

Real Estate Record and Builders Guide

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EDITORIAL

Manhattan's Last Big Auction

Next week there will go under the hammer the last large undeveloped tract of land on Manhattan Island. The importance of this fact can hardly be underestimated. Washington Heights is one of the most attractive locations in any part of Greater New York. It abounds in historical interest and lies along the ridge on the east bank of the Hudson River. The plot of 500 lots to be sold includes the site of old Fort Washington and the hardly less well known home of the late James Gordon Bennett, founder of the New York Herald. The extension of Riverside Drive cuts through the property, which is surrounded on three sides by apartment houses that have been built in response to the rapid growth of the city northward. Development of the section has been retarded by the withholding of this large tract from the market for so many years. Values have gone up all around it, while forest trees stand on ground that was needed to house thousands of New Yorkers.

There are those who are demanding that the tract should be preserved in its semi-natural condition because of its Revolutionary War associations. But the reasons for the sale are compelling. There is no better place within the city's borders for homes for those who must live near the place of their employment. Transportation is already provided—and the rental question indicates the shortage of building of the character that will be constructed on the lots to be sold next week by Mr. Joseph P. Day.

It is a good augury of the response of the building industry to the urgency of the demand for increased housing that there is tremendous interest in this forthcoming sale. Record prices are expected, whether the purchasers are private parties looking for a good speculation or builders looking for favorable sites for high class apartment houses. It is certain that the entire tract will soon be covered by buildings that will accommodate thousands of people. The sale will do much towards the ultimate relief of the city, now suffering from an insufficiency of homes for those who must live within a reasonable distance of City Hall.

Government Operation a Failure

Welcome indeed is the news from Washington that Congress is taking steps for the early return of the telephone and telegraph lines to their owners. The Interstate Commerce Committee of the Senate has reported favorably a bill introduced by Senator Kellogg which provides for the return of the wires "forthwith." This measure has the unanimous support of the Senate Committee, a fact which augurs well for its early passage by both branches of Congress.

On the heels of this action in Congress comes the announcement that Postmaster-General Burleson has suddenly and unexpectedly decided to terminate Government control of the wire systems of the country. Mr. Burleson says that the companies "are free to formulate

and put into effect their own policies, unrestricted by Government control which is to continue in any case but a few weeks, and thus will be able to prepare themselves for a complete resumption of the management of their properties." This action of Mr. Burleson, while interesting and welcome, still leaves with Congress the working out of vital conditions for the return of the wire systems to their owners.

The Kellogg bill continues for sixty days after its enactment into law the present telephone rates. From certain quarters in which it seems useless to hope for fair play, criticism of this provision of the Kellogg bill already has come. Such criticism not only is not called for, but it is absolutely illogical. The Government for many months has been operating the telephone lines, giving a service vastly inferior to that which prevailed under private management and yet finding it necessary to increase the rates in order to pay expenses. Following the return of the lines to the companies, it is inevitable that there must be a period of readjustment. During that time the telephone companies clearly are entitled to tolls equal to those found necessary by the Government. This is so patent that the point probably will not be seriously opposed in either house of Congress.

In this connection it is interesting to refer to the letter which Theodore N. Vail, President of the American Telephone and Telegraph Company and George Robinson, President of the United States Independent Telephone Association, sent to members of Congress on May 18 last. Appealing for the speedy return of the telephone lines to their owners, Mr. Vail and Mr. Robinson reminded Congress that the expenses of these systems have daily increased during the past year for wages alone at the rate of more than \$20,000,000 per annum.

Government operation of the telephone lines has been a dismal failure. The service has deteriorated and the disappointment of the public has been augmented by the increasing rates which the Government has found absolutely imperative. What is most vital to the public is the early restoration of the telephone service, especially in this city, to the high standard of efficiency it attained under private management prior to the war. Neither the New York Telephone Company nor any other operating company can be expected to rebuild its system and its personnel unless permitted to charge a reasonable rate for its service. If the period of sixty days for present rates which the Kellogg bill provides is not sufficient for this purpose then the telephone companies should be allowed whatever further time is reasonable and necessary.

A Municipal Boomerang

That chickens really do come home to roost, even in places remote from the barnyard, is being made plain these days to the Hylan administration.

