growing number of deals involving small residential properties in various parts of the city and holdings in the extreme southerly section of the city where buyers were found for a small number of buildings on Water and neighboring streets.

The sustained demand for residential properties will probably remain a prominent feature of the business as long as the shortage of apartments continues. The fact that so many structural projects are being contemplated in Brooklyn and Queens calling for the erection of one and two family houses is taken as an indication that both real estate men and builders have reached the conclusion that the time has arrived when they must provide living accommodations in order to capitalize one of the strongest renting demands in the history of the city.

Although there was a dearth of large transactions, a number of substantial deals were closed in various parts of the city, among them transactions involving a high class loft building in West 18th street bought by the Bedell Co.; a valuable apartment building at Nos. 6 and 8 East 37th street acquired by Foot & Martin, and the 16-story mercantile building at the southeast corner of Broadway and 21st street bought by a company headed by William H. Barnum.

Two important Fifth avenue leases closed this week reflect the rising values in the shopping district. The Thorley building at the northwest corner of Fifth avenue and 46th street, which has been occupied by Charles Thorley at a rental of \$30,000 a year gross, was leased to a new confectionery firm which will pay a rental of \$60,000 a year net, indicating that the rent values along the avenue have been doubled within a comparatively short space of time. A somewhat similar situation was revealed in the lease of a store at 501 Eighth avenue at a rental of about \$17,000 a year, which probably also sets a new record for square foot rentals in the section.

First Real Estate Bond Issue Taken by Wall Street

(Continued from page 722)

case net earnings of the property are reduced during any period by decreased rents or increased operating expenses. Sinking fund payments are to be used to reduce the loan either by purchase at prices not exceeding the redemption prices above stated, or redemption by lot at such prices. All securities so retired are to be canceled, increasing the security upon which the remaining bonds are based.

The bonds are sold to the public at 99½, at which price they yield a fraction better than 5½ per cent., and are dated June 1, 1917, and due June 1, 1939. The interest is payable semi-annually June 1 and December 1; principal and interest payable at the office of the Guaranty Trust Company of New York in United States gold coin, coupon in form with privilege of registration of principal and in fully registered form. The denominations are \$1,000 and \$500. The bonds are redeemable through the Sinking Fund in whole or part on any interest due on 30 days' notice at 104 during the first five years, 103 during the second five years, 102 during the third five years and 101 thereafter, and are exempt from personal property tax in the State of New York, but not exempt from State income taxes. Interest payable without deduction for Federal Tax up to 2 per cent.

Value in this property as an income producer is disclosed by the following statement:

For the five years ended April 30, 1919, the net income from the properties, after payment of operating charges, taxes and interest, have been respectively: 1915, \$326,400; 1916, \$264,700; 1917, \$313,700; 1918, \$282,800; 1919, \$316,800. For the current year under existing rentals it is estimated that net income, after payment of interest, will be \$324,000.

Among the tenants of the buildings are The Chicago and Northwestern Railroad Company, Bethlehem Steel Corporation, National Surety Company, National Lead Company, Worthington Pump Company, S. B. Chapin & Company, Mercantile Trust Company, and the Lawyers' Club.

The United States Realty and Improvement Company unconditionally guarantees the due and punctual payment of the principal, interest and sinking fund of the loan. The company has the right to release from the mortgage the Trinity Building, upon payment of \$5,000,000, or the U. S. Realty Building, upon payment of \$4,000,000.

The operation was put through by Charles E. Mitchell, president of the National City Company, of which company the National City Bank, the largest financial institution in the United States, is the parent organization, and by Laurence McGuire, president of the United States Realty and Improvement Company, who was for five years president of the New York Real Estate Board.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 79 as against 90 last week and 24 a year ago.

The number of sales south of 59th street was 24 as compared with 22 last week and 12 a year ago.

The number of sales north of 59th street was 55 as compared with 68 last week and 12 a year ago.

From the Bronx 48 sales at private contract were reported as against 47 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 732 of this issue.

Syndicate Buys on Broadway.

A syndicate headed by William Henry Barnum & Co. has purchased from the Ritz Realty Corp., R. M. Catts, pres., the 16-story building which Mr. Catts erected during the war at 912 to 920 Broadway, southeast corner of 21st street. The structure was one of the few important building operations undertaken while hostilities were in progress. It displaced an old 5-story building containing Pursell's res-

taurant. The site covers a plot 73.5x96, and was acquired by Mr. Catts in an exchange deal with Livingston Phelps in March, 1916, Mr. Catts giving in part payment an 8-story building which he had just completed at 12 and 14 East 46th street. Schwartz & Gross designed the Broadway building for Mr. Catts and they estimated the cost at \$300,000. The purchasing corporation is capitalized at \$225,000 and has as its directors M. A. Muller, R. T. Woodruff and B. A. Weathers.

Susquehanna Building Sold.

I. Randolph Jacobs and Everett Jacobs sold 18-22 West 18th street and 21-27 West 17th street, being an 11-story building, covering a frontage of 100 feet on each street and containing 20,000 square feet in area. This property is known as "The Susquehanna Building," and was formerly owned and occupied by the Susquehanna Silk Mills, from whom it was purchased by I. Randolph Jacobs and Everett Jacobs last November. The present purchaser is the Bedell Co., which gave in part payment 33-37 West 17th street, an 11-story building on a plot 50x92, and occupied by them at present for their mail order business. At the expiration of present leases they will occupy the entire building just purchased. This transaction involved \$1,250,000. The broker was Robert W. Jones.

37th Street House Sold.

The 5-story apartment house at 6-8 East 37th street has been sold to Foot & Martin, Inc. The property was owned by the late George C. Boldt, former proprietor of the Waldorf-Astoria and was sold through Albert B. Ashforth. The lower two floors of the building are occupied by stores. The property has been held at \$350,000. It is in a section that has steadily been increasing in demand for trade. In the immediate vicinity are the buildings of Franklin Simons, Bonwit Teller, Mark Cross, the Gorham Co. and other well known firms.

Castoria Company May Build.

George H. Edwards, secretary of the Fletcher Castoria Co., has secured an option on the block front on the east side of Varick street from Grand to Watts streets on which, it is rumored, the Castoria company plans to erect a structure for its exclusive occupancy. The property is owned by the Trinity Church Corporation, which has been disposing of many of its realty holdings on the lower West Side in accordance with its policy of liquidation.

The site is at present unimproved and has a frontage of 175 feet on Varick street and a depth of 65 feet. It is the third large property in the business section of Greenwich Village recently sold by the Trinity Church Corporation

MONEY TO LOAN

on

**New York City
Real Estate**

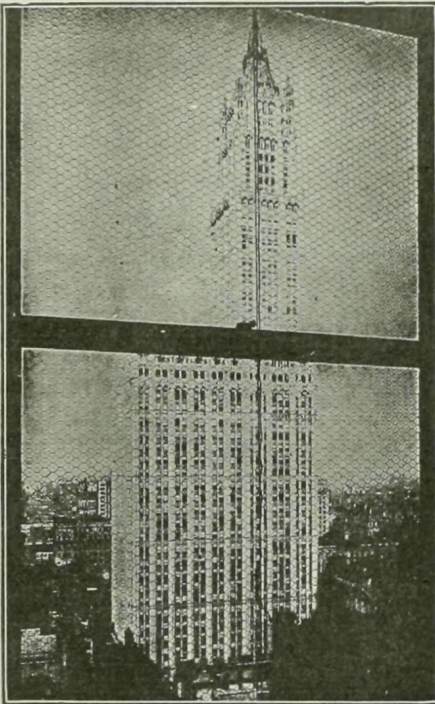
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

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184 Montague Street, Brooklyn



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to purchasers who contemplate interesting commercial improvements. Last week the corporation disposed of the southeast corner of Clark and Spring streets, a plot 80x125, to the Greenwich Associates, who will erect a large garage on the site. A short time previous to this the church corporation sold the plot at the northeast corner of Greenwich and Morton streets to the Lehn & Fink corporation, wholesale druggists, who will build an 8-story structure there.

"Chesterfield" in Resale.

A newly organized corporation headed by Louis Schlechter, is reported to have purchased from Otto R. Hartmann, president of the North Castle Realty Corp., the Chesterfield apartment house, at the northeast corner of Riverside Drive and 98th street. Mr. Hartmann bought the property recently through Nassoit & Lanning, from the Winter Realities, Inc., Benjamin Winter, pres., the deal involving a 130 acre estate in Westchester. The apartment is a 10-story fireproof structure, 130x irregular, containing suites of six, seven and eight rooms.

Manhattan.

South of 59th Street.

CHRISTIE ST.—Leonard Weill bought from the Dry Dock Savings Institution the 5-sty tenement at 182 Chrystie st, 25x100. Douglas Robinson, Charles S. Brown Co. were the brokers.

COOPER SQ.—Frederic H. Allen, of Fred'k Zittel & Sons, sold to a client of Peter Tisch the 4-sty business building 10 Cooper sq, on lot 23.7x 83.7x irreg.

FRONT ST.—Charles F. Noyes Co. has resold for the John Curtin Corporation to Rojas Randall & Co., Inc., importing and exporting house, with offices in New York, Boston and other cities, 46-48 Front st, two 5-sty buildings recently purchased by Mr. Curtin through the Noyes Co., and covering a plot 40x91. The sale was made subject to the John Curtin Corporation retaining a lease on the entire building 46 Front st, and the balance of the property will be occupied by the purchasers after extensive improvements have been made. This is the third sale of this property during the last eighteen months.

LEXINGTON AV.—L. and A. Pincus and M. L. Goldstone resold to the 231 and 233 Lexington Av. Corp. (Oscar Levenson, president) the 6-sty elevator apartment house, on plot 39.3x75, at 231 and 233 Lexington av. The property was acquired by the sellers last March from the Metropolitan Life Insurance Company.

MADISON ST.—Alexander Selkin and David Mintz resold 181 Madison st, a 5-sty apartment, 25x100, to Empire City Holding Co., William Prager, president.

MAIDEN LANE.—Charles F. Noyes Co. resold for Richard S. Elliott to Joseph F. Cullman the 6-sty loft building at 152 Water st and 130-132 Maiden la, with street frontages of 62 ft. on Maiden la and 27 ft. 7 ins. on Water st. Through the Noyes Co. Mr. Cullman has purchased and owns the block front on Front st from Maiden la to Fletcher, opposite the new building just erected by the New Jersey Zinc Co.; 161-163 Front st, corner of Fletcher; practically the entire block bounded by Burling slip, Fletcher and Front sts; the "Venezuela Building," on Front st, block front Pine to Depeyster sts, and others holdings throughout the neighborhood.

NEW CHAMBERS ST.—Horace S. Ely & Co. and Cammann, Voorhees & Floyd have sold 68 New Chambers st, running through to Roosevelt st, a 6-sty building, on lot 36x81x27x56, for the American Missionary Association to Nat E. Berzen.

WATER ST.—Charles F. Noyes Co. sold for Louis B. Rolston and Henry de Mali to William A. Winant the two loft buildings, one 5-sty and one 4-sty, at 207 Water st, through to and including 203 Front st, each building covering a lot 23x75. Extensive alterations will be made to one of the buildings upon the expiration of the present lease and that building occupied by the purchaser. The property has been in the sellers' family since 1815.

WATER ST.—W. E. Dean & Co., agents for the Frank P. Wood Co., resold for them the 5-sty buildings at 3 and 5 Counties slip and 38 Water st. The buyer is Samuel Brody, dealer in burlap bags. The property was held at \$75,000.

WATER ST.—Commodore Elbridge T. Gerry sold to Abraham Bijur of the firm of E. Rosenwald & Bro., the 4-sty loft building, 20x80, 147 Water st. Mr. Bijur purchased some months ago through the Noyes Co., 143 and 145, two 5-sty buildings, which are occupied by E. Rosenwald & Bro. The Charles F. Noyes Co. negotiated the present deal.

17TH ST.—Otterbourg, Steindler & Houston, as attorneys for Louis W. Osterweiss, executor of the estate of Pearl Weinman, sold to Amelia Schaefer the 5-sty tenement at 616 East 17th st, 25x95.

17TH ST.—Peter P. Sherry sold for the Stappens estate 351 West 17th st, a 4-sty apartment, 23x92, to James Stio.

20TH ST.—Lettner, Brener & Starr sold for Edward H. Bogue to James H. McKay, the 4-sty business building at 29 East 20th st, 175 ft east

of Broadway, and opposite the birthplace of the late Theodore Roosevelt. The property, purchased by Mr. McKay, has been in the hands of the Bogue family since 1868, and was held at \$40,000. The building covers a plot 21x86.

22D ST.—Edward S. Foley & Co. sold the dwelling, 16x78, at 217 West 22d st for Lavinia A. Norcross to Charles F. and M. Sarr.

29TH ST.—The New York Life Insurance Co. sold to the Union Chemical Glassware Co. 252 to 258 West 29th st, a 7-sty building, on plot 90x 74.4, irregular, adjoining the southeast corner of 8th av. The property is fully rented, returns \$21,000 annually and was held at \$150,000. George E. Fowler negotiated the transaction.

48TH ST.—Snowber & Smith sold for the United States Trust Company 326 West 48th st, a 4-sty dwelling, 25x100, to a realty company.

49TH ST.—The 4-sty and basement dwelling at 69 West 49th st, on a lot 17.5x100.5; Columbia College leasehold, is reported to have been sold.

51ST ST.—Frank B. Taylor has sold for Mrs. Fannie L. Davis 26 West 51st st, a 4-sty brownstone dwelling, on plot 27.6x100.5, Columbia College leasehold, to the 26 West Fifty-first St. Corp. The building will undergo extensive alterations for suites. The purchaser was represented by Harris & Vaughan.

55TH ST.—Douglas L. Elliman & Co. sold for Frederick J. Middlebrook 133 East 55th st, a 5-sty American basement dwelling, 20.5x73, northwest corner of Lexington av, to Fuller Potter, who has occupied the house under lease for several years.

North of 59th Street.

HAMILTON TERRACE.—Frederick Brown sold to Sigmund Ernst 29 Hamilton Terrace, near 141st st, a 4-sty dwelling, 18.6x81.

63D ST.—Worthington Whitehouse, Inc. sold for Leonard M. Thomas to a client, the house at 154 East 63d st, on lot 2x105, with garden and studio in rear, and built at \$200,000. Mr. Thomas bought this property through the same brokers in 1917 from Frederick J. Sterner, the architect. In this block, which has undergone an interesting development in the last few years, are the homes of Cyril Hatch, John Magee, Dr. George Draper, and others, and directly opposite Ambassador Gerard and Norrie Sellar have just bought for remodeling, two of the five houses which Mr. Sterner recently acquired.

63D ST.—Ex-Ambassador James W. Gerard has bought for his residence the 4-sty dwelling at 151 East 63d st, one of a row of five houses built a couple of months ago by Frederick J. Sterner from the Gallatin family. Mr. Sterner has also sold 159, a similar house in the row, to Mrs. Sybil K. W. Sellers.

68TH ST.—Joseph F. Seitz sold for Robert E. Kelly 234 East 68th st, a 3-sty dwelling, on lot 18.4x100.

72D ST.—Edmund L. Baylies sold through Douglas L. Elliman & Co. the 5-sty dwelling at 16 East 72d st, on plot 27x102.2. The seller was represented by William B. May & Co. Mr. Baylies bought the property in December, 1917, from the estate of Robert W. Tailer and had the house rebuilt by John Downey from plans by Harry Allen Jacobs, this being one of several similar ventures, all of which returned good profits. He bought, rebuilt, and sold 9, 10, 12, 14 and 16 East 62d st.

75TH ST.—Sarah C. Ropes sold her residence at 45 West 75th st, a 4-sty dwelling, 21x102.2.

76TH ST.—Frederic H. Allen, of Fred'k Zittel & Sons, sold for Anna L. Gardner estate, of Brookline, Mass., 178 West 76th st, 4-sty dwelling, 19x102.2, to Elsie Holzman.

78TH ST.—Benjamin Welles as trustee for Harriet K. Welles sold 154 and 156 East 78th st, two 3-sty dwellings, 37.6x102.2.

78TH ST.—Theodore A. Kavanaugh, of John J. Kavanaugh's office, resold for Miss Margaret Hawkesworth 18 East 78th st, a 5-sty dwelling, 17x102.2.

86TH ST.—Mrs. Alice Stratton MacLeod and Mrs. Dorothy S. May sold the 4-sty dwelling, 20x100, at 117 West 86th st to Foot & Martin, Inc., through Frank B. Taylor.

91ST ST.—Pease & Elliman sold for 37 and 39 Attorney Street, Inc., M. Kirschbaum, president, the 3-sty dwelling at 113 East 94th st, 15x100.8. The new owner will occupy.

92D ST.—Pease & Elliman sold for Frances Dixon 310 West 92d st, a 5-sty American basement, valued at \$50,000, to a purchaser for occupancy.

92D ST.—Pease & Elliman sold for Isaac A. Bach the 4-sty dwelling at 9 East 92d st, 20x 100.8, to a client for occupancy.

92D ST.—The Houghton Co. sold for Marcus & Goldstein the 3-sty dwelling 39 West 92d st. The buyer will occupy.

93D ST.—The Lawyers Mortgage Co. sold 181 East 93d st, a 4-sty dwelling, 20x100.8.

93D ST.—Morris Polsky, represented by Benjamin Antin, sold to a client of the Finance Mortgage Co. the 5-sty apartment at 62 West 93d st. The new owner will alter the premises into small suites.