Several months ago the Mayor appointed a committee to investigate alleged "rent profiteering" in this city and that committee seemed to assume in advance that its duty was to prove rent profiteering exists. Its attitude from the start has been to pronounce landlords guilty in advance, and then to undertake to prove it. Because of this attitude on the part of the Mayor's Committee thousands of discontented tenants have been encouraged to believe that they were being victimized by unscrupulous landlords, and their hue and cry has been taken up by some newspapers, by various organizations and by a large number of individual disturbers who seem to have cared more about starting a ruction than they have about getting at the facts.

Under these circumstances few right-minded citizens will waste sympathy on Mayor Hylan and his Commissioner of Markets, Dr. Day, now that the lessees of stalls in the city markets are complaining that the Hylan administration, through Dr. Day's action in raising market rents, has itself become a rent profiteer of the most obnoxious kind. When the city raises the rents of the marketmen it makes a genuine contribution to the

high cost of living, because every consumer knows that the marketmen will pass the advance in rent on to their customers.

The Record and Guide does not pretend to know whether Commissioner Day's increase in market rents is justifiable or not. Mayor Hylan's Commissioner insists that the city must have higher rents or lose money. It would not be surprising if Commissioner Day was right in this statement. But the point is that the city administration should not on the one hand accuse New York landlords of outrageous rent profiteering while at the same time itself indulging in the policy of advancing rents which it condemns when done by others.

Taken all in all the Record and Guide is convinced that the same reasons which have impelled Commissioner Day to increase market rents are the ones which in most instances have impelled other landlords to increase rentals for their properties. Tenants, whether renting market space from the city or a place in which to live from some other landlord, must expect to pay what their quarters are reasonably worth in the existing conditions.

Readers Comment on Current Topics

June 5, 1919.

Editor of the Record and Guide:

In the daily discussions of building inactivity which have become national in scope these days, many plausible reasons are advanced as the causes. Some consider that the money lenders lack assurance of suitable returns and security for their investments, others are holding back awaiting possible lower material and labor prices, and many are not confident that the labor troubles are over. These circumstances are possible, just as they have appeared periodically in the past, but they will be met successfully with the usual American keen judgment and properly adjusted.

There are other important points which have already been discussed, as a most practical aid in curtailing the existing high cost, and which have not been given enough consideration in the past; one of which is the wholesale revision of our extravagant Building Laws. It has been said that such laws might even become a code of national requirements instead of a State or local book of rules and regulations. We can readily be convinced that there would follow a very large reduction in the cost of buildings, if these laws were revised by a commission of practical, non-partisan experts, with a view to economy as well as safety.

The other important point which deserves just as much consideration is the standardization of all materials which enter into a building operation on similar lines as the existing successful system of fabricated ships. Manufacturers in every trade would welcome an agreement to standardize their products, as not only a tremendous saving on cost would be the result, but the element of time for completion would be equally important, as very many items in each trade could be manufactured at such times that the factories are not busy with other work, and, these could be placed in stock ready for immediate delivery, thus facilitating speed.

Our worthy architects, too, would surely support such a move, as a great saving of study and special detail would result, more especially if only all workable dimensions were unified. The architect is the commanding general of all building operations, and it is he who establishes the details of the entire construction and finish. It is really interesting to pause for a moment to consider the great variety of ideas of detail that has entered into buildings, each requiring special and individual lay-out, first by the architect himself, and then by the manufacturer.

The time is ripe now for a scientific study of such matters

as present conditions will assist in forcing the issue. It is therefore, very obvious that a Standardization Commission, composed of experts in each trade, were appointed by the proper authorities to establish a catechism of standards, the present high cost would surely be substantially curtailed, and with more efficiency and expediency in any kind of building operation.

JAMES WELLS.

A MEETING of prominent property owners, tenants and business men on 42d Street and vicinity was held last week in the Astor Trust Building, as a result of which the Forty-second Street Property Owners' and Merchants' Association, Inc., with headquarters at 50 East 42d Street, was formed and the following officers were elected: President, A. E. Thorne, President, Oceanic Investing Co.; Treasurer, Bernard Wakefield, Vice-President, Cushman & Wakefield.

Vice-Presidents: J. McE. Bowman, President, Hotels Biltmore, Manhattan, Commodore, Belmont; Irving Bush, President, Bush Terminal Company; A. E. Erlanger, President, Klaw & Erlanger; Homer Foot, Jr., President, Foot & Martin, Inc.; Louis Stern, President, Stern Brothers; Travis H. Whitney, Attorney.

Directors: Wm. H. Barnum, President, Longacre Land Company; George Bell, Jeweler; Paul B. Boden, Vice-President, Hotel Manhattan; J. C. Cushman, President, Cushman & Wakefield; O. D. Dike, President, O. D. & H. V. Dike, Inc.; Edmund Eckart, President, Gerstendorfer Brothers, Inc.; Thomas I. Elliot, Secretary, White Enamel Refrigerator Company; Paul H. Fairchild, Vice-President, James McCreery Realty Corp.; Joseph Gordon, President, Joseph Gordon, Inc.; Frederick Johnson, President, Forty-second Street and Madison Avenue Association; Wm. M. Kerr, Manager, New York Telephone Company; S. E. Kingsley, Director of Real Estate, Louis K. Liggett Company; H. J. Luce, President, Acker, Merrill & Condit; W. A. Meikleham, Treasurer, Manhattan Storage & Warehouse Company; Walter C. Reid, Vice-President, Lincoln Safe Deposit Company; W. V. Swords, Vice-President, The Aeolian Company; Alexander Taylor, President, Alexander Taylor & Co.; Chas. Elliot Warren, President, Lincoln National Bank; Edward Wise, President, United Cigar Stores Company.

All property owners, merchants and responsible tenants located in buildings on or near 42d Street, from river to river, are invited to apply for membership to the Secretary or to any officer or director.

REAL ESTATE SECTION

Favors Federal Home Loan Bank For Relief of Realty

Senator Lockwood Seeks Congressional Action and Calls Conference of National Legislators and Real Estate Experts to Promote Plan

SENATOR CHARLES C. LOCKWOOD this week outlined the course the Joint Legislative Committee will take in trying to find a solution of the New York housing question, as a result of testimony taken at the hearings in this city during the last two weeks. Senator Lockwood went to Washington and asked for co-operation of the New York delegation in Congress for several propositions, including a Federal Home Loan Bank. He telegraphed from there as follows:

"Please advise press of New York City that the Joint Committee on Housing of the New York State Legislature, after taking the testimony in New York of tenants, owners of real estate, representatives of mortgage companies, labor organizations and experts, and testimony here in Washington of William B. Wilson, Secretary of Labor, and Government experts, has requested United States Senators Wadsworth and Calder to immediately call a conference of all representatives in Congress of New York State, and to seek the co-operation of Representatives in Congress from other States, so that the following propositions will have consideration and action early in the present session:

"Proposed Federal Home Loan Bank, which aims to give present and prospective home owners the same advantage as is given to farm owners by the Federal Land Bank, which exempts from taxation the 5 per cent. bonds issued against farm mortgages.

"The exemption from Federal taxation of the mortgages on homes or holdings in mortgages up to, say \$4,000, so that mortgage money can compete in the money market with Government and other securities which are now non-taxable, more liquid and give a larger net return.

"Exemption from Federal taxation of the bonds issued by the New York State Land Bank, which was incorporated several years ago by the Legislature, which issues bonds secured by mortgages deposited with the State comptroller of New York, but which has been unable with its 4½ per cent. taxable bonds to compete with the 4¾ per cent. and other Government non-taxable securities, and the 5 per cent. tax-exempt farm loan bonds, and such other and further measures by which they think Congress can aid the situation by stimulating construction of houses.

"The committee has also called a conference at the Aldermanic Chamber, City Hall, New York, Friday, June 6, at 10.30 A. M., which it has requested Governor Smith and United States Senator Calder and Wadsworth to address, together with other experts, and to which have also been invited the presidents of life and fire insurance companies of the City of New York, of the city savings banks, representatives of the State savings and business banks, trust companies, labor organizations, mortgage and title companies, experts on housing, tenant associations and others interested in the problem, in order that, if possible, the expected shortage of homes for 30,000 families may be met, at least partially, by the men of the city who have its best interests at heart."