97TH ST.—Ward Belknap & Son sold for the estate of George H. Coutts, Frank G. Wild, ex-

ecutor, the 5-sty tenement, with stores, 25x100, at 227 East 97th st to the Merit Realty Corporation, Marcus L. Osk, president.

99TH ST.—A vacant lot on the north side of 99th st, 254 ft east of 2d av, was sold by the Mutual Life Insurance Co. to a corporation which plans the erection of a building for its own occupancy.

108TH ST.—The 5-sty American basement dwelling, on a lot 22x102.2, at 328 West 108th st, has been sold by Slawson & Hobbs for Nora J. Caine. The house was erected by James A. Farley, and was held at \$60,000.

112TH ST.—Bryan L. Kennelly sold for the estate of Moritz Gerber to Joseph Cohen 205 East 112th st, a 3-sty dwelling, 20x100.11.

113TH ST.—David Pasinsky bought from the Commonwealth Fire Insurance Co. of New York the 5-sty flat at 7 East 113th st, 25x100.11. Samuel K. Jaffe and J. P. Finneran were the brokers. Plans have been filed for altering the house into small suites.

114TH ST.—Charles F. Noyes Co. sold for Ethel Turnbull to Frances M. Pagiuca the 3-sty dwelling at 212 East 114th st, 19x100.

115TH ST.—James H. Cruikshank purchased from Mary L. Wood the 3-sty dwelling at 38 West 115th st, on lot 18x100. George W. Brettle & Sons were the brokers.

115TH ST.—Frederick Brown sold to the Bellemore Realty Co. through Slawson & Hobbs the 6-sty elevator apartment house at 605 and 607 West 115th st, between Broadway and Riverside dr. This building, which is known as the Bellemore, stands on a plot 50x100. It has a yearly rent roll of \$13,500 and was held at \$115,000.

117TH ST.—Sydney I. Moll bought from Theresa Weinstock and her sisters, of Milwaukee, Wis., the 5-sty apartment at 63 West 117th st, 27x100.

119TH ST.—A Dr. Schulman has purchased from Charles H. Lowerre, Jr., 123 West 119th st, a 3-sty dwelling, 20x100.11, between Lenox and 7th av.

122D ST.—William S. Baker sold for G. Resing to the Jules Realty Co., Samuel Wacht, Jr., president, 521 and 523 West 122d st, a 6-sty apartment house, on a plot 62.2x100, near Broadway. The structure accommodates 24 families and rents for about \$21,000 annually. The property was held at \$125,000.

122D ST.—The Merit Realty Co., Marcus L. Osk, president, bought from the Haas estate the 3-sty dwelling at 123 West 122d st, 1.9x100.11.

124TH ST.—Albert H. Stout resold to Fannie Grill 331 East 124th st, 3-sty dwelling, on lot 20x100.

124TH ST.—Manhattan and Bronx Co. sold 327 East 124th st, a 2-fam. 3-sty building, for James L. Van Sant.

130TH ST.—Albert H. Stout sold for Isabel Mackin to a client of B. J. Green, Jr., 215 West 130th st, a 3-sty dwelling, 19.6x100.

136TH ST.—A. Kane Co. sold for the Farmers Loan and Trust Co. the dwelling 134 West 136th st, 16.8x99.11, to an investor.

137TH ST.—Llewellyn C. Collins sold to Dr. Allan B. Graves a 3-sty dwelling, 18x99.11, at 202 West 137th st.

140TH ST.—Morgenstern Brothers Syndicate bought from the executors of the estate of Clementine M. Silverman, Westbourne Court, a 7-sty fireproof apartment house, with six stores, 150x100, held at \$385,000 and renting for \$55,000, at 556 and 558 West 146th st, southeast corner of Broadway.

141ST ST.—Porter & Co. sold for the estate of Mary G. Pinckney to Harry Baff a vacant plot, size 50x100, on the south side of West 141st st, 331 ft. east of Lenox av.

147TH ST.—The Wompatuck Realty Co., Charles T. Wade, president, is reported to have sold the Buckingham Palace apartments, a 6-sty elevator structure, at 547 to 553 West 147th st, on a plot 100x100, adjoining the northeast corner of Broadway.

151ST ST.—Luxemberg & Haskell sold 526-528 West 151st st, consisting of two 5-sty apartments, 40x100, valued at \$110,000, to the Aaybee Realty Co., Inc., Abraham Isear, president.

158TH ST.—Oscar D. and Herbert V. Dike sold for Edward C. Osborn to a client 644 West 158th st, a 3-sty house, 18.8x99.11.

163D ST.—Nehring Co. sold for the Julie E. Ismay Realty Corporation 548 and 552 West 163d st, two 5-sty apartment houses, on plot 44.2x99.11 each. The buyer is an investor. The property was held at \$110,000.

209TH ST.—John N. Golding sold for Everett Hall the two lots on the south side of 209th st, 150 ft. west of 9th av. The purchaser intends to improve the plot.

215TH ST.—The L. Weiss Construction Co. has purchased from the Plumbers Realty Co. the North Court apartment house, a 5-sty structure at 416 and 418 West 215th st. The building occupies a plot 75x100, contains 30 apartments, rents for \$15,000 annually and was held at \$112,000.

AUDUBON AV.—Frederick Brown sold to an investing client of John Fetzer 403 Audubon av. a 5-sty apartment house, 53x95. This is one of the four houses comprising the block front between 185th and 186th sts, recently bought by Mr. Brown.

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BROADWAY.—L. J. Phillips & Co. sold to a client for investment for the Loring Construction Co. the 4-sty apartment, 25x99, at 3924 Broadway, between 164th and 165th sts.

CLAREMONT AV.—The Ararat Realty Co., through Leitner, Brener & Starr, sold to Arthur Greenbaum the 6-sty elevator apartment house, known as the Springfield, at 180 Claremont av, the northeast corner of 125th st. The building occupies a plot 100x100, returns an annual rental of \$30,000 and was held at \$185,000.

LEXINGTON AV.—Pease & Elliman sold for the estate of Dr. T. Schaeffer the 4-sty dwelling at 969 Lexington av, 20x75.6.

MADISON AV.—The Lorraine, a 7-sty elevator apartment house, at 1427 to 1420 Madison av, adjoining the southeast corner of 99th st, was sold by George H. Jackson to Joseph Abramson. In part payment the purchaser gave nine 6 family houses in the East New York section of Brooklyn. The Lorraine occupies a plot 50x100 and has a rent roll of over \$16,000 a year. Robert Ward, Jr., Clarence Gilmore and William H. Dennis were the brokers.

PINEHURST AV.—Butler & Baldwin sold for the Hatwill Realty Corporation to an investing client the 5-sty new-law apartment house 66 Pinehurst av, size 46.6x109.11. The property was held at \$70,000.

ST. NICHOLAS PL.—The Knap & Wasson Co. sold for George and Augustin Schuck to a client for investment 83 St. Nicholas pl, a 6-sty elevator apartment house, on a plot 50x112.

ST. NICHOLAS AV.—W. J. Huston & Son sold for the Title Guarantee and Trust Co., trustee for the estate of C. J. Ryan, 712 St. Nicholas av, a 5-sty dwelling, 21x100, to a physician who will occupy after extensive alterations are made.

WADSWORTH AV.—Charles S. Kohler, Inc., sold for Samuel H. Kupferman 248 Wadsworth av, adjoining northwest corner of 185th st, 5-sty new-law apartment house, on plot 50x110 ft., renting for \$14,000 per annum and held at \$90,000.

WASHINGTON TERRACE.—Charles M. Anderson and A. Van Deventer sold for Edith Faber to Rebecca Mendelsohn 5 Washington terrace, a 3-sty dwelling, 17x62.

3D AV.—The Benenson Realty Co. bought from a client of Joseph Blackner the 3-sty business building at 2320 3d av, 25x100.

7TH AV.—William H. Wortham sold through Llewellyn C. Collins 2465 7th av, a 6-sty apartment, 38x100.

7TH AV.—Douglas Robinson, Charles S. Brown Co. sold for the Seamen's Bank for Savings 1871-1873 7th av, a 7-sty elevator apartment house, on lot 50.5x100, at the southeast corner of 7th av and 114th st. The property was taken over by the seller in foreclosure proceedings about one month ago. It was held at \$115,000, and has been purchased by Henry Stern.

Bronx.

COSTER ST.—Alexander Selkin and Carl Jaffe sold for Harry Gillman 628 Coster st, a 2-sty dwelling, 20x100, to B. Collos for occupancy.

VICTOR ST. ETC.—Schano & Co. sold for Albert E. Peyhan the 2 family house at 1839 Victor st; also the 1 family dwelling at 1863 Victor st for William C. Baker, and the 2 family house at 1927 Barnes av for John W. Kunkel.

153D ST.—Williamson & Bryan sold to a client for the estate of Julius Lieberman, two lots, the south side of 153d st, 100 ft west of Morris av.

156TH ST.—Leitner, Brener & Starr sold for Jacob Vossler to Cahn & Cahn 858 East 156th st, a 2 family brick dwelling on lot 20x100.

158TH ST.—F. A. Holly sold for Augusta L. Wurm the 6-sty apartment, 50x100, on the north side of 158th st, 100 ft. west of Elton av.

163D ST.—Daniel H. Jackson purchased from James Rothschild, of Mt. Vernon, 825 East 163d st, a 5-sty apartment, 54x72, adjoining the corner of Prospect av, J. P. Brennan was the broker.

165TH ST.—D. A. Trotta sold for Sarah A. Sutter 169 East 165th st, a 2-fam. dwelling, 25.4 x107.

170TH ST.—Joseph G. Abramson sold two 5-sty apartment houses, each on plot 48x100, at 530 to 536 East 170th st, near Crotona av, to the R. & H. Holding Company through S. Rosen. The houses are rented for \$16,000, and were held at \$100,000.

178TH ST.—John A. Steinmetz sold for the estate of Michael Roos the 3-sty building at 1022 East 178th st to Adolph Hollander.

180TH ST. ETC.—Frederick Brown resold to a client of Cahn & Cahn through Leitner, Brener & Starr the following properties: 210 East 180th st, a 2-fam. house, 22x93; the dwelling at 2373 Grand av, southwest corner of 184th st, 50x90; the dwelling at 2310 Grand av, 25x100; and 58 East 190th st, a dwelling, on plot 43.5x175.

188TH ST.—Frederick Brown sold to James M. Roche 303 East 188th st, a 5-sty flat, 38x84. P. J. Brennan was the broker.

182D ST.—J. Rosenbaum and I. Salzberg sold for Frederick Lese 743 East 182d st, a 5-sty apartment, 50x100, held at \$50,000.

ANTHONY AV.—Steinman & Steinman sold for the Stebbins Realty and Construction Co., J. Melino, president, 1642 Anthony av, a 5-sty apartment house, 50x100, to an investor.

AVENUE ST. JOHN.—Doman Realty Co., Simon Myers, president, bought from the Title Guarantee and Trust Co. 915 Avenue St. John, a 1-sty brick taxpayer, 16x105. W. J. Huston & Son were the brokers.

BEAUMONT AV.—D. A. Trotta sold for Anthony Chiavaro and Zenone Sabella 2409 Beaumont av, a 5-sty apartment house, on plot 50x95.

BROOK AV.—J. S. Maxwell sold to Marie Kohrs for the Pocomo Realty Co 143-145 Brook av, northwest corner 134th st, a 5-sty brick building with stores on plot 45x100. The property was held at \$40,000.

CEDAR AV.—B. H. Weisker sold for John E. Eustis the plot of ten lots at the southeast corner of Cedar av and 182d st to William J. Diamond for improvement with 2 family dwellings.

CROTONA AV.—Manhattan and Bronx Co. sold 2364 Crotona av, a 3-fam. house, for S. M. Wertheimer.

CROTONA AV.—Huberth & Huberth sold for John Lurie to Benjamin Forman and Abraham Zimelis the 2-sty dwelling, on a plot 44x100, together with garage, at 1800 Crotona av.

DAVIDSON AV.—Leitner, Brener & Starr sold for William F. Stanhope to Cahn & Cahn 1917 Davidson av, a 2 family brick dwelling on lot 25x100.

DAVIDSON AV.—Frederick Brown resold to Henry Harris 2477 Davidson av, north of Fordham rd, 2½-sty residence, 25x100. George E. & Charles Buckbee, brokers.

FORDHAM RD.—Frederick Brown resold another property in the De Voe tract along Fordham rd, which he recently purchased from the heirs of the De Voe estate. The site comprises seven lots at the northeast corner of Fordham rd and University av. The purchaser is a client of Samuel H. Golding, attorney, who will improve the site with a high class apartment house.

FOREST AV.—Charles Siegel Levy bought from the Farmers' Loan & Trust Co. as trustee the 2-fam. house, 18.9x117.6, at 2310 Forest av, through Alexander C. Campbell.

GOODRICH AV.—R. O. Haythe has purchased for improvement with a residence plot 15 in block 5, Goodrich av, Fieldston, Riverdale, from the Delafield Estate. George Howe was the broker.

GRAND BOULEVARD.—Irving Judis bought from C. Scott the 5-sty apartment house at 2520 Grand Boulevard and Concourse, 50x100.

GRAND BOULEVARD.—J. C. Hough & Co. sold to an investing client of Chas. M. Setlow 2516 Grand Boulevard, adjoining the corner of Fordham road, a 5-sty structure, 50x100, renting for \$11,000 and held at \$75,000.

GRAND CONCOURSE.—Frederick Brown sold to a client of Byrne & Bowman the plot, 49.10 x58, west side of Grand Concourse, 100 ft north of 182d st.

HEATH AV.—Cahn & Pittman purchased from Isabel Camp 2701 Heath av, near Kingsbridge rd, a 2½-sty frame dwelling, 25x100, through McLernon Bros.

HOE AV.—Joseph Bernstein bought from Daniel H. Jackson 1200 Hoe av, a 5-sty apartment, 41x109, held at \$70,000. Steinman & Steinman were the brokers.

LAFONTAINE AV.—Eugene J. Busher sold for a client of Dunn & Daly the 5-sty apartment house at 2009 La Fontaine av to an investor.

MONTGOMERY AV.—Nehring Brothers sold for the Benenson Realty Co. to an investing client, the 5-sty apartment house, on a plot 118x82x irregular, at the northwest corner of Montgomery and Popham avs, renting for \$11,000 and held at \$75,000. In part payment the buyer gave the 4-sty flat, with stores, on a plot 45x106, at the northwest corner of Franklin av and 169th st, renting for \$7,500 and held at \$50,000. Nehring Brothers have been appointed agents of the latter property.

MORRIS AV.—Charles Siegel Levy bought from the Farmers Loan and Trust Co., as trustee, the 2-fam. duplex house at 2310 Morris av, 18.9x117.6.

MORRIS AV.—B. H. Weisker sold for William Sohmer to a client for occupancy the 3-sty dwelling, 16.8x100, at 2640 Morris av.

MORRIS PARK AV.—An investing client of Paul Hellinger, attorney, bought from the Van Buren Realty Co. the 5-sty apartment house at 520 Morris Park av and 1751 Van Buren st, southwest corner, 103.2x102.5.

PLIMPTON AV.—Alexander Selkin and David Mintz sold for the Isaac Lowenfeld Realty Corporation the plot, 50x100, on McLean av known as lots 356 and 357 Murray estate.

STEBBINS AV.—S. Rosen sold for the Hudson View Realty Co. 1385 Stebbins av, a 5-sty apartment house plot 40x100.

TIEBOUT AV.—Frederick Brown sold to a client of Byrne & Bowman a 3-sty dwelling, 100x120, west side of Tiebout av, 138 ft south of 187th st.

VALENTINE AV.—Frederick Brown sold to a client of Byrne & Bowman a 2-sty dwelling, 50x85, east side of Valentine av, 177 ft north of 184th st.

VALENTINE AV.—S. Rosen sold for John J. Clark two 5-sty apartment houses, each on plot 58x100, at 2026-2030 Valentine av, held at \$150,000.

VYSE AV.—John A. Steinmetz and David Zies sold for A. Bluttel the 3-sty apartment house at the southwest corner of 181st st and Vyse av to Nathan A. Krischer.

WASHINGTON AV.—Jewish Ladies' Day Nursery Corp. purchased from Zion Culture Centre, Inc., the plot, 50x160.1, west side of Washington av, 300 ft south of 174th st.

WASHINGTON AV.—Hyman Weisner bought from the New York Life Insurance and Trust Co. the property at 1443 to 1447 Washington av.

WEBSTER AV.—Benenson Realty Co. sold 1251-1255 Webster av, two 6-sty apartments, each 50x100, to Joseph Rubin, in a cash transaction, through J. Harris. The properties were held at \$115,000.

WHITLOCK AV.—M. L. & G. Ernst sold through Leitner, Brener & Starr to I. Schreiber the house at 845 Whitlock av, 25x100.

WHITLOCK AV.—Leitner, Brener & Starr sold for M. L. & C. Ernst to Theodore Goldstein a 3-fam. house at 853 Whitlock av, on lot 25x100.

WHITLOCK AV.—Leitner, Brener & Starr sold for M. L. & C. Ernst to Wolf Davis 851 Whitlock av, a 3-sty frame dwelling, 25x100.

3D AV.—The Benenson Realty Co. bought from B. Levey 3018 and 3020 3d av, a 2-sty building, 25x184x irreg.; also the abutting plot, 60x59, on Brook av.

Brooklyn.

CLINTON AV.—Alfred C. Bedford, of the Standard Oil Co., sold through J. De Hart Bergen & Son his residence at 410 Clinton av, 55x200, with a garage on Vanderbilt av, to George A. Mendes.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 3-sty store and apartment building at 1003 Flatbush av, on lot 19x100, for Philip J. Kirse.

LAWRENCE ST.—Realty Associates sold 40 Lawrence st, a 3-sty dwelling, 25x107.6, to Mrs. Fortunato Savarese, through N. J. Sasso; also sold to Catherine Molinari the 2-sty dwelling at 1154 51st st.

NEW YORK AV.—Berkshire Realty Company bought three 8-fam. houses at 248, 250 and 252 New York av.

SCHENECTADY AV, ETC.—Bulkley & Horton Co. sold 149 Schenectady av, a 2-sty dwelling, for a client to Bernard and Della Waters; also 119 Hall st, a 3-sty house, for Charles J. Godbey; 1214 Pacific st, a 3-sty dwelling, for Paul H. Graef, and 1327 Dean st, a 3-sty house, for H. B. Morse.

ST. MARKS AV.—Charles Partridge sold for Marie F. Gerz to a client for investment the 4-sty brick and stone apartment house at 519 St. Marks av, near Franklin av.

UNION ST.—John Pullman Real Estate Co. sold 722-A Union st, a 2-sty dwelling on lot 20x100, for Miss Theresa Straukamp.

38TH ST.—Meister Builders, Inc., purchased the five houses at 1437, 1445, 1448, 1450 and 1452 38th st, and sold 903 60th st to a client for occupancy.

50TH ST, ETC.—I. Salzberg sold for L. Cobanks to S. Umans the 1-fam. house at 1479 50th st, on plot 80x100; also sold for D. Griffith to M. Fidelman the 1-fam. house at 5211 13th av, on plot 60x100.

63D ST, ETC.—B. J. Sforza sold for Marguerita Monaco to a client for investment the 4-sty tenement, on plot 40x100, at 1369-71 63d st; also sold for Joseph Calimano and Charles Fairo the 2-sty 2-fam. frame cottage, on plot 60x100, at 201 Bay 23d st.

66TH ST, ETC.—Realty Trust sold for the Alco Building Co. two 1-fam. semi-detached brick dwellings on the south side of 66th st, Mapleton, namely, 2162 to Harry Jacobson, of Manhattan, and 2046 to Benjamin Singer, of Queens, for occupancy. Realty Trust also sold for the Alco Building Co. the 1-fam. semi-detached brick dwelling 5914 22d av (Bay Parkway), Mapleton Park, to William H. Mumme, for occupancy.

77TH ST.—Meister Builders sold 1338 77th st, a 3-sty cottage, on plot 31.6x100.

83D T.—Frank A. Seaver & Co. sold the plot, 160x100, on the south side of 83d st, 100 ft. east of 10th av, Dyker Heights, for R. Painter to a builder for improvement; also a plot 60x100 on the north side of 82d st, 300 ft. west of 22d av, for D. Nash to an investor; and 6918 10th av, 2-fam. brick house, for R. Musalo to a buyer for occupancy.

AV K, ETC.—Nicholas J. Occhifinto sold for Richard Biggs the 2-sty dwelling, on lot 81x100, 9417 Av K, Canarsie, to Cologero Medici; also for Triumph Holding Co. the 2-fam. brick dwelling 420 St. Marks av to John B. Frisone; for estate of Emile Huber the southwest corner of Washington and St. Marks av, a 4-sty and store brick tenement, to Nicolangelo Fornaro; for estate of Emile Huber lot on St. Marks

av, 400 ft. west of Underhill av, to Nicolangelo Fornaro; and for Antonio Cerullo 2-sty frame dwelling 1083 St. Marks av to Frank Fattorini.

BAY RIDGE AV, ETC.—Walter S. Ross and Charles C. Gretsinger sold dwellings at 337 Bay Ridge av for Captain Keyes, 957 72d st for James Kehoe, 334 69th st for A. A. Raheuser and at 340 Bay Ridge av for Lena Bryant; also sold a 48-ft. plot on 68th st, 100 ft. west of 5th av, for Theodore Picke; 7117 5th av, a business building, for Sigmund Goldberg; fourteen lots on the south side of 68th st, 100 ft. east of 6th av, to a builder who will improve with 2-family houses, and sold to a client 10 lots at 10th av and 85th st.

NOSTRAND AV, ETC.—James B. Allen sold for the Shelbourne Construction Co. the 4-sty apartment house at 835 Nostrand av; also sold dwellings at 4601 Ft. Hamilton av; 1322 Lincoln pl; 360 Lefferts av and 311 Troy av; also sold dwellings at 864 St. John pl for Charles Curtin; at 1145 Carroll st for A. Wolf; at 160 Maple st for William Large; at 366 New York av for L. Fugazy; at 1209-1211 President st for Mrs. A. Clarkson, and at 1246 President st for the Harris Building Co.

5TH AV, ETC.—Tutino & Cerny report the following sales: for Ida Lipinsky to John H. Bahrenburg 3-sty stores and apartments southwest corner 5th av and 75th st; for Theresa Fresco to Louise Malzone 2-sty dwelling 546 47th st; resold for Philip E. Smyth to Max Simon 2-sty dwelling at 625 50th st.

RECENT LEASES.

Big Increased Fifth Avenue Rental.

As a further instance of the steady upward trend of rents on 5th avenue may be cited the lease of the Thorley Building, at the north-west corner of 5th av and 46th street just closed. The property has been occupied by Charles Thorley, florist, for many years under a lease which expires May 1, 1920. The confectionery firm of Tiffin Products, Inc., controlled by General T. Coleman du Pont and L. M. Boomer and the newly formed Louis Sherry, Inc., in which Mr. Boomer is a director, are the new lessees. Mr. Thorley has been paying \$30,000, gross, a year, and the new lease, which also includes 1 West 46th street, adjoining, will call for \$60,000 net a year. It will run for twenty-one years from next May. Both the corner and the adjoining building will be razed and a tall business structure will be erected on the site if the present idea is adhered to. The 46th street building has been tenanted by Larimore & Co., wholesale druggists, which re-

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cently acquired 15 and 17 West 46th street, diagonally opposite, for improvement with a new building, also to be completed next May. The Thorley Building plot measures 27.6x76, and the Larrimore Building, 24x63.9 feet. The combined parcels were purchased last year by E. E. Smathers from the Harper family. Douglas Robinson, Charles S. Brown Co. were the brokers.

Twenty-one-Year 49th Street Lease.

J. B. English and Charles F. Noyes Co. leased for the Baltic Holding Co., represented by Stoddard & Mark, the 4-story front and rear building, 145 West 49th street, for a term of twenty-one years at a net rental of \$2,100 per annum to Gaetano Guggiero, Victor Farfone and Donato M. Vaste. The tenants will make extensive alterations to the building and use it for an Italian table d'Hote restaurant. The owner have withdrawn the property from the selling market and will hold it for investment.

Pays High for Fifth Avenue Store.

O. J. Walsh has leased for a long term of years the Union Pacific Railroad store at 501 5th avenue, adjoining the corner of 42d street, to Leigh Chemist, Inc., perfumers, of 158 Madison avenue. The rent obtained is about \$17,000 per annum, which may set a new record for square foot rentals for this district.

Plan Harlem Garage.

Shaw & Co. leased for a long term of years for J. Sergeant Cram as trustee of the estate of Henry A. Cram, the plot at the southwest corner of Madison avenue and 136th street, size 100x100 feet, to the Klein Construction Co. The tenants are to improve the property by erecting a modern garage. This plot has been under the ownership of the family of Mr. Cram for almost one hundred years, and is directly at the southerly approach of the Madison avenue Bridge.

Times Square Rents Advance.

A jump of 80 per cent. in Times Square rentals is indicated in the lease just closed for the building at 1565 Broadway, which George Loft, Inc., candy manufacturer, has secured for a branch for twenty-one years at \$15,000 net per annum from May 1, 1919. The present lease, expiring in 1921 and taken over by Lofts, paid the owner \$8,500 net. Competition for this leasehold, located on the west side of Broadway, between Forty-sixth and Forty-seventh streets, was keen. Manning & Trunk and Walter B. Parsons represented Lofts, and Ashforth & Co. was broker for the owner, Julia L. Murphy.

Long Lease for New Bank.

The French American Banking Corporation has leased the ground floor of 65 William street, corner of Cedar, and will open for business there about June 1. The lease extends for a period of years. The corporation is an alliance of the National Bank of Commerce in New York, the First National Bank of Boston and the Comptoir National d'Escompto de Paris, formed to foster trade between France and the United States. It was incorporated at Albany April 29, and is capitalized at \$2,000,000, with a surplus of \$500,000, all paid in. The officers of the corporation are Maurice Silvester, president; Roger P. Kavanagh, vice-president and treasurer; John E. Rovonsky, vice-president; F. Abbot Goodhue, vice-president, and Thomas E. Green, secretary.

ALBERT B. ASHFORTH (INC.) leased space in the Acker, Merrill & Condit Building, southwest corner of 5th av and 35th st, to Mrs. Mary H. Boyer, Mrs. Jean Taylor, Miss Katherine Maurice, Hensel Calloday Co., Inc., Emerson International, Inc., Herman Hirsch and Sigmund Meltzer, Kaufman Blouse Shop, Stage Women's War Relief, N. S. Vinning and Mrs. W. E. S. Kain; space in the St. Paul Building, 220 Broadway, to Michael B. Atheneas, Gerard J. Kluyskens; in the Frances Building, southeast corner of 5th av and 53d st, to John D. Gardner, Edwin J. Netgler.

BASTINE & CO., INC., have leased at 15 West 26th st the 5th floor rear to Joseph M. Moos; the store and basement to M. Fishbein & Co.; the 8th floor front to Louis and Minnie Bogen, and the 5th floor front to Joseph M. Moos; also at 45 West 27th st 6th floor to Irene Underwear Co.

THE BRETTE & GOODE CO. leased the westerly half of the 12th floor in 6-8 West 48th st for a long term of years to Price, Waterhouse & Co., public accountants, whose main offices are in 54 William st; and in 304-20 Hudson st the entire 8th floor to the Wilson-Jones Loose Leaf Co. for Trinity Corporation.

CUSHMAN & WAKEFIELD (INC.) leased offices in 18 East 41st st to R. G. Corbin, and the Knickerbocker Theatre Building offices to the Jamaica Hillside Gardens (Inc.).

DUROSS COMPANY leased the store 200 West 14th st to Nathan Landin for three years; also the store at 211 6th av to Isidor Kovinsky and William Frechtman; and the upper part of the building 700 Greenwich st to Frank Canosa.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment at 969 Park av, corner 82d st, to W. B. Symmes, Jr.; also an apartment at 106 East 85th st to Edward Benneche; an

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apartment at 144 East 56th st for H. Willard Gray to Townsend Lawrence; an apartment at 156 East 79th st to Joseph S. Stout; and a doctor's office at 270 Park av to Dr. Charles M. Cole; also renewed leases for the following apartments, viz—969 Park av to Mrs. Roswell Miller, Seton Porter, and James F. McDonnell; at 106 East 85th st to Mrs. Francis Wyatt and for N. A. Berwin & Co. to Miss Cora Nelson; at 471 Park av to Stephen N. Bond; at 901 Lexington av to Dr. Warren Hildreth; at 635 Park av to Samuel D. Brewster; at 157 East 81st st to F. B. McAnerney; at 130 West 57th st to Louis Mark.

J. B. ENGLISH leased for the Broadway and 49th St. Co. to Safir, Braun & Getzler Co., stock brokers, offices in 1416 Broadway; also offices in the same building to the Associated General Contractors Co.

J. ARTHUR FISCHER leased to Louis Bernstein the store at 783 6th av for a long term of years. After extensive alterations Mr. Bernstein will utilize the store for the cloak and suit business. J. Arthur Fischer also leased to A. S. Macgregor an apartment at 72 West 88th st.

A. A. HAGEMAN leased the parlor floor at 34 West 36th st to M. Glaubinger, and the 2d floor to Modern Novelty Co.; also leased the north loft 626-8 6th av to Benjamin Lagunoff and Nathan Porper, and the 4th loft at 686 6th av, to the Illustrated News Co.

M. & L. HESS (INC.) leased the easterly store and basement at 134-40 West 29th st to Shulof & Co., furriers; also the store and basement at 34 West 15th st to Irving Kallman, cotton goods.

THE HOUGHTON CO. leased for Louise Norton the 3-sty dwelling 256 West 74th st to Minnie E. Robinson, and for James Gore King the 3-sty dwelling 119 West 83d st to Rhetta Morgan.

SAMUEL H. MARTIN leased the stores at 143 Columbus av to Leon Cohen and T. J. Praitano; and the stores at 867 9th av to Carl Fischer and Yuen Sing.

H. V. MEAD & CO. leased buildings at 515 8th av to Cohen & Yellen; at 433-435 West 42d st to Gustav N. Loeb; at 2207 3d av to D. Kozim & Son; at 234 West 51st st to Gabriele Lettieri; at 299 West 36th st to Shear & Kahn, and 600 8th av to Harry Baff; also leased stores at 511 8th av to the 511 Corporation; at 2187 3d av to Blatt & Weinrich; at 302 8th av to Harry Poster and the Maizel Co.; at 523 8th av to Dr. Harry Meadoff, and the corner store and basement at 519 8th av to Silver & Herman.

MOORE & WYCKOFF leased apartments at 410 Park av to Dr. E. Ross Faulkner and

Francis H. Brownell; at 37 East 60th st to H. Azro Patterson and Mrs. F. M. Willis; at 115 East 53d st to the Misses M. G. and A. G. Buckley, Clarence L. Burger, R. Brock Pemberton and sub-leased for Sir William Wiseman his apartment to H. E. Dewing; and at 123 East 53d st to Dr. William B. Trimble, Mrs. E. R. Hansen, Coleman B. McGovern and Mrs. A. M. Richard.

CHARLES F. NOYES CO. leased a large portion of the 2d floor of 67-69 Wall st for the U. S. Realty & Improvement Co. to Walter J. Pierce & Co.; space in 55 John st to Samuel W. Rose and E. B. Hopwood, and additional space in the same building to Starkweather & Shepley, Inc., at an aggregate rental of about \$90,000; Abm. S. See & Depew at an aggregate rental of \$50,000, and to Nathan Joseph & Co.; for the Irving Trust Company, Market and Fulton branch building, space to Hiers & Gates, Stafer Chemical Co. and Joseph D. Diaz; space in the Broadway-Maiden Lane Building, 170 Broadway, to H. L. Hudson & Co. and Joseph H. Meyer Bros., Inc.; offices in 25 Pine st to Cochran & Co., and in the Lorsch Building, 37-39 Maiden lane, to Hyman Kurizky.

PEASE & ELLIMAN leased to D. A. Schulte, of the Schulte Realty Co., 218-20 West 34th st; for Mrs. Clara R. Pardee, who was represented by Arthur Smith as attorney, leased 218, a 4-sty building; and for Mrs. Isabella Wilson, who was represented by Kantrowitz & Esberg, 220, also a 4-sty building. The combined plot is 33x100 ft. Pease & Elliman also leased offices in 42 West 39th st to Miss Harriet V. Wisniewski, of Columbia University; and to the Spanish Naval Commission, representing the Spanish Government; for One-Fifteen, Inc., controlled by J. E. R. Carpenter, the architect, two more apartments in the house under construction at 115 East 82d st to Edward Burns, Jr., and to Mrs. W. H. Hixon. This house, of which the excavation work is not yet completed, is more than 62 per cent. rented already, although apartments therein have not been on the market less than a month. Pease & Elliman also leased apartments in 56 West 11th st to J. G. Lavender; in 138 East 36th st to Jesse S. Benjamin; in 4-6 West 50th st to Mrs. Arthur Evans; in 116 West 59th st to Henry Walter; in 45 East 82d st to Stanley A. Brown; in 829 Park av to Mrs. C. A. Griscom; in 45 East 82d st to Henry W. Butler; and in 309 West 99th st to Mrs. C. W. Stern.

PEASE & ELLIMAN leased a large corner store at the Liberty-Washington Street Building at the southwest corner of Liberty and Washington sts. for the M. O. H. Corp., to the Gem Fountain Corp., for a long term of years at an aggregate rental of \$50,000. After alterations are completed, the Gem Fountain Corp. will open

their twelfth store in New York City. Pease & Elliman also leased offices at 198 Broadway to Mosher, Wallace & Co.

LOUIS SCHRAG leased for Clarence M. Phipps the 4th loft east in 211-15 West 20th st to Schorr & Baumann; and for Jesse E. Kahn the top loft in 237 7th av to Elband & Richman.

SHAW & CO. have leased for Samuel A. Potter the first floor and store in 48 West 125th st.

SHAW & CO. have rented stores in the following properties of which they are managing agents: 2085 Lexington av, to Nathan Walaensky; 508 East 117th st, to Samuel Mitnitsky, and 1987 Third av to Bongiovi & Amato.

SPEAR & CO. leased for the William Vincent Astor estate the 1st and 2d lofts at 295-305 6th av, containing 40,000 sq. ft.; to Morris White, manufacturer of leather goods, for a term of years, at an aggregate rental of \$100,000; also for U. S. Trust Co. of New York store and basement at 39 East 19th st to Wilbur Veitch; for Robert & Irwin Powell Co. 3d loft at 136-5 West 23d st to Pistrong Bros.; for Michael Coleman 3d loft at 41-3 West 25th st to William Greenberg; and for Weil & Mayer store, basement and sub-basement at 594 Broadway to Edward Korn.