The Lockwood Committee resumed its hearings on Wednesday, calling several city officials, heads of title and mortgage companies and others to testify.

Corporation Counsel William P. Burr declared that at the request of the Mayor he made an investigation of the law

with reference to the right of the city to invest city funds in housing.

"I advised the Mayor," said Corporation Counsel Burr, "that under the Constitution and the laws of this State the city has no power to construct municipal apartment houses and rent them to private parties." Mr. Burr also declared that the State was in a position similar to that of the city and that it could not engage in a building campaign of this kind without constitutional amendment.

Richard M. Hurd, president of the Lawyers Mortgage Company, was asked what plan he could suggest by which money may become more available for the realty mortgage market.

"The only thing I can think of," he said, "would be to exempt from income tax mortgage investments up to \$30,000 or \$40,000, the general run of small loans that help the housing situation. It always seems to me absolutely unfair for the Government to put out farm loan bonds at 5 per cent. to the investor and exempt it from all taxation. That is favoring one class as against the rest of the people."

Louis V. Bright, president of the Lawyers Title and Insurance Company, declared that his company was in a position to advance about \$1,000,000 on building loans at the present time. In reply to a question as to whether he had had any building loan applications recently, he said: "We have had in the last three or four days some strong builders who are willing to go ahead, notwithstanding the high cost of building material and labor. They figure that by getting a higher rent for their properties they will make up for the high costs." He declared that some of these applications were now under consideration and did not know whether they would be able to reach an agreement.

Allan Robinson, president of the City and Suburban Homes Company, declared that his company intended to break ground in Brooklyn next week for a unique housing experiment. He said the development would cover about 40 per cent. of the lot and would begin with four units 100 by 100, each unit to have eighty rooms. The building will be four stories in height. He estimated that each unit would cost between \$60,000 and \$70,000. Rent schedules have not yet been fixed, but Mr. Robinson ventured the suggestion that they would be somewhere around \$9 a room. The site of the operation will be in the Bath Beach district on 16th and 17th Avenues and 67th to 74th Streets. In reply to a question by the chairman as to whether his company would undertake the erection of more apartments if money for mortgages and construction were freer, Mr. Robinson stated that his company was prepared to build in all the boroughs of New York City.

"It is not so much the question of mortgage money as it is the question of somebody providing the equity money," he said. "We can get our mortgages even if we have to pay a little more than we have been in the habit of paying, but the difficulty is getting the money for the mortgage which represents the equity." He declared that as a result of his appeal to the public to subscribe to stock a total of \$125,000 had already been raised.

Harry A. Kahler, president of the New York Title and Mortgage Company, declared that builders generally wanted to build because of the good opportunities for obtaining satis-

factory rentals, but that they were deterred to a large extent from undertaking building operations now, because of the high cost of material and labor and of the difficulties surrounding employment generally, and because of the difficulty of getting a satisfactory supply of mortgage money.

After declaring that the general money market was drifting away from mortgages because the rates on money mortgages were not as attractive as rates on other money investments, Mr. Kahler said that the mortgage market and the money market respond automatically to economic conditions, and when the cost of living and taxation rises people having funds to invest insist on high returns. For that reason a great deal of money that formerly went into the mortgage market is going into other securities. He declared that if Congress could be induced to exempt the income on mortgages up to \$40,000 from all Federal income taxes that there would be an inducement for more general investment in mortgages.

Other witnesses included Dr. Jonathan C. Day, Commissioner of Markets, who undertook to explain the recent rent increases in city market stands, and Thomas F. Larkin, president of the Model Building and Loan Association, who described the workings of the Building and Loan association and the formation of the State Land Bank.

"The Land Bank was organized to give the building and loan associations long-time money," said Mr. Larkin. "It loans the associations money, but starting off it was thought safer to lend the associations on a plan by which the associations pay back 10 per cent. annually. In fact, we have ten-year money. It could have been extended longer if necessary."

"Assume that a serial building and loan association had \$50,000 worth of mortgages and wanted to borrow from the State Land Bank, just how would it do it?"

"It would deposit those bonds with the Land Bank, and the Land Bank deposits them with the Comptroller of the State, and they advance the money, but they have to have another 20 per cent. margin."