THE UNITED CIGAR STORES CO. leased from Isadore Levy for a long term of years the northwest corner of 95th st and Broadway, with a frontage on Broadway of 75 ft.

CHRIS. VOLZING & SON and Leon S. Ait-mayer leased to The St. Mihiel Restaurant Co. for a long term of years the large store in the Subway Building, 1287 Lexington av.

MAURICE WERTHEIM leased a large store in 114 East 41st st for Richard Croker, Jr., to Henderson Bros.

WHITE-GOODMAN leased the ground floor at 116 East 18th st to the B. & G. Dress Co.; the 3d loft at 224 5th av to T. G. Lawrence & Co.; the 5th floor at 75-7 Grand st to H. St. John Dix; store and basement at 149 Bowery to Selzer & Gelman, and store and basement at 145 Bowery to S. Levin.

WM. A. WHITE & SONS have leased to Charles N. Kapner the store and basement at 598 Park av; to Max Molinofsky and Samuel Sudit a loft at 163 Greene st; to Oakley Chemical Co. additional space at 22 Thames st; to Robert Gunther a store at 985 Lexington av; to Mortimer J. Downing a garage at 593 Park av; to Peter Leonard the store and basement at 1232 3d av; to the No. 1 South William Street Building Corporation a loft at 52 Water st; also at the John Alden, 44 West 10th st, an apartment to Anna J. Carter, and to Frances Higgins the house at 147 East 27th st.

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RANDOM NOTES IN THE REALTY FIELD

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

ONE of the most interesting and important auction sales affecting New York real estate in many years will be conducted by Joseph P. Day, on Tuesday, June 10, in the Real Estate Salesroom, 14 Vesey street. The executors of the estate of the late James Gordon Bennett, owner of the New York Herald, The Evening Telegram and the Paris edition of the Herald have authorized Mr. Day to sell the choice Bennett real estate holdings on Washington Heights, just north of 181st street, and extending from Broadway to the Hudson River. The property to be sold consists of 500 lots assessed by the city at close to \$2,000,000. It will be disposed of to the highest bidders regardless of its actual value. It was purchased at various times, beginning in 1835, by James Gordon Bennett, Sr., and added to in after years by the latter's son. The younger Bennett had many opportunities of disposing of the property, which is situated on the highest point of land on Manhattan, but steadfastly refused to even consider these propositions.

With the need for a resumption of building, particular interest centers around the fact that the Bennett property about to be thrown on the market, was a barrier to the extension of Manhattan's housing facilities, especially along the ridge lying between Broadway and the Hudson. The reasons for the sale were made plain by Rodman Wanamaker, one of the executors of the estate, and Robert W. Candler, attorney. The statement read in part:

"The late Mr. Bennett provided in his will for the establishment and maintenance of a suitable and comfortable home and pecuniary aid for journalists. It is in order to carry out the terms of Mr. Bennett's will that a sale of the Fort Washington property belonging to the estate has been ordered.

"The property to be sold by Mr. Day to the highest bidders on June 10, was inherited by the late James Gordon Bennett from his father, and formerly was the location of the Bennett country home and the scene of many social gatherings. On a part of the property lying just west of Fort Washington avenue, are all that remain of the bastions of old Fort Washington, a stronghold of the Colonial troops during the period of the Revolution."

Movie City in Manhattan.

A motion picture city will be erected on 10th avenue, covering a block front between 55th and 56th streets, which will be one of the largest in the United States. Winfield R. Sheehan, general manager of the Fox Film Corporation, announced this week that the company plans to have ready for occupancy, October 1, a huge structure that will be three stories in height and will house its administration offices, laboratories and Eastern studios. According to announcement, the project will involve in its entirety an outlay of close to \$2,500,000.

Recently this property was taken under lease by a syndicate headed by R. F. Kilpatrick and others for a term of twenty-one years with renewals. This corporation will make the improvement and sublease the completed structure to the Fox Film Corporation.

Building Managers' Meeting.

Owing to the fact that the national convention of Building Managers will open on June 10, at Philadelphia, the regular dinner meeting of the New York Building Managers' Association has been advanced one week, to Tuesday, June 3. Professor H. Gerald Chapin of the Fordham Law School and the New Jersey Law School, will speak on real estate law. The meeting will be held at the Park Avenue Hotel.

The association, in its recent bulletin, has this to say about the telephone rate situation: "The Portmaster General's order 3035, dated May 7th, 1919, removes all the restriction imposed by the order 2348 in connection with charges for calls from private rooms and apartments in hotels, apartment houses, clubs and similar institutions. Under order 3035 the charges made for telephone messages sent from telephones located in lobbies, corridors, rooms or halls, accessible to guests or members generally, or to the general public, must not exceed that charged for the same class of messages at the public telephone station in the same exchange. In the opinion of the telephone company officials this means that agents and owners may charge the rate in existence before December last for calls originating in the apartments, but if the instruments in the public hall in proximity to the switchboard are used, pay station rates must obtain."

Realty Firm Enlarges.

Cushman & Wakefield, Inc., having outgrown the store they now occupy at 50 East 42d street, have taken on lease the large store on the Madison avenue side of the same building, known as 307 Madison avenue. An entrance will be made into the lobby of 50 East 42d street and Cushman & Wakefield, Inc., will thus retain their present address. The new store will give them about five times their present ac-

commodation, made necessary by their increased business, and after their removal on June 6 next, they will, in addition to their present business of specializing in the rental and management of business buildings, devote special attention to the sale and rental of all classes of property in the Murray Hill section, the 5th avenue shopping district and the Grand Central zone.

No Change in Name.

The name of the important thoroughfare in the Bronx, known as Grand Boulevard and Concourse, has not been changed although a number of real estate news reports published recently persist in designating the avenue as Woodrow Wilson Parkway. Frank J. Martin, ordinance clerk of the Board of Aldermen, informs the Record and Guide that the resolution to change the name to Woodrow Wilson Parkway was adopted by the Board on February 18, 1919, but the acting mayor vetoed it on March 3. Hence, the name continues as heretofore, unchanged.

Makes Two Big Loans.

New York Title and Mortgage Company has just made a building loan of \$110,000 for a building on the east side of Grand Concourse, 50 feet south of 192d street, plans for which were filed several days ago by the Henlee Real Estate Co., Louis Wolf, president. New York Title and Mortgage Co. also made a building and permanent loan of \$100,000 at the southeast corner of 5th street and Avenue B, directly opposite Loew's Theatre. Part of the building has been leased to F. W. Woolworth & Co. at \$9,000 a year, and the balance including the corner to United Cigar stores Co. at \$9,000 a year, making a total of \$18,000 a year. Both leases are for a period of ten years.

New Plant for Oil Company.

The General Chemical Company sold to the Tide Water Oil Company its property fronting 557 feet on East 21st street and extending 877 feet to the Constable Hook Railroad, together with a plot, 524x620, running from the railroad to a creek. The price is reported to have been in the neighborhood of \$500,000.

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REAL ESTATE NOTES.

GILBERT RAY HAWES has moved his office to 20 Vesey st.

DR. HENRY COGGESHALL is the purchaser of the 4-sty house 40 East 58th st, size 20x50, which was recently reported sold through the Duross Co.

S. E. GREENE has opened a branch office in the People Trust Co. Building at Flatbush and Church avs. His main office will continue to be at 497 Coney Island av.

E. K. VAN WINKLE has sold an apartment in the Gramercy Park Club, a co-operative building, at 36 Gramercy Park, for R. B. Hawley to Major John H. Barr.

RICHARD COLLINS has become associated with the firm of William S. Denison & Co. and will devote his time to selling, leasing, appraising and the placing of mortgages.

W. E. DEAN, with William A. White & Sons for seven years, has opened offices at 3 and 5 Centies slip for the transaction of a general real estate business under the name of W. E. Dean & Co.

EDWIN J. DUNN who has closed many deals and operated extensively in the Hill section for the past ten years, is now associated with the Bulkeley & Horton Co. making his headquarters at the Hill section office, 414 Myrtle av.

MRS. HENRY DEVEREUX WHITON, has sold her lease for the entire fifth floor apartment at 820 5th av to Edward S. Rothschild, president of the Public National Bank, through the Everett M. Seixas Co. and Francis S. McAnerney.

KEENAN & VAN HOUTEN have opened offices at 509 Cortelyou rd, Flatbush, where they will engage in a general real estate and insurance business. Both members of the firm have been active in the real estate field for many years.

THE CITY MORTGAGE CO. has made building loans totaling \$430,000 on the two 9-sty apartment houses to be erected on the plot 145x102.2 at 105 to 119 West 73d st, beginning 50 ft. west of Columbus av, by Jacob Axelrod and associates. The building loan contract calls for thirteen payments.

CHARLES F. NOYES CO. has been appointed managing agent of the Knapp Building, 41-43 Maiden Lane, a 6-sty office structure. Extensive improvements are being made and the ground floor is to be occupied by William Frieber and Joseph Streifer for restaurant purposes. The Noyes Co. has also been appointed managing agent for 11 Lispenard st.

HYMAN WISNER is the buyer of the Epiphany Chapel School, at 128 to 132 Stanton st, the sale of which by the New York Protestant Episcopal City Mission Society was announced recently. It is understood that the new owner will replace the present structure, which has been used by the mission society for nearly a century, with a moving picture theatre to seat 1,000. Abram J. Halprin, attorney, represented the buyer.

THE BRETT & GOODE CO. has been appointed exclusive renting agent for space in the Art Color Building, a 12-sty printery, on plot 120x100, at 209-19 West 38th st, just west of 7th av. About 70,000 sq. ft. will become available for printers and allied lines in this modern structure next fall, when the Pictorial Review will remove to its own building, now in the course of erection at the southwest corner of 7th av and 39th st.

IN VIEW of the increase of the business of the New York Title and Mortgage Co., its board of directors at the meeting held last were not only authorized the offering of additional stock so as to increase the capital and surplus of the company to \$4,000,000, but also deemed it advisable to increase its staff of officers, and elected E. J. Habighorath, assistant secretary, and Edward M. Mallowney, assistant treasurer. Both have been with the company for many years.

Big Laurelton Development.

A new syndicate, organized as the Land Credit Corporation, will complete development through a subsidiary company, the Hathron Homes Co., 3,000 lots at Laurelton, just east of Jamaica. This property was developed about twelve years ago by former Senator William H. Reynolds. The Hathron Homes Co. will build before Oct. 1 apartments of the latest types with individual garden plots, with monthly rentals of \$40 to \$60. Detached houses will be built on selected plots, cost \$5,000 to \$15,000. They may be purchased on a monthly rental basis as low as \$75. The architect is Frederick L. Ackerman, A. L. A., of Trowbridge & Ackerman, who was sent to England in 1917 as representative of the American Institute of Architects to study industrial housing in Great Britain. Associated with him will be Henry Wright, of St. Louis, who did the town planning for the Shipping Board, and also George W. Schueler, of Pittsburgh. The president of the Land Credit Corporation, which is financing the project, is Harold G. Aron. Other directors are Arthur S. Friend, treasurer of the Famous Players-Lasky Corpn., and Henry M. Wise.

Classified Advertisements

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

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

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

PROPOSALS.

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR:

CONSTRUCTION WORK—MESS HALL AND KITCHEN BUILDING (No. 4); DETENTION BUILDING (No. 5); OUTSIDE CELL BUILDING (No. 7); CLINIC BUILDING (No. 8); and PUMP HOUSE AND RESERVOIR;

HEATING WORK—MESS HALL AND KITCHEN BUILDING (No. 4); DETENTION BUILDING (No. 5); OUTSIDE CELL BUILDING (No. 7); AND CLINIC BUILDING (No. 8);

SANITARY WORK—MESS HALL AND KITCHEN BUILDING (No. 4); DETENTION BUILDING (No. 5); OUTSIDE CELL BUILDING (No. 7); AND CLINIC BUILDING (No. 8);

ELECTRIC WORK—MESS HALL AND KITCHEN BUILDING (No. 4); DETENTION BUILDING (No. 5); OUTSIDE CELL BUILDING (No. 7); AND CLINIC BUILDING (No. 8);

NEW BOILERS—TWO NEW 400-H. P. WATER TUBE BOILERS,

at Sing Sing Prison, Ossining, N. Y., will be received by Hon. Chas. F. Rattigan, Superintendent of State Prisons, Room 618, Hall of Records Building, Centre and Chambers Streets, New York City, until 2:30 o'clock P. M. on Tuesday, June 17, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3229, 3230, 3231, 3232, 3233, 3220, 3223, 3226, 3252, 3221, 3224, 3227, 3222, 3225 and 3228. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y.; at Room 618 Hall of Records, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect. L. F. Pilcher, Capitol, Albany, N. Y.

NOTICE TO CONTRACTORS: Sealed proposals for Additions to two school buildings at Roslyn, New York, according to plans and specifications prepared by W. B. Tubby, Architect, 81 Fulton Street, New York, will be received by the Board of Education of Roslyn, until 2 P. M., June 14. Proposals shall be accompanied by certified check in the amount of 5% of the bid. Plans and specifications may be obtained at the office of Conklin, Tubby & Conklin, Roslyn, N. Y., upon deposit of \$5.00 for each set. The Board of Education reserves the right to reject any or all bids.

May 29, 1919.
BOARD OF EDUCATION OF ROSLYN,
N. Y.
J. H. BOGART, M.D., President.

WANTS AND OFFERS.

WANTED—ATLASES OF MANHATTAN, LARGE OR SMALL SCALE; MUST BE IN GOOD CONDITION; PREFERABLY HYDE'S. BOX 581, RECORD & GUIDE.

EXPERIENCED architect and engineer would like to rent table and desk room in some good real estate office; best references. Box 583, Record and Guide.

APPLICATIONS first, second mortgage and building loans wanted, any part City. Alfred Bernheim & Sons, 955 Broadway, Brooklyn.

QUEENS AND SUFFOLK atlases wanted. Alfred Bernheim & Sons, 955 Broadway, Brooklyn.

PROPOSALS.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 23, 1919.—Sealed proposals will be opened in this office at 3 p. m., June 27, 1919, for the construction complete of the United States post office at Houghton, Mich. Drawings and specifications may be obtained from the custodian of site at Houghton, Mich., or at this office, in the discretion of the Supervising Architect.

HIGHWAY WORK.

Albany, N. Y.
OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, JUNE 17th, 1919, for the improvement of the following highways: Chenango.....three highways: 4.78, 5.57, 5.87 Erie.....one highway: 5.78 Essex.....two highways: 8.85, 1.09 Fulton.....three highways: 2.80, 4.90, 1.06 Onondaga.....two highways: 7.45, 3.75 Rensselaer.....two highways: 1.44, 4.95
ALSO FOR THE COMPLETION OF THE

FOLLOWING HIGHWAYS:

Broome.....one highway: 4.70
Cattaraugus.....one highway: 2.17
Nassau.....one highway: 1.57

AND ALSO FOR THE REPAIR OF THE

FOLLOWING HIGHWAYS:

Fulton.....one contract—reconstruction
Herkimer.....one contract—resurfacing
Monroe.....two contracts—resurfacing
Montgomery.....one contract—reconstruction
Oneida.....one contract—timber crib, stone fill
Westchester.....one contract—reconstruction

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be improved are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" on the itemized proposal, specification and contract agreement.

FREDERICK STUART GREENE,
Commissioner.

R. K. FULLER, Secretary.
May 31-June 7, 14.

FOR SALE OR RENT.

ASK Cold Spring-on-Hudson, N. Y.
ALLIS The Big Drive of 1919.
NOW Get Busy. Box 320, Cold Spring.
\$1,000,000 industrial investment planned.
Want some of that "dough?"

MANHATTAN AND BRONX MAPS FOR SALE.
MEENAN, 1966 BROADWAY.

FOR SALE—South Brooklyn, frame house, 9 rooms and bath; two blocks from Subway station; asking price \$4,000; easy terms. R. MURPHY, 210 11th St., Brooklyn.

SITUATIONS WANTED

EVENING WORK BY THE HOUR.
Architectural and engineering plans, sketches, calculations, designing, detailing, specifications, department work. Address Box 582 Record and Guide.

A SKILLED and practical man desires position as general superintendent, business and apartment buildings; repairs of all kinds, maintenance and management. Box 584 Record and Guide.

HELP WANTED

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

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

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Telephone 6480 Main

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total..... | 152 | 122 | 152 | 122 |
| Assessed Value..... | \$9,081,000 | \$18,456,600 | \$9,081,000 | \$18,456,600 |
| No. with consideration..... | 20 | 19 | 20 | 19 |
| Consideration..... | \$572,925 | \$767,360 | \$572,925 | \$767,360 |
| Assessed Value..... | \$585,500 | \$723,000 | \$585,500 | \$723,000 |

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 21 | Jan. 1 to May 29 | Jan. 1 to May 21 | Jan. 1 to May 29 |
| Total No..... | 3,421 | 2,658 | 3,421 | 2,658 |
| Assessed Value..... | \$150,126,850 | \$156,126,380 | \$150,126,850 | \$156,126,380 |
| No. with consideration..... | 481 | 421 | 481 | 421 |
| Consideration..... | \$19,529,588 | \$19,377,213 | \$19,529,588 | \$19,377,213 |
| Assessed Value..... | \$20,805,050 | \$19,730,700 | \$20,805,050 | \$19,730,700 |

Mortgages.

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total No..... | 74 | 50 | 74 | 50 |
| Amount..... | \$1,497,080 | \$804,750 | \$1,497,080 | \$804,750 |
| To Banks & Ins. Cos..... | 13 | 6 | 13 | 6 |
| Amount..... | \$293,000 | \$74,500 | \$293,000 | \$74,500 |
| No. at 6%..... | 32 | 27 | 32 | 27 |
| Amount..... | \$480,080 | \$379,700 | \$480,080 | \$379,700 |
| No. at 5 1/2%..... | 10 | 6 | 10 | 6 |
| Amount..... | \$280,500 | \$70,000 | \$280,500 | \$70,000 |
| No. at 5%..... | 20 | 9 | 20 | 9 |
| Amount..... | \$612,000 | \$219,550 | \$612,000 | \$219,550 |
| No. at 4 1/2%..... | 1 | 1 | 1 | 1 |
| Amount..... | \$11,000 | \$2,000 | \$11,000 | \$2,000 |
| No. at 4%..... | ..... | ..... | ..... | ..... |
| Amount..... | ..... | ..... | ..... | ..... |
| Unusual Rates..... | ..... | ..... | ..... | ..... |
| Amount..... | ..... | ..... | ..... | ..... |
| Interest not given..... | 11 | 7 | 11 | 7 |
| Amount..... | \$113,500 | \$133,500 | \$113,500 | \$133,500 |

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 27 | Jan. 1 to May 29 | Jan. 1 to May 27 | Jan. 1 to May 29 |
| Total No..... | 1,705 | 1,026 | 1,705 | 1,026 |
| Amount..... | \$44,850,198 | \$26,968,211 | \$44,850,198 | \$26,968,211 |
| To Banks & Ins. Cos..... | 296 | 186 | 296 | 186 |
| Amount..... | \$14,940,550 | \$13,483,043 | \$14,940,550 | \$13,483,043 |

Mortgage Extensions.

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total No..... | 42 | 18 | 42 | 18 |
| Amount..... | \$4,718,500 | \$875,000 | \$4,718,500 | \$875,000 |
| To Banks & Ins. Cos..... | 34 | 5 | 34 | 5 |
| Amount..... | \$4,076,550 | \$304,500 | \$4,076,550 | \$304,500 |

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 27 | Jan. 1 to May 29 | Jan. 1 to May 27 | Jan. 1 to May 29 |
| Total No..... | 560 | 558 | 560 | 558 |
| Amount..... | \$38,745,945 | \$33,458,975 | \$38,745,945 | \$33,458,975 |
| To Banks & Ins. Cos..... | 310 | 211 | 310 | 211 |
| Amount..... | \$31,264,550 | \$24,267,250 | \$31,264,550 | \$24,267,250 |

Building Permits.

| | 1919 | | 1918 | |
|--------------------|------------------|------------------|------------------|------------------|
| | May 23 to May 28 | May 25 to May 31 | May 23 to May 28 | May 25 to May 31 |
| New Buildings..... | 2 | 2 | 2 | 2 |
| Cost..... | \$40,000 | \$50,000 | \$40,000 | \$50,000 |
| Alterations..... | \$441,165 | \$249,300 | \$441,165 | \$249,300 |

| | 1919 | | 1918 | |
|--------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 28 | Jan. 1 to May 31 | Jan. 1 to May 28 | Jan. 1 to May 31 |
| New Buildings..... | 130 | 79 | 130 | 79 |
| Cost..... | \$13,071,550 | \$5,374,550 | \$13,071,550 | \$5,374,550 |
| Alterations..... | \$8,390,170 | \$4,150,053 | \$8,390,170 | \$4,150,053 |

BRONX.

Conveyances.

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total No..... | 115 | 83 | 115 | 83 |
| No. with consideration..... | 8 | 12 | 8 | 12 |
| Consideration..... | \$81,050 | \$138,600 | \$81,050 | \$138,600 |

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 27 | Jan. 1 to May 29 | Jan. 1 to May 27 | Jan. 1 to May 29 |
| Total No..... | 2,834 | 1,893 | 2,834 | 1,893 |
| No. with consideration..... | 230 | 261 | 230 | 261 |
| Consideration..... | \$2,742,036 | \$2,470,559 | \$2,742,036 | \$2,470,559 |

Mortgages.

| | 1919 | | 1918 | |
|-------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total No..... | 62 | 27 | 62 | 27 |
| Amount..... | \$383,165 | \$165,097 | \$383,165 | \$165,097 |
| To Bank & Ins. Cos..... | 3 | ..... | 3 | ..... |
| Amount..... | \$20,300 | ..... | \$20,300 | ..... |
| No. at 6%..... | 34 | 13 | 34 | 13 |
| Amount..... | \$152,015 | \$47,950 | \$152,015 | \$47,950 |
| No. at 5 1/2%..... | 9 | 4 | 9 | 4 |
| Amount..... | \$95,350 | \$65,175 | \$95,350 | \$65,175 |
| No. at 5%..... | 9 | 6 | 9 | 6 |
| Amount..... | \$56,100 | \$30,470 | \$56,100 | \$30,470 |
| No. at 4 1/2%..... | ..... | 1 | ..... | 1 |
| Amount..... | ..... | \$9,000 | ..... | \$9,000 |
| Unusual Rates..... | 1 | 1 | 1 | 1 |
| Amount..... | \$1,000 | \$502 | \$1,000 | \$502 |
| Interest not given..... | 9 | 2 | 9 | 2 |
| Amount..... | \$78,700 | \$12,000 | \$78,700 | \$12,000 |

Jan. 1 to May 27 Jan. 1 to May 29

| | | |
|--------------------------|-------------|-------------|
| Total No..... | 1,424 | 804 |
| Amount..... | \$9,917,984 | \$4,456,586 |
| To Banks & Ins. Cos..... | 79 | 33 |
| Amount..... | \$1,118,782 | \$650,442 |

Mortgage Extensions.

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| Total No..... | 23 | 7 | 23 | 7 |
| Amount..... | \$277,100 | \$85,850 | \$277,100 | \$85,850 |
| To Banks & Ins. Cos..... | 3 | 3 | 3 | 3 |
| Amount..... | \$52,000 | \$15,750 | \$52,000 | \$15,750 |

Jan. 1 to May 27 Jan. 1 to May 29

| | | |
|--------------------------|-------------|-------------|
| Total No..... | 277 | 151 |
| Amount..... | \$5,907,319 | \$3,417,687 |
| To Banks & Ins. Cos..... | 97 | 42 |
| Amount..... | \$3,019,750 | \$1,109,750 |

Building Permits.

| | 1919 | | 1918 | |
|--------------------|------------------|------------------|------------------|------------------|
| | May 22 to May 27 | May 24 to May 29 | May 22 to May 27 | May 24 to May 29 |
| New Buildings..... | 15 | 5 | 15 | 5 |
| Cost..... | \$403,250 | \$193,000 | \$403,250 | \$193,000 |
| Alterations..... | \$15,800 | \$2,300 | \$15,800 | \$2,300 |

| | 1919 | | 1918 | |
|-------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 27 | Jan. 1 to May 29 | Jan. 1 to May 27 | Jan. 1 to May 29 |
| New Building..... | 168 | 102 | 168 | 102 |
| Cost..... | \$4,506,090 | \$2,430,450 | \$4,506,090 | \$2,430,450 |
| Alterations..... | \$530,616 | \$256,375 | \$530,616 | \$256,375 |

BROOKLYN.

Conveyances.

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | May 20 to May 24 | May 23 to May 28 | May 20 to May 24 | May 23 to May 28 |
| Total No..... | 1,559 | 417 | 1,559 | 417 |
| No. with consideration..... | 80 | 29 | 80 | 29 |
| Consideration..... | \$759,717 | \$174,287 | \$759,717 | \$174,287 |

| | 1919 | | 1918 | |
|-----------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 24 | Jan. 1 to May 28 | Jan. 1 to May 24 | Jan. 1 to May 28 |
| Total No..... | 15,877 | 8,606 | 15,877 | 8,606 |
| No. with consideration..... | 895 | 647 | 895 | 647 |
| Consideration..... | \$11,128,430 | \$5,423,923 | \$11,128,430 | \$5,423,923 |

Mortgages.

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | May 20 to May 24 | May 23 to May 28 | May 20 to May 24 | May 23 to May 28 |
| Total No..... | 1,097 | 249 | 1,097 | 249 |
| Amount..... | \$3,841,752 | \$822,028 | \$3,841,752 | \$822,028 |
| To Banks & Ins. Cos..... | 96 | 23 | 96 | 23 |
| Amount..... | \$537,800 | \$166,125 | \$537,800 | \$166,125 |
| No. at 6%..... | 804 | 173 | 804 | 173 |
| Amount..... | \$2,322,252 | \$476,338 | \$2,322,252 | \$476,338 |
| No. at 5 1/2%..... | 399 | 224 | 399 | 224 |
| Amount..... | \$1,222,820 | \$170,550 | \$1,222,820 | \$170,550 |
| No. at 5%..... | 40 | 15 | 40 | 15 |
| Amount..... | \$189,220 | \$115,300 | \$189,220 | \$115,300 |
| Unusual rates..... | 5 | ..... | 5 | ..... |
| Amount..... | \$15,000 | ..... | \$15,000 | ..... |
| Interest not given..... | 24 | 22 | 24 | 22 |
| Amount..... | \$92,460 | \$59,840 | \$92,460 | \$59,840 |

| | 1919 | | 1918 | |
|--------------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 24 | Jan. 1 to May 28 | Jan. 1 to May 24 | Jan. 1 to May 28 |
| Total No..... | 10,472 | 4,790 | 10,472 | 4,790 |
| Amount..... | \$39,671,188 | \$17,720,019 | \$39,671,188 | \$17,720,019 |
| To Banks & Ins. Cos..... | 741 | 560 | 741 | 560 |
| Amount..... | \$5,391,360 | \$2,951,990 | \$5,391,360 | \$2,951,990 |

Building Permits.

| | 1919 | | 1918 | |
|--------------------|------------------|------------------|------------------|------------------|
| | May 20 to May 26 | May 24 to May 29 | May 20 to May 26 | May 24 to May 29 |
| New Buildings..... | 315 | 75 | 315 | 75 |
| Cost..... | \$2,544,500 | \$356,375 | \$2,544,500 | \$356,375 |
| Alterations..... | \$168,910 | \$111,860 | \$168,910 | \$111,860 |

| | 1919 | | 1918 | |
|--------------------|------------------|------------------|------------------|------------------|
| | Jan. 1 to May 26 | Jan. 1 to May 29 | Jan. 1 to May 26 | Jan. 1 to May 29 |
| New Buildings..... | 3,766 | 1,304 | 3,766 | 1,304 |
| Cost..... | \$25,504,945 | \$9,310,836 | \$25,504,945 | \$9,310,836 |
| Alterations..... | \$3,071,276 | \$1,786,328 | \$3,071,276 | \$1,786,328 |

BUILDING SECTION

Homes For 3200 Families Now Building In New York

At Present Rate of Construction 90,000 People Will Be Provided for Before Next Winter

THAT the construction of housing facilities to meet the tremendous demand of the present time needs no artificial stimulation by commissions and committees is best evidenced by the result of the canvass recently made by the Record and Guide for the purpose of learning exactly what projects designed to provide living accommodations are now under construction. From reports gathered by the F. W. Dodge Company in the four weeks from April 18 to May 17 it is found that in Greater New York at the present time there are building projects either actually underway or for which plans are completed and all preparations made for an immediate start to the extent of providing homes for more than 3,000 families.

Taking five people as the basis of the average family, the dwelling and apartment building now under construction will provide for more than 15,000 individuals. If this rate of production is maintained throughout the building season that is now underway somewhere in the neighborhood of 90,000 people will be provided for before winter sets in. The construction of housing accommodations on this scale will largely take care of the present increase in population and also partly relieve the situation. The normal growth of the population of New York City as it now exists is generally considered to be approximately 150,000 per year, but is probably at present considerably below this figure as the result of the low rate of immigration and the fact that a large number of European nationals are returning to their home countries to participate in reconstruction there.

The canvass of the housing facilities now being provided does not include any building operations that are in progress or on schedule in the suburban sections adjacent to this city, but only for the work projected for the five boroughs comprising Greater New York.

Although speculative interests are an important factor in the existing house building movement the activity is by no means confined to the professionals. A large percentage of the building operations now underway are being constructed singly, or in groups of two or three, by individuals, who, realizing the insistent demand for residential accommodations of almost any description and having sufficient ready money to start work, are taking advantage of the generous market now provided. In a large percentage of instances these houses have been sold from the plans or by the time the owner has reached the roofing or lathing stage of construction.

The scarcity of rentable space in modern apartments so evident for the past year or more has resulted in a marked tendency toward a return to private house occupancy. People of means are seeking private residences in exclusive locations despite the problems involved in obtaining and keeping domestic help. At the present time there are in Manhattan about forty building projects actually underway having for their object the reconstruction of residences in the Fifth avenue district for private occupancy. These projects involve extensive alterations that range in cost from \$5,000 to \$100,000 each and represent a total expenditure for construction alone of more than \$658,000.

At the same time in Manhattan there are a number of alteration jobs underway that will transform former private dwellings into bachelor apartments, or into small apartments

both of the housekeeping and non-housekeeping type. These remodeled buildings will provide from three to twenty suites to the building. It is estimated that the construction of this character at present underway will provide in the neighborhood of 130 new living units in Manhattan alone.

Although there has been considerable planning for new apartment house construction in Manhattan during the past three or four weeks, these buildings are slow in starting, but there is some alteration work in progress having for its prime object the reconstruction of old fashioned apartments and tenements, with living units of six, seven and eight rooms, transferring them into two, three and four room units of a character for which the demand of the present time is so insistent. The apartment alterations of this type now underway will provide for about 100 new living units. In a number of instances these projects double the number of suites in the building before alterations were started and then again, owing to the fact that the sizes of the rooms were increased, only two or three additional units are obtained.

The Bronx has been somewhat backward in the construction of housing facilities chiefly on account of the difficulty of obtaining building loan money for the important projects. There have been many large apartment and tenement house projects planned, but these have been held up pending financial arrangements that will permit the owners to proceed. At present there is construction actually underway that will provide for a total of 775 families, in private houses, two-family dwellings and apartments. According to the figures of the past month, it is shown that there are now under construction two private residences, costing between \$10,000 and \$50,000, two two-family dwellings and 15 one-family dwellings of a speculative character. In addition to this there are 14 multi-family house operations under construction that will provide for the accommodation of more than 600 families. This apartment house construction represents an expenditure of approximately \$1,150,000, and there is an even greater amount of new building of this character now being planned by architects.

Brooklyn is considerably in advance of the balance of the city when the total volume of housing construction actually underway is considered. In the number of its housing accommodations it leads all other boroughs of the city by a large margin. According to the figures tabulated there are actually under construction, or ready to start within the next few days, buildings that will house a total of more than 1,500 living units in various parts of the borough. There are fifteen private residences ranging in cost from \$5,000 to \$25,000 each. About 500 one-family dwellings are being erected that will range from \$2,500 to \$10,000. The majority of these are being undertaken by speculative interests which have during recent prosperous building years been important factors in the building situation as it applied to Brooklyn. Coney Island, Flatbush, Bay Ridge and Borough Park are the districts in which the major part of this work is located, but all sections of Brooklyn are evidencing marked signs of wakening to the possibilities of increased house production. In addition to the number of one-family dwellings there are about 130 two-family houses under construction. The total number of living units that the private and two-family house build-

(Continued on page 734)

Planning for Victory Theatre to Cost About \$300,000

Modern Office and Amusement Building To Be Located in New Brunswick, N. J., Will Soon Be Started

NEW BRUNSWICK, N. J., is to have a new \$300,000 office building and theatre with a seating capacity of 2,500 as the result of a deal just closed involving a large site on Albany street extending through to Washington street and City Alley, in that city. Bids on the general contract are now

streets being 290 feet.

The theatre, in which will be embodied all the most modern details of construction, will have an entrance on Albany street, where several small stores also will be installed. Entrance to the offices will also be provided in this street. The carriage and stage entrances will be in Washington street and City Alley. The new structure is to be erected by the owner, the Victory Amusement Corporation, which expects to have it completed and open in the autumn.

Mr. Scheier said: "The new theatre will be designed and built for the comfort and safety of its patrons and with this end in view many structural innovations will be introduced. The provision for store and office space in the building will result in a considerable increase in the rental return of the property. All of the best features of the New York and New Jersey building codes will be adhered to in order to produce a modern playhouse that will record a distinct advance in the architectural development of Albany street, which is New Brunswick's principal business and shopping thoroughfare and is regarded as the business hub of Middlesex County."



John H. Scheier, Architect.

ELEVATION OF NEW BRUNSWICK THEATRE PROJECT.

being taken by John H. Scheier, 25 West 42d street, Manhattan, architect, who designed the structure and who will supervise its construction. The building now on the property, which will be razed within the next few days, was formerly on the site of the famous land mark known as the Leupp residence. The theatre frontage on Albany street is 50 feet, the frontage on Washington street being 130 feet and on City Alley 130 feet, the plot depth from Albany to Washington

Edward N. Hurley, chairman of the United States Shipping Board, in commending the Own-Your-Own-Home Campaign of the United States Department of Labor, says:

"One of the reasons the French were so courageous and fought so hard to protect their homes. There are 8,000,000 persons who own their own homes in France, and I am certain there will be very little Bolshevism in that great country, for this reason. Employers should encourage their employes to own their homes. A man who owns his own home is a better citizen, his family is better provided for, and he is a better workman when he carries on his shoulders the responsibility of a home.