"You mean the Land Bank will loan the building association not more than 80 per cent of the assumed \$50,000 due on the mortgages?" "Yes."

"It doesn't lend on the face value, but on the amount due?" "Yes, sir."

"So that if the amount due on mortgages held by the association is \$50,000, the Land Bank would loan not more than \$40,000?"

"Exactly. The Land Bank, when they sold their bonds, sold at 4½ per cent. and then lend the associations at five. The theory of the Land Bank is that it is co-operative, that they give the association assistance at half a per cent. more than they get their money at. The Land Bank has \$103,000 of its own capital which it got from the associations. Each association was entitled to subscribe to the capital stock of not less than one share, or \$1,000. Forty-nine of the more than 200 associations in the State subscribed."

Samuel Untermeyer precipitated another inquiry into the New York housing situation when he sent a letter to Nathan Hirsch, chairman of the Mayor's Committee on Rent Profiteering, in which he charged the insurance companies with the responsibility for existing conditions.

Mr. Untermeyer's charge that the big insurance companies are putting obstacles in the way of improving housing conditions by withdrawing from a former policy of lending on bonds and mortgages brought answers yesterday from Frederick H. Ecker, vice-president of the Metropolitan Life Insurance Company, and Henry Evans, president of the Continental Fire Insurance Company, in which both said they considered the statement unfair.

Mr. Ecker said that evidently Mr. Untermeyer had lost sight of the check put on building operations by Government request and that the Metropolitan, finding opportunities diminished for investment, in this field had sought other investments. Since April 1, 1917, he said, the company has subscribed to loans of the Federal Government and those of Canada to the extent of \$140,000,000. Bonds amounting to

\$60,000,000 were taken in the Fourth Liberty Loan issue and \$30,000,000 in the Fifth issue.

The company found it necessary, he said, to borrow \$33,500,000 in order to make the \$60,000,000 subscription, and has still \$22,500,000 on this account outstanding, which should be paid before making other investments. The company also bought \$32,000,000 in United States Treasury certificates of indebtedness, which were applied to bond payments subsequently issued.

Mr. Ecker said that if it is true that the practice of loaning on real estate was discontinued it was done for the purpose of responding to a greater necessity. In spite of the company's Government obligations yet outstanding Mr. Ecker said that the company has agreed to make some loans on properties designed to relieve the existing situation. Answering Mr. Untermeyer's statement regarding the investment of stocks he said that with the exception of those acquired in lieu of bond investments the company's holdings in stocks are of a total par value of about \$3,000,000 out of total assets of more than \$800,000,000.

It was announced at the close of Thursday's session that next week's hearing would concern themselves with the building material situation.

N. Y. Building Managers Plan for Convention

NEW YORK building managers will figure prominently at the annual convention of the National Association of Building Owners and Managers to be held in Philadelphia beginning next Tuesday, June 10, 11 and 12. Convention headquarters will be at the Hotel Bellevue Stratford. About forty New Yorkers will attend the convention and six of them will read important papers discussing building management problems of nation-wide interest. They include J. Clydesdale Cushman, who will talk on "Charging Tenants for Electric Current and Lamps"; William T. Ropes on "Local Associations and Their Relation to the National Association"; Charles C. Nichols on "Methods of Determining Values for Retail Stores"; R. W. Murray on "Apartment Buildings of the Better Class"; and Lee T. Smith on "Campaigning for Office Building Tenants"; William W. Lighthipe will make his annual report as Chairman of the Committee on Mechanical Equipment of the National Association.

C. T. Coley is chairman of the New York Building Managers Association Convention committee which will handle all the New York arrangements at the convention and which will also provide entertainment for about 250 delegates to the Philadelphia Convention during a two-day stay in New York on Saturday, June 14, and Sunday, June 15. Serving on the committee with Mr. Coley are William T. Ropes, Lee T. Smith, Corwin Black, William W. Lighthipe and J. C. Cushman.

The plans of the New York Building Managers' Association for the entertainment of the out-of-town delegates covers a wide range, and neither time nor expense will be spared in showing them all there is to show in New York. Visitors will arrive early Saturday morning. They