"There is a feeling on the part of many men that it is cheaper to rent a home than to purchase one. This should be figured out so as to prove to them that it is not so, by citing the example of a \$4,000 home on which \$500 is paid down and the balance paid in seven years at the rate of \$500 a year. Allowing 5 per cent. for depreciation, at the end of the seven years the house would represent a negotiable investment of \$2,600. Most men would find it difficult to save this sum in twice the time in any other way."

Homes for 3,200 Families Now Building in New York

(Continued from page 733)

ing movement will provide is approximately 775, and this number is growing rapidly.

Apartment house construction in Brooklyn is another phase of activity that is exhibiting wonderful progress. According to the recent count there were about 32 active apartment house projects underway or planned for immediate start. These houses will provide for a total of about 850 families in units varying from two to six rooms, and will run from 6 to 50 units to the building. It is estimated that the multi-family house construction actually underway at present or for which all arrangements to build have been completed will represent an outlay of considerably more than \$2,000,000.

The housing situation as it applies to Queens is also very promising. As is natural the construction of one and two-family dwellings predominates in this borough, but there is a fair showing of activity in the erection of apartments and tenements. In Queens there are living accommodations for about 175 families now under construction, chiefly in Long Island City and its environs. Scattered throughout the

borough are 42 two-family dwellings now building that will provide for 84 families. One-family houses are by far the most important phase of the situation, and the investigation recently made shows that in the neighborhood of 500 one-family dwellings are either in various stages of completion or are to be commenced within the next week or so.

Practically all of the sections making up Queens Borough are well represented in the house-building movement. Following is given the number of dwellings being erected in the principal parts of the borough: Corona, 6; Edgemere, 86; Elmhurst, 26; Far Rockaway, 14; Forest Hills, 3; Flushing, 16; Glendale, 8; Hollis, 26; Jamaica, 33; Kew Gardens, 6; Maspeth, 4; Middle Village, 2; Ozone Park, 8; Queens, 13; Richmond Hill, 69; Ridgewood, 25; Morris Park, 5; Union Course, 4; St. Albans, 4; Woodhaven, 54, and the balance in various localities where only a single dwelling is being erected.

The independent man always Owns His Own Home—
BUILD YOURS NOW!

Building Activity Continues In All Classes of Work

All Lines of Construction Work Show Progress, Including Buildings Planned, Contracts Being Estimated and Contracts Let

WEEEKLY figures, showing the amount of newly planned building and engineering construction in New York State and New Jersey, north of Trenton, and which give the number and valuation of the operations placed under contract in this territory, have been very consistent for the past month or six weeks and indicate a steady growth in the volume of activity already underway and according to the number of proposed operations show great promise for the future.

During the week of May 17 to May 23, inclusive, there were 308 building and engineering operations reported as being planned for an early start. This work represents an approximate outlay of \$11,579,500. Figures for the week previous show a greater number of proposed operations, but the total valuation was considerably less than that of last week.

The 308 new projects being planned during the week of May 17 to 23 were grouped as follows: 1 bridge, \$42,811; 4 hotels, clubs and institutions, \$210,000; 9 Federal, State and municipal projects, \$136,000; 25 stables and garages, \$324,000; 21 factory and industrial buildings, \$705,000; 4 public improvements, \$287,000; 257 residential buildings, including apartments, flats and one and two-family dwellings, \$6,541,000; 23 churches, schools and theatres, \$1,416,500; 27 store, office, loft and banking buildings, \$308,500, and 3 projects not otherwise classified, \$25,000.

Last week there were 175 new building and engineering operations in the hands of contractors for estimates representing a total valuation of \$4,768,700 as compared to 142 projects at a cost of \$4,797,000 for the week previous. Al-

though there was a slight decrease in the number of operations out for bids, the valuations of the figuring work was practically the same for the two weeks.

Included in the group of projects figuring last week were 3 bridges and culverts, \$70,000; 8 hotels, clubs and institutions, \$508,000; 4 Federal, State and municipal operations, \$162,000; 15 stables and garages, \$283,500; 16 factory and industrial projects, \$1,176,000; 38 housing projects, including multi-family dwellings and private residences, \$517,000; 26 public improvements such as street openings, road building, sewers, gas and water mains, etc., \$1,154,500; 14 churches, schools and theatres, \$483,500; 17 store, office, loft and bank buildings, \$432,000 and 1 miscellaneous, \$10,000.

Comparison of the figures of the past two weeks showing the number and valuation of the building projects actually placed under contract indicate a decrease last week when compared with the totals of the previous week. During the week of May 17 to 23 there were 210 new projects for which contracts were awarded representing an approximate expenditure of \$6,581,874 as compared with 239 operations, costing \$10,173,211 for the week of May 10 to May 16 inclusive. The work placed under contract last week was sub-divided as follows: 8 hotels, clubs and institutions, \$262,990; 11 Federal, State and municipal projects, \$962,310; 16 stables and garages, \$202,500; 34 factory and industrial buildings, \$2,184,500; 37 public improvements, \$3,691,530; 92 residential projects including multi-family and private dwellings, \$1,400,000; 10 churches, schools and theatres, \$332,737; 29 store, office and loft buildings, \$620,000 and 2 miscellaneous operations not subject to the above classifications, \$516,644.

PERSONAL AND TRADE NOTES.

M. W. Del Gaudio, architect, having been recently released from active military service, has resumed the practice of his profession with a temporary office at 1812 Gleason av., the Bronx.

Edward B. Harold, formerly of the New York sales office of the Universal Portland Cement Co., has been made manager of the highway department of the Clinton Wire Cloth Co., with office at 949 Broadway.

Northern Waterproofing Co., the Waterproofing & Construction Co., Inc., and the Standard Surfacing Co. announce that they have amalgamated, with business address at 195 Lexington av., New York City. While these companies have combined, they will conduct business under their respective names.

Edgar I. Williams and Walter R. Mahnken have formed the architectural firm of Williams & Mahnken, with offices at 30 East 42d street. This firm enters the profession with an excellent background of education and experience a synopsis of which follows: Edgar I. Williams, Registered Architect, B.Sc. and M.Sc. in Architecture, M. I. T. and Fellow of the American Academy in Rome, Italy; Walter R. Mahnken, Registered Architect, a graduate of the University of Pennsylvania; both having practiced in offices of prominent architects and executed their own work; and Alfred J. Mahnken, B.Sc. and C.E., Rutgers College, with ten years' experience as an architectural, civil and structural engineer and in general engineering and building construction; all having recently been in active service as commissioned officers with the United States Army.

Hospital Planning Extensive Improvements

Mount Sinai Hospital is making preparations for an extensive building program

that will involve the expenditure of at least \$1,500,000 during the next year. Arnold W. Brunner has been retained as the architect and is now at work upon the plans for the proposed construction. The program as outlined will include several new buildings to be located on the blocks between Fifth and Madison avenues and 99th and 100th streets.

A children's pavilion will be constructed in the south side of 100th street, east of Fifth avenue; on the east side of Fifth avenue, between 99th and 100th street, will be located a new private pavilion seven stories in height; a large addition to the nurses' home is planned in the south side of 101st street, west of Madison avenue, and other structures to complete the project will be added as this work proceeds.

New Zion Hospital to Cost \$250,000.

Shampan & Shampan, 50 Court st., Brooklyn, have completed the plans and specifications for a new four-story and basement fireproof hospital building to be constructed in the south side of 45th st., about 80 feet west of 17th av., Brooklyn. The structure will be for the Zion Hospital, a non-sectarian institution, of which Dr. Leo D. Greenfield is president and Dr. Henry M. Kalvin chairman of the Building Committee. This hospital will have ground dimensions of 48x135 feet and will be located on a plot having a frontage of 180 feet and a depth of 100 feet. The construction will be modern in every respect and will include all the modern safety and sanitary devices. Its medical and surgical equipment will be of the latest approved by medical science.

This hospital has been designed in the Italian Renaissance style of architecture and will have facades constructed of a dark red face brick with trimmings of white marble. The Zion Hospital, which is now located at 2140 Croysey av., Bensonhurst, was founded in the autumn of 1915. For a short time it was located in the Borough Park section of Brooklyn, but its rapid growth made it necessary to seek larger quarters.

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.

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

CONSTRUCTION of housing facilities to offset the tremendous demand for living accommodations is at the present time the dominating feature of the building situation in the Metropolitan district. Throughout the entire district there is a greater amount of building activity of this character in progress than would seem possible to have started since the commencement of the reconstruction era. The recent investigations into the housing situation, rent profiteering and kindred evils have overlooked the fact that a large amount of construction, especially designed to provide homes for the growing population of the city, has actually started and that a vast amount of building of a similar character is planned for an early start.

Other forms of construction are speeding up in a manner gratifying to the local building interests, and each passing week produces further proof that earlier predictions of great building activity during the summer and autumn months were not far from the mark. During the past week or so a large number of imposing religious, educational and institutional operations have been advanced to the point where it is now only a matter of days before actual construction will be commenced. The start of projects of this nature will add considerable weight to the arguments of those who are of the impression that the present is the best time to commence contemplated improvements and that no benefit will be obtained by further waiting for a recession in building costs. Building activity of this kind will also add balance to the general situation and is looked upon by all interested as one of the factors required in influencing a general building movement.

There has been little or no change in the material price situation as far as the local markets are concerned. Brick is holding firmly at the \$15 level and Portland cement is selling at a stabilized price basis. Practically all other building commodities are selling at the prices that have now maintained for some weeks.

Common Brick—Notwithstanding the fact that the Memorial Day holiday has shortened up the past week there was a fair volume of business transacted in the New York market for Hudson River common brick. A total of 22 barge loads had arrived from up-river points up to Wednesday and 14 cargoes had been taken out

as sold. The predominating demand is still coming from Brooklyn and 9 of the 14 barges sold up to Wednesday were consigned to this borough. The constantly increasing amount of new construction getting under way in Brooklyn will keep that section of New York City in the limelight for some time to come. Although all of the brickmaking plants along the Hudson are in operation the rate of output is low and is limited by the scarcity of labor. From this difficulty there seems to be no prospect of relief at the present time and manufacturers are extremely doubtful as to the amount of brick they will be able to produce this season under the circumstances.

Summary—Transactions in the North River common brick market for the week ending Wednesday, May 28, 1919. Condition of market: Demand fair; prices, steady and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 22; sales, 14. Distribution: Manhattan. 1: Brooklyn. 9: New Jersey points. 2: Flushing. 1: Astoria. 1.

Face Brick—Dealers are greatly encouraged by the amount of new construction at present being planned, and as orders have recently increased through the projects recently contracted for, the outlook is considered promising. Manufacturers are busy preparing for a greatly

BUILDING COMMODITY PRICES

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

Note—Price changes are indicated by bold-face type.
Brick (Wholesale, on Dock, N. Y.) per 1,000:

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

Hudson River, best grades...\$15.00 to —
Hudson River, "off loads".... — to —
RaritanNo quotation
Second hand brick, per load
of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

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

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring..\$63.75 per 1,000 sq. ft.
3x12x12102.00 per 1,000 sq. ft.
4x12x12114.75 per 1,000 sq. ft.
6x12x12153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.\$6.50 per 1,000

Lime—

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

Plaster—

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

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MATERIALS AND SUPPLIES

increased demand that will come just as soon as those operations now being planned or that are out for estimates are placed under contract. Prices are holding firmly and no material change in the quotations are anticipated.

Lumber—An increased volume of construction throughout the Metropolitan district has brought a large amount of new business to the lumber dealers and both wholesalers and retailers have experienced busy times for the past week or more. The new demand has created a slight scarcity in certain lines and has been responsible for some price fluctuation, with a tendency toward an advance in those lines where a shortage exists. In general

the outlook for the lumber interests is bright for the balance of the year, as there is a steady growth to the amount of construction getting under way and a vast number of large projects now being planned. Suburban activity, for the most part along the line of dwelling construction, is a prominent factor in the present demand and according to the present signs building of this character is on the increase.

Structural Steel—Considerable new business has developed during the past week or more and local steel contractors have been fairly well occupied arranging their bookings for fabricated material and in estimating new projects scheduled for an early start. The local building situation

is steadily improving and all concerned are satisfied that from now on there will be a rapid growth in the volume of active construction of important structural projects. Steel interests report a strong export market and that the volume of business of this character being taken is limited by the lack of tonnage for transportation. China, Japan, Australia and South America are the principal nations now in the market for American steel.

Cast Iron Pipe—The market has picked up to some extent with an increased demand coming from private consumers and quite some municipal business in sight. Plans for the latter work have been prepared for some time past, but officials have been hesitant about proceeding with proposed improvements. Prices are unchanged.

Lighting Fixtures—There is a fair and growing demand for lighting fixtures and prospects are considered bright by the manufacturers. The recent increase in the volume of active building construction throughout the entire country is responsible for the new inquiry now evident. Prices are strong and will maintain at their present levels while labor costs and raw material prices are as high as they are today.

Electrical Supplies—There is considerable tone to this market and jobbers are reporting an increase in the volume of business over recent months. There is a growing demand for many of the materials used in house wiring and considerable of a shortage has developed in some of these lines. Prices are generally strong with no indication of a recession from their existing high levels.

Window Glass—The market remains quiet, but there is an undercurrent of feeling to the effect that before long business will begin to develop as a result of the large amount of building work now underway. Throughout the eastern section of the country there has been a great volume of small house construction, and a large percentage of this work is now well along toward completion. Glass prices are holding at the levels that have now maintained for some months.

Wire Products—Mill business has increased somewhat during the past two weeks and the outlook for the future is generally considered favorable. Jobbers report a fair assortment in wire nails and cargo lot shipments from the mills are coming through in good time. Consuming demand is on the increase. 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 —
Zeas and tees. 3.47 to —
Steel 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 —

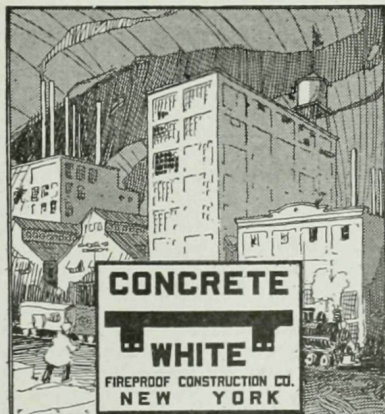
N. C. Pine, flooring, Norfolk 43.00 to —

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. \$1.50 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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APARTMENTS, FLATS AND TENEMENTS.

15TH ST.—Otto Reissmann, 147 4th av, is preparing plans for alterations to the 5-sty brick tenement, 45x100 ft, at 151 West 15th st, for Samuel Lichtman, 220 6th av, owner, who will take estimates on general contract. Cost, about \$6,000.

DWELLINGS.

93D ST.—Delano & Aldrich and Charles H. Higgins, 126 East 38th st, have prepared plans for alterations to the 4-sty brick residence, 32x40 ft, at 175 West 93d st, for Adolph Schwob, Inc., 170 Bway, owner. Cost, \$5,000.

85TH ST.—M. Joseph Harrison, 61 Park Row, has completed plans for alterations to the 4-sty brick residence, 18x54 ft, at 122 West 85th st, for Edna H. Moore, 2004 Broadway, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

29TH ST.—H. J. Nurick, 957 Broadway, Brooklyn, is preparing plans for alterations to the 4-sty brick factory at 212 West 29th st, for Samuel Greenstein, 206 West 29th st, owner. Cost, about \$15,000.

HOSPITALS AND ASYLUMS.

FIFTH AV.—Arnold W. Brunner, 101 Park av, has plans in progress for a group of fireproof hospital buildings of various sizes, to occupy the block front on 5th av, 99th to 100th sts, running through to Madison av, for the Mt. Sinai Hospital, A. L. Mordecai, pres. Charles E. Knox, 101 Park av, electrical engineer, and Tenney & Ohmes, 101 Park av, steam engineers. Cost, approximately \$1,500,000. General contract will soon be awarded without competition on a cost plus basis.

STABLES AND GARAGES.

SPRING ST.—George & Edward Blum, 505 5th av, have been selected to prepare plans for the 1-sty reinforced concrete garage on plot 80x105 ft, at the southwest corner of Spring and Clark sts, for the Greenwich Association, Inc., 26 West 31st st, owner and builder.

34TH ST.—George M. McCabe, 96 5th av, is preparing plans for a 2-sty brick garage, 98x188 ft, at the southeast corner of 34th st and 11th av, for W. S. Coffin and H. S. Coffin, 44 Pine st, owners. Architect will soon be ready for estimates on general contract.

126TH ST.—L. F. J. Weiher, 271 West 125th st, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of 126th st, 150 ft east of Broadway, for the Scammell-Water Garage Co., Robert Friedman, pres., 147 4th av, owner and builder. Cost, \$20,000.

MISCELLANEOUS.

74TH ST.—James Gamble Rogers, 367 Lexington av, will prepare plans for alterations to the three 3-sty brick and stone residences, 50x102 ft, at 155-159 East 74th st, into a music conservatory for David Mannen, 154 East 70th st, owner. Details will be available later.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Irving Margon, 149th st and Courtland av, is preparing plans for two 5-sty brick tenements, 50x100 ft, at the corner of Morris and Walton aves, for owner to be announced later. Cost, approximately \$100,000.

BURNSIDE AV.—Moore & Landsiedel, 3d av and 148th st, architects, are preparing plans for eight 5-sty brick apartments of various dimensions, on the block bounded by Burnside av, The Concourse, Creston av and 160th st, for the Realty Managers, Frank Bergerisch, pres., 200 Broadway, owner and builder. Cost, approximately \$600,000.

DWELLINGS.

STORY AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 1½-sty frame dwelling, 20x30 ft, on the south side of Story av, 214 ft east of Olmstead av, for Charles Eggert, 2063 Story av, owner and builder. Cost, \$3,000.

239TH ST.—Clarence S. Stein, 56 West 45th st, has completed plans for three 2-sty brick dwellings, 20x74 ft, in the north side of 239th st, 55 ft west of Blackstone av, for the Stradacona Co., F. C. Mauer, treas., 99 John st, owner and builder. Total cost, \$15,000.

STORES, OFFICES AND LOFTS.

TRATMAN AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for a 2-sty brick telephone exchange, 100x142 ft, on the north side of Tratman av, 95 ft west of Rowland st, for the New York Telephone Co., 15 Dey st, owner. Cost, \$200,000.

PARK AV.—Townsend, Steinkle & Haskell, 1323 Broadway, have finished preliminary plans for a 5-sty brick and stone store building, 157x177 ft, at the southwest corner of Park av and Fordham rd, for Francis Rogers & Sons, 143d st and 3d av, owners. Cost, \$53,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

KEAP ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have completed plans for a 6-sty brick tenement, 60x87 ft, in the south side of Keap st, 195 ft west of Division av, for Louis Pomerantz, 293 Decatur st, owner and builder. Cost, \$60,000.

PRESIDENT ST.—Shampan & Shampan, 50 Court st, are preparing plans for two 4-sty brick and limestone apartments, 45x128 ft, in President st near Nostrand av, for owner and builder to be announced later. Cost, \$50,000 each.

WEST 29TH ST.—Shampan & Shampan, 50 Court st, are preparing plans for two 3-sty brick and limestone tenements, 20x67 ft, in the east side of West 29th st, 180 ft south of Mermaid av, for David Peluyger, 156 Harp st, owner and builder. Cost, \$15,000.

DWELLINGS.

55TH ST.—Thomas Bennett, 2826 5th av, is preparing plans for three 2-sty brick dwellings, 19x55 ft, in the south side of 55th st, 360 ft east of 8th av, for C. C. Klein, 913 55th st, owner and builder. Cost, \$7,500 each.

79TH ST.—Olsen, Froling & Holler, 150 Nassau st, Manhattan, have plans about finished for eight 2½-sty frame dwellings, 22x45 ft, in the south side of 79th st, 100 ft west of 22d av, for the Globe Construction Co., 250 Montague st, owner and builder. Cost, \$9,000 each.

STEWART AV.—Carlson & Wiseman, 226 Henry st, have completed plans for sixteen 2-sty brick dwellings, 20x37 ft, at the northeast corner of Stewart av and 71st st, for the Johnson Construction Co., 511 79th st, owner and builder. Total cost, \$136,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have prepared plans for six 2-sty brick dwellings, 20x57 ft, in the north side of Lincoln pl, 219 ft west of Rochester av, for S. Halperin, 363 Hindsdale st, owner and builder. Total cost, \$60,000.

ATKINS AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for five 2-sty brick dwellings, 20x58 ft, on the east side of Atkins av, 20 ft north of Dumont av, for the Summer Holding Co., 1076 Pitkin av, owner and builder. Total cost, \$66,000.

BAY PARKWAY.—B. W. Dorfman, 26 Court st, has finished plans for two 2-sty frame and stucco dwellings, 25x60 ft, on the west side of Bay Parkway, 70 ft north of 71st st, for the Continental Contracting Co., 6 Washington pl, owner and builder. Total cost, \$14,000.

79TH ST.—Philip Caplan, 16 Court st, has prepared plans for a 2-sty frame residence, 49x32 ft, in the south side of 79th st, 160 ft east of 22d av, for Gustav Seid, 8728 Bay 16th st, owner and builder. Cost, \$11,000.

55TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 2-sty frame dwelling, 16x38 ft, in the east side of East 55th st, 300 ft south of Linden av, for Jacob Yelon, 1764 Bergen st, owner and builder. Cost, \$8,000.

48TH ST.—S. Gardstein, 1154 47th st, has finished plans for a 2-sty frame dwelling, 26x55 ft, in the north side of 48th st, 360 ft east of 16th av, for Isadore Liff, 4116 60th st, owner and builder. Cost \$12,000.

CONEY ISLAND AV.—Frederick Vollwiler, 1624 Broadway, has prepared plans for 20 2-sty frame and stucco dwellings, 32x50 ft, on Coney Island av, between Avenues X and Y, for the W. L. Goeltz Co., 150 Nassau st, Manhattan, owner and builder. Total cost, \$100,000.

82D ST.—Thomas Bennett, 7826 5th av, has completed plans for eight 2-sty brick dwellings, 19x60 ft, in the south side of 82d st, 477 ft east of 4th av, for the Morrison Allardyce Construction Co., 568 74th st, owner and builder. Total cost, \$80,000.

ALBEMARLE RD.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for two 2-sty frame dwellings, 20x47 ft, in the north side of Albemarle rd, 101 ft west of Nostrand av, for McDicken, Inc., 259 Sumpter st, owner and builder. Total cost, \$8,500.

UNION ST.—J. S. Kennedy, 157 Remsen st, has completed plans for four 2-sty brick dwellings, 18x42 ft, at the northwest corner of Union st and Brooklyn av for Louis Cohen, 36 East 31st st, owner and builder. Total cost, \$36,000.

HOMECREST AV.—Frank Kelly, 16 Court st, is preparing plans for eight 2½-sty frame and stucco dwellings, 26x24 ft, at the corner of Homecrest av and Avenue S for Joseph Seckler, 1127 Nostrand av, owner and builder. Cost, \$7,000 each.

EAST 10TH ST.—A. Farber, 1746 Pitkin av, has prepared plans for four 2-sty frame dwellings, 18x44 ft, in the east side of East 10th st, 80 ft north of Avenue P, for Max Sparge Construction Co., 2025 East 20th st, owner and builder. Total cost, \$20,000.

EAST 13TH ST.—Benjamin Driesler, 152 Remsen st, has finished plans for eight 2-sty frame dwellings, 16x38 ft, in the west side of East 13th st, 240 to 320 ft north of Avenue L, for Edward Dickenson, 1139 East 19th st, owner and builder. Total cost, \$2,000.

HOSPITALS AND ASYLUMS.

TENTH AV.—Louis Allen Abramson, 56 West 46th st, Manhattan, is preparing sketches for a 3 and 4-sty brick and stone hospital on the west side of 10th av, 48th to 49th sts, for the Israel Hospital, owner, care of architect. Cost, about \$250,000. Details will be available later.

STABLES AND GARAGES.

OSBORNE ST.—E. M. Adelson, 1778 Pitkin av, has prepared plans for a 1-sty brick garage, 100x75 ft, at the southwest corner of Osborne st and Dumont av for Simon Chadwick, 332 Osborne st, owner and builder. Cost, \$20,000.

WALLABOUT ST.—B. W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 75x100 ft, in the south side of Wallabout st, 91 ft west of Marcy av, for M. Stinner, 217 Havemeyer st, owner and builder. Cost, \$25,000.

39TH ST.—W. T. McCarthy, 16 Court st, has finished plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of 39th st and 4th av for M. MacNamara, 215 Montague st, owner and builder. Cost, \$20,000.

BERGEN ST.—S. Millman & Son, 1778 Pitkin av, have completed plans for a 1-sty brick garage, 89x106 ft, at the southwest corner of Bergen st and Eastern Parkway for Frank Feldman, 321 Wyona st, owner and builder. Cost, \$25,000.

THEATRES.

FLATBUSH AV.—A. G. Carlson, 220 Henry st, has completed revised plans for a 1-sty brick theatre at 285 Flatbush av, for the St. Marks Amusement Co., P. A. Duffy, pres., on premises, owner. Cost, \$150,000. Architect is about ready for estimates on general contract.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for ten 4-sty brick and stone apartments in Jackson Heights for the Queensboro Corp., 15 East 42d st, Manhattan, owner and builder. George F. Pentacost, 15 East 40th st, Manhattan, landscape architect.

CHURCHES.

RIDGEWOOD, L. I.—Louis Allmendinger, 20 Palmetto st, has completed plans for a 1-sty brick church, 55x89 ft, on the north side of Gates av, 137 ft west of Fairview av, for the Ridgewood Advent Church, 1703 Gates av, owner. Cost, about \$25,000.

DWELLINGS.

FOREST HILLS.—Plans have been prepared privately for a 2-sty brick residence, 25x37 ft, in the west side of Greenway South, 150 ft south of Ascan av, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Cost, \$12,000.

EDGEMERE, L. I.—J. P. Powers, 220 Larkin st, Arverne, L. I., has completed plans for three 1-sty frame dwellings, 14x34 ft, in the west side of Beach 45th st, 140 ft south of Ocean Boulevard, for Max Shapiro, Beach 45th st, Edgemere, owner and builder. Cost, \$3,500 each.

EDGEMERE, L. I.—Plans have been prepared privately for six 1-sty frame dwellings, 16x30 ft, in the east side of Beach 55th st, 280 ft south of the Boulevard, for Charles Meyer, Edgemere, L. I., owner and builder. Total cost, \$7,000.

QUEENS, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has completed plans for six 2½-sty frame dwellings, 22x36 ft, in the east side of 212th st, 210 ft north of 93d av, for Willis Burham, 10 Baisley st, Jamaica, L. I., owner and builder. Total cost, \$20,500.

OZONE PARK, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has prepared plans for eight 2-sty frame dwellings, 16x36 ft, in the west side of 101st st, 316 ft south of Rockaway Boulevard, for John Walker, 115 Flushing av, Jamaica, owner and builder. Total cost, \$22,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has prepared plans for a 2½-sty frame dwelling, 20x34 ft, in the north side of Merrick rd, 300 ft west of Farmer's av, for Frank Hatter, Merrick rd, Springfield, owner and builder. Cost, \$5,000.

QUEENS.—Plans have been prepared privately for three 2-sty frame dwellings, 22x46 ft, at the southeast corner of Creed av and Spruce st for the Queens Manor Construction Co., corner of Jackson av and Walnut st, owner and builder. Total cost, \$7,500.

KEW GARDENS, L. I.—Terwilliger & Sohn, 1 West 34th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 27x45 ft, at Kew Gardens, L. I., for Eugene Pitou, Forest Hills, L. I., owner. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank S. Parker, 44 Court st, Brooklyn, will prepare plans for a brick and reinforced concrete factory and loft building at the southeast corner of Pierce and 7th avs for the Triangle Holding Co., Louis Gold, president, 44 Court st, Brooklyn, owner and builder.

LONG ISLAND CITY.—Frank S. Parker, 44 Court st, Brooklyn, has plans nearing completion for a 2-sty reinforced concrete factory, 100x

150 ft, at the corner of Washington and 6th avs, for Louis Gold, 44 Court st, Brooklyn, owner and builder.

LONG ISLAND CITY.—Frank S. Parker, 44 Court st, Brooklyn, will prepare plans for a 4-sty brick loft building, 100x350 ft, at the southwest corner of Pierce and 8th avs for the Midwood Bldg. Corp., Louis Gold, president, 44 Court st, Brooklyn, owner and builder.

STABLES AND GARAGES.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 1-sty brick garage, 100x100 ft at the southeast corner of Jackson av and East 21st st, for the Jackson Heights Garage Co., owner, who will take estimates on general contract. Cost, \$20,000.

SPRINGFLELD, L. I.—J. P. Powers Co., Arverne, L. I., has completed plans for a 1-sty brick garage, 100x60 ft, at the northwest cor-

ner of Merrick rd and Springfield rd, for W. D. Jones, Springfield, L. I., owner and builder.

JAMAICA, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has finished plans for a 1-sty brick garage, 105x178 ft, on the south side of Jamaica av, 100 ft west of Freedom av, for the Midwood Bldg. Co., 44 Court st, Brooklyn, owner and builder. Cost, \$50,000.

THEATRES.

LONG ISLAND CITY.—Thomas W. Lamb, 644 8th av, Manhattan, has preliminary plans in progress for a 3-sty brick theatre seating approximately 3,000 and stores, 101x192 ft at the northwest corner of Steinway and Grand avs, for Michael Glyn and J. H. Ward, owners. Alhambra Theatre, Halsey st, Brooklyn, owners. Cost, about \$20,000. Details will be available later.

FAR ROCKAWAY, L. I.—DeRosa and Pereira, 110 West 40th st, Manhattan, has plans

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nearing completion for a 2-sty brick and limestone vaudeville theatre seating approximately 2,000, at the corner of Mott av and James st, for Benjamin S. Moss, 729 7th av, Manhattan, owner.

RICHMOND HILL, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, has completed plans for a 3-sty brick theatre, 71x150 ft, at the southeast corner of Boyd and Jamaica avs, for Morris Goodman, 247 Wyckoff av, Brooklyn, owner. Cost, \$100,000.

Richmond.

DWELLINGS.

MARINERS HARBOR, S. I.—Plans have been prepared privately for two 2-sty frame dwellings, 20x24 ft, in the south side of Davidson st, 27 ft east of Androse av, for J. O. Johnson, 200 Treadwell av, Port Richmond, owner and builder.

WEST NEW BRIGHTON, S. I.—Frank Sterner, Port Richmond, S. I., has completed plans for twelve 2½-sty frame dwellings, 23x24 ft, at Forest and Oakland avs, for the B. J. Luba Co., 482 Bard av, West New Brighton, owner and builder. Cost, \$5,000 each.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Plans have been prepared privately for addition to the 2-sty frame apartment, 46x12 ft, at 125 Buena Vista av, for George Rundle, 264 Nepahan av, owner and builder. Cost, \$6,000.

DWELLINGS.

NEW ROCHELLE.—L. L. Barnard, 46 Lawton st, has prepared plans for a 2½-sty frame residence, 30x52 ft, in Rochelle Park, for Charles Hensle, 91 Fletcher av, Mt. Vernon, owner and builder. Cost, \$10,000.

BRONXVILLE, N. Y.—Jardine Hill and Murdock, 50 East 42d st, has completed plans for a 2½-sty frame residence, 35x40 ft, at Bronxville, N. Y., for Dr. Smith, care of architects. Cost, \$14,000.

SCARSDALE, N. Y.—F. G. Frost, 19 West 44th st, Manhattan, has prepared plans for a 2-sty frame residence, 30x70 ft, in Cooper rd, for J. S. Alexander, 20 West 22d st, Manhattan, owner. Cost, \$16,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., has prepared plans for two 2½-sty frame and stucco dwellings, 19x30 ft, on Brookside av, for the Howard Martin Bldg. Corp., 4083 Hill av, N. Y. City, owner and builder. Cost, \$6,000 each.

NEW ROCHELLE, N. Y.—C. A. Lupprian, 180 Main st, has completed plans for a 2½-sty frame residence, 31x43 ft, in Forest Heights, for Wm. Featherstone, New Rochelle, N. Y., owner. Cost, about \$20,000.

MT. VERNON, N. Y.—O. J. Gette, 46 Cedar st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 28x55 ft, at 101 Park av, for Jacob Hoag, 109 Park av, Mt. Vernon, owner and builder. Cost, \$16,000.

HALLS AND CLUBS.

RYE, N. Y.—Warren & Whetmore, 16 East 47th st, Manhattan, will prepare plans for the golf course and country club house to be constructed on the former Hobert Park Estate near Rye, N. Y., for John McE. Bowman et al, Hotel Biltmore, Manhattan, owner. Cost, approximately \$2,000,000. Details will not be available for some time.

SCHOOLS AND COLLEGES.

PELHAM, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, are preparing plans for a 2-sty brick and stone high school, 160x168 ft, at Wolf's Lane and Colonial av, for the Board of Education, of Pelham, N. J. T. J. James, pres., owner. Cost, \$115,000.

GREENBURG, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 2-sty brick school building for District No. 8, at Greenburg, N. Y., to cost approximately \$85,000. Details will be available later.

Suffolk.

CHURCHES.

QUOGUE, L. I.—The Catholic Church Association, Quogue, Rev. Father Duffey, in charge, contemplates the construction of a 1½-sty frame church about 50x120 ft, at Quogue, L. I., to cost approximately \$40,000. Name of architect and details will be available later.

CUTCHOGUE, L. I.—Montgomery & Riggs, 105 West 40th st, Manhattan, are preparing plans for a 1½-sty frame church seating approximately 450, at Cutchogue, L. I., for the Catholic Church of our Lady of Ostrabrama, Rev. Father Crzmowski, Depot Lane, Cutchogue. Cost, \$18,000.

DWELLINGS.

WEST HAMPTON BEACH, L. I.—L. L. Bishop, West Hampton Beach, is preparing plans for a 2½-sty frame residence at West Hampton Beach, for B. L. Allen, owner. Details will be available later.

SYOSSETT, L. I.—D. M. Dusenbury, Huntington, L. I., has prepared plans for a 2-sty frame dwelling, 24x36 ft, at Syossett, L. I., for Arthur Underhill, Huntington, L. I., owner and builder. Cost, \$5,000.

BLUE POINT, L. I.—Frank E. Newman, 1123 Broadway, Manhattan, has completed plans for rebuilding the 2½-sty brick frame and stucco residence, 25x100 ft, at Newport, L. I., for Percival S. Jones, 27 Pine st, Manhattan, owner.

WESTHAMPTON, L. I.—Electus L. Lichfield and Pliny Rogers, 477 5th av, Manhattan, are preparing plans for a 2-sty frame residence and garage at Westhampton, L. I., for Dr. H. C. Luke, 204 West 110th st, Manhattan, owner. Cost, \$15,000.

STABLES AND GARAGES.

PATCHOGUE, L. I.—Ariano Bros., Patchogue, L. I., contemplate the construction of a 1-sty reinforced concrete garage, 58x100 ft, in Maine st, near Railroad av. Cost, about \$10,000. Details later.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—J. B. Warren, 31 Clinton st, has completed plans for a 4-sty brick and limestone apartment, 63x74 ft, in the north side of Thomas st, 100 ft west of Broad st, for Schneider & Mayer Co., 646 So. 18th st, owners and builders. Cost, \$65,000.

JERSEY CITY, N. J.—Nathan Welithoff, 76 Montgomery st, has completed plans for a 4-sty brick and limestone apartment, 41x87 ft, at 9 Buntley av, for Daniel Waldstein, 147 Wekman Parkway, owner and builder. Cost, \$50,000.

WOODCLIFFE, N. J.—Wm. Mayer, Jr., 711 Bergenline av, has completed plans for a 4-sty brick apartment, 50x91 ft, on the west side of Park av, between 31st and 32d sts, for Milano & Roscitt, 443 21st st, West New York, N. J., owners and builders. Cost, \$45,000.

WEST HOBOKEN, N. J.—Fred Henzel, 254 Summit av, West Hoboken, has plans in progress for a 3-sty brick apartment, 26x83 ft, at the northwest corner of Central av and Malone st for John Sonzogni, 604 Monastery st, West Hoboken, owner and builder. Cost, \$12,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, has completed plans for three 3-sty frame flats at 344-348-350 Hamilton av for Paul Markowitz, 320 Hamilton av, owner and builder. Total cost, \$24,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has prepared plans for a 4-sty brick and limestone apartment, 54x95 ft, at 391-393 So. Belmont av, for the D. K. Construction Co., Samuel Kruger, pres., 57 Hillside pl, owner and builder. Cost, \$70,000.

JERSEY CITY, N. J.—Nathan Welithoff, 76 Montgomery st, has finished plans for a 5-sty brick marble and limestone apartment, 75x125 ft, on Duncan av, for Nathan Matter, 794 Palisade av, West New York, N. J., owner and builder. Cost, \$160,000.

JERSEY CITY.—Nathan Welithoff, 76 Montgomery st, has completed plans for a 5-sty brick apartment, 96x88 ft, at Sipp and Van Raipen avs, for the National Development Co., 20 East Parkway, owner and builder. Cost, \$150,000.

EAST ORANGE, N. J.—Simon Cohen, 163 Springfield av, has plans about completed for a 4-sty brick and limestone apartment, 82x128 ft, on Munn av, near Maine st, for David Bender, 822 South 18th st, Newark, owner and builder. Cost, \$85,000.

BANKS.

SOUTH RIVER, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing revised plans for a 1-sty brick and marble bank building, 33x85 ft, at South River, N. J., for the South River Trust Co., Samuel J. Yates, pres., owner. Cost, about \$30,000.

CHURCHES.

BOUND BROOK, N. J.—F. J. Schwartz, Colt Bldg., Paterson, N. J., has about completed plans for a 2-sty church and parochial school, 50x82 ft, containing auditorium seating 450, and 4 class rooms, at Bound Brook, N. J., for St. Mary's Polish Catholic Church. Cost, \$25,000.

DWELLINGS.

MAPLEWOOD, N. J.—Wm. J. Fitzsimmons, 207 Market st, Newark, N. J., has completed

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plans for a 2½-sty frame residence, 26x30 ft, on Madison av, near Prospect st, for Chester H. Cleaver, 52 Dunnell rd, owner. Cost, \$9,500.

ELIZABETH, N. J.—Plans have been completed privately for four 2½-sty frame residences, 24x24 ft, at 127-133 Parker rd, for Barnes & VanBergen, 60 West Scott pl, Elizabeth, owner and builder, who will start work at once. Cost, \$5,000 each.

NEWARK, N. J.—N. J. Convery, Union Bldg., has new plans in progress for a 2½-sty garage, 20x18 ft, on Baldwin av, for Samuel Schwarz, at 887 Broad st. Architect will take bids on general contract. Cost, \$16,000.

EAST ORANGE, N. J.—B. H. Shepard, 554 Main st, East Orange, has completed plans for four 2½-sty frame residences, 24x36 ft, on Wayne av, for the Henton Co., Henry Miller, pres., 564 Main st, owner, who will start work at once. Cost, \$4,500 each.

GLEN ROCK, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has plans in progress for six 2½-sty frame dwellings at Glen Rock for the Smith-Singer Co., Glen Rock, N. J., owner and builder. Total cost, \$40,000.

GLEN ROCK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans about completed for six 2½-sty frame dwellings at Glen Rock for Wm. L. Platt, 152 Market st, Paterson, N. J., owner and builder. Cost, \$7,500 each.

NEWARK, N. J.—Frank Grad, 245 Springfield av, has plans in progress for fifteen 2½-sty frame dwellings on Chancellor av and Hansbury av for the R. G. R. Corporation, care of Gross & Gross, 800 Broad st, Newark, owner and builder. Cost, \$6,000 each.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, has plans in progress for two 2½-sty brick dwellings, 30x42 ft, on Bayview av for Charles Barbash, 76 Montgomery st, who will soon be ready for estimates on separate contracts. Cost, \$10,000 each.

ORANGE, N. J.—Plans have been prepared privately for five 2½-sty frame dwellings in North Park st for Charles F. Coyne, 132 Day st, Orange, owner and builder. Cost, \$7,000 each.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame residence, 46x33 ft, with extension, 12x26 ft, at Montclair for owner, to be announced later. Cost, about \$25,000. Architect will be ready for estimates on general contract about May 12.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, have completed plans for a 2½-sty frame dwelling, 24x29 ft, on Park av for the Elmora Building Co., Jacob Gordon, president, Grove st, Elizabeth, owner and builder. Cost, \$5,000.

ELIZABETH, N. J.—Plans have been prepared for a 2½-sty frame dwelling, 23x31 ft, at 137 Parker rd for Barnes and Van Bergenm, 60 West Scott pl, Elizabeth, owners and builders. Cost, \$5,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, has plans in progress for a 2½-sty brick veneer and wood residence, the first story to be built of brick veneer and the second story of shingles, on Scotland rd, corner of Westminster av, for Wm. J. Corbet, pres. and treas. of Woodruff Storage Co., 15 So. Broad st, owner. Plans will soon be completed and architect will take bids on separate contracts. Cost, \$16,000.

ELIZABETH, N. J.—Gray & Ring, 280 No. Broad st, architect, has plans in progress for a frame 2-sty residence, 25x51 ft, in Elizabeth, N. J., for C. W. Hopps, care of Frank McGovern Co., Linden, N. J., owner, who will take bids on separate contracts about June 2. Cost, \$10,000.

SOUTH ORANGE, N. J.—Edward V. Warren, Essex Building, Newark, has completed plans for six 2½-sty frame dwellings, 48x28 ft, at Montrose and Berkeley avs, for Philip J. Bowers, 189 Market st, Newark, owner and builder, who will start work soon. Cost, \$17,000 each.

EAST ORANGE, N. J.—Andrew Broderson, 311 Ridgewood av, Glen Ridge, N. J., contemplates the construction of a residence at 558 Center st to cost \$50,000. Name of architect and details of construction will be available later.

ELIZABETH, N. J.—C. G. Poggi, 275 Morris av, has plans in progress for a 2½-sty frame dwelling, 55x51 ft, at the corner of North av and Broad st, for George McWilliams, 1252 Waverly av, Elizabeth, owner. Cost, \$30,000.

PASSAIC, N. J.—Frederick J. Schwarz, Colt Bldg, Paterson, has started preliminary plans for a 2-sty brick and limestone rectory, 50x65 ft, in Wall st, for the Holy Rosary Roman Catholic Church, Rev. Father S. J. Lruvzek, rector, 208th st, Passaic, owner. Cost, \$30,000.

HOTELS.

LAKEWOOD, N. J.—Emery Roth, 119 West 40th st, Manhattan, has started preliminary plans for a 3-sty frame and stucco hotel, 36x80 ft, at Lakewood for I. Markowitz, 323 5th st, Lakewood, owner. Cost, \$30,000. Architect will take bids shortly from local contractors only.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Wm. Dodd Marsh, 45 Clinton st, is preparing preliminary plans for a 4-sty reinforced concrete warehouse, 100x250 ft, at Newark, to cost approximately \$250,000. Exact location and name of owner will be available later.

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NEWTON, N. J.—H. G. Balcom, 10 East 47th st, Manhattan, has started plans for a 2-sty brick mill building, 50x226 ft, at Newton for the Mazzy Mills, owner, on premises. Architect will take estimates.

SCHOOLS AND COLLEGES.

HILLSIDE, N. J.—C. G. Poggi, 275 Morris av, Elizabeth, N. J., has plans in progress for a 2-sty brick public school, 82x60 ft, containing 8 class rooms, on Liberty av, for the Board of Education at Hillside, A. D. Woodfield, clerk, 1433 Munn av, Lyons Farms, N. J., owner. Cost, about \$75,000.

PERTH AMBOY, N. J.—E. F. Durang & Son, 1220 Locust st, Philadelphia, Pa., have plans nearing completion for a 3-sty and stone parochial school, 60x135 ft, at Perth Amboy for St. Stephen's Roman Catholic Church, Rev. Joseph Urban, in charge, on premises. Cost, about \$125,000. Details later.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, has been retained to prepare plans for a 5-sty brick, limestone and terra cotta public school building, containing 40 class rooms, on the Boulevard, between Bergen and Audubon avs, for the Board of Education of Jersey City, City Hall, owner. Cost, approximately \$800,000.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, Manhattan, are preparing plans for a 2½-sty brick and reinforced concrete addition, 550x150 ft, to the public school on Emerson av, for the Board of Education of Plainfield, Henry N. Maxon, superintendent. Cost, \$140,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—Tidewater Building Co., 14 East 33d st, has the general contract for alterations to the 4-sty brick residence, 20x53 ft, at 110 East 39th st, for E. H. Olin, 375 Park av, from plans by Henry Bacon, 101 Park av, architect. Cost, \$10,000.

BROOKLYN.—Frank Richards, 160 Jamaica av, has the general contract for a 2½-sty brick residence, 25x65 ft, at the northeast corner of Pennsylvania and Dumont avs, for Dr. I. Katz, 479 New Jersey av, owner, from plans by W. C. Winters, 106 VanSiclen av, architect. Cost, \$22,000.

BROOKLYN.—Albert Jansen, 245 76th st, has the general contract for a 2½-sty frame and stucco residence, 29x36 ft, at the northwest corner of Marine av and 86th st, for J. Saum, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$15,000.

BROOKLYN.—Behrens & McLeod, 328 East 52d st, Manhattan, have the general contract for a 2½-sty brick and stone residence, 30x70 ft, in President st, between Brooklyn and Kingstone avs, for Henry M. Rynehart, 17 Fulton st, from plans by Delano & Aldrich and Charles H. Higgins, 126 East 38th st, Manhattan, architects. Cost, \$20,000.

NEW ROCHELLE, N. Y.—George Watson, 254 Huguenot st, has the general contract for a 2½-sty hollow tile and stucco dwelling, 27x40 ft, in Highland Park, for A. M. Rogers, North av, owner, from plans by Henry Vallet, 150 Franklin av, New Rochelle, N. Y., architect. Cost, \$9,000.

MADISON, N. J.—Sturgis Bros., Trust Co. Bldg., Morristown, N. J., have the general contract to build the superstructure of the 2½-sty brick residence, at Madison, N. J., for Leland H. Ross, 15 West 55th st, Manhattan, from plans by O. B. Smith and F. H. Sehr, associated architects, 501 Fifth av, Manhattan. Cost, \$125,000.

PELHAM, N. Y.—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, has the general contract for the 2½-sty frame residence, 27x62 ft, on Colonial av, for J. Feder, owner, from privately prepared plans. Cost, about \$18,000.

GREAT NECK, L. I.—G. E. Dodge, 711 East Main st, Stamford, Conn., has the general contract for a 2½-sty residence, 40x110 ft, in Kensington Park, Gt. Neck, for the Kensington Great Neck Corp., from plans by C. A. Patterson, 50 East 42d st, Manhattan, architect. Cost, \$28,000.

EAST ORANGE, N. J.—Milton W. Chalmers, 35 Elliot pl, has the general contract for a 2½-sty frame dwelling on Grant av, for Michael J. Ryder, Jr., 87 Stuben st, owner, from privately prepared plans. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Smith & Leo, 103 Park av, have the general contract for a 2-sty brick and stone warehouse addition, 25x90 ft, including an office, at 24 Clarke st, for the Aborn Steel Co., owner on premises. From plans by A. E. Nast and J. L. Hernon, associated architects, 56 West 45th st. Cost, about \$16,000.

NEWARK, N. J.—A. C. Windsor, 368 Sanford av, Newark, has the general contract for a 3-sty brick factory addition, 80x114 ft, at 263 Washington av, for the United Concrete Gum Co., from plans by W. O. Fartlett, 738 Broad st, architect. Cost, \$72,000.

BROOKLYN.—Larsen & Anderson, 2420 Clerendon rd, have the general contract for a 2-sty brick factory building, 40x95 ft, in the south side of 45th st, 200 ft east of Second av, for the Germania Importing Co., Herman Staiver, pres., 41 Union sq, Man., owner, from plans by Albert Ullrich, 371 Fulton st, architect. Cost, \$20,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, has the general contract for alterations to the 5-sty brick and stone residence, 25x80 ft, at 826 Fifth av, into a private school, for the Bovee School for Boys, 4 East 39th st, owner, from plans by Casale, Witt & Murray, 569 Fifth av, architects. Cost, \$25,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for alterations and additions to the 3-sty brick private school, 23x61 ft, at 110 Schermerhorn st, for the Friends' School, owner, from plans by Timmis & Chapman, 315 Fifth av, Manhattan, architects.

STABLES AND GARAGES.

MANHATTAN.—Wm. Flannegan, 118 East 28th st, has the general contract for a 2-sty brick garage, 50x100 ft, at 245-249 West 61st st, for Richard Carvel, 401 West 59th st, from privately prepared plans. Cost, \$50,000.

MANHATTAN.—Boniface Construction Co., 52 Vanderbilt av, has the general contract for a 1-sty brick garage, 100x200 ft, in Delancy st, between Lewis and Cannon st, for the City of New York, Department of Plants and Structures, owner. Lessee, Max Grover, 41 Goerk st, Cost, \$30,000. Wm. C. McNaughton, 156 East 42d st, architect.

MANHATTAN.—M. C. Reynolds Co., 28 East 85th st, has the general contract for the 1-sty garages at 261-263 West 35th st for the F. M. B. Realty Co., owner, from plans by S. L. Waller, architect and engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for a 10-sty brick and limestone store and office building, 33x100 ft, at 16-17 East 49th st, for Douglas L. Elliman & Co., 414 Madison av, owners, from plans by Cross & Cross, 681 Fifth av, architects. Cost, about \$200,000.

THEATRES.

WHITESTONE, L. I.—A. Picardi, May av, Corona, L. I., has the general contract for a 1-sty brick moving picture theatre, 50x100 ft, in the south side of 10th st, 200 ft west of 8th av, for M. J. Herkel, 568 Broadway, Manhattan, owner, from plans by J. D. Harrison, 52 Vanderbilt av, Manhattan, architect. Cost, \$20,000.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 3, 1919, at 10 a. m.
Appeals from Administrative Orders.
46-19-A—155 East 54th st, Manhattan.
283-19-A—1050-1060 Atlantic av, Brooklyn.
288-19-A—296-298 Putnam av, Brooklyn.
286-19-A—174 Herzl st, Brooklyn.
293-19-A—20-24 Pell st, Manhattan.
295-19-A—125-129 West 3d st, Manhattan.
297-19-A—936 Jefferson av, Brooklyn.
298-19-A—34 17th st, College Point, New York.
299-19-A—2052 Bergen st, Brooklyn.

Under Building Zone Resolution.

5-19-BZ—14 West 181st st, The Bronx.
121-19-BZ—236-238 Stagg st, Brooklyn.
263-19-BZ—564-590 St. Johns pl, Brooklyn.
270-19-BZ—301-303 Vernon av, Brooklyn.
289-19-BZ—90 Wyckoff st, Brooklyn.
291-19-BZ—3533 Holland av, west side of Holland av, 25 ft north of 211th st, The Bronx.

BOARD OF APPEALS.

300-19-BZ—402-408 Baltic st, south side Baltic st, 77 ft east of Hoyt st, Brooklyn.
Special Meeting.

Tuesday, June 3, 1919, at 1.30 p. m.
Appeals from Administrative Orders.
1557-18-A—12 Harrison st, Manhattan. Reopened February 4, 1919.
1558-18-A—54 Harrison st, Manhattan. Reopened February 4, 1919.

266-19-A—1988-1994 Park av, Manhattan.
267-19-A—386-388 Clifton pl, Brooklyn.
268-19-A—100 Broadway, Manhattan.
271-19-A—450 Greenwich st, Manhattan.
272-19-A—Northwest corner Bryant and Clinton sts, Brooklyn.
274-19-A—174 Sumpter st, Brooklyn.
275-19-A—440-442 Keap st, Brooklyn.
281-19-A—231-233 Bowery, Manhattan.
282-19-A—107-111 East 30th st, Manhattan.

Under Building Zone Resolution.

158-19-BZ—245 East 117th st, Manhattan. Reopened May 20, 1919.
276-19-BZ—228-234 East 117th st, Manhattan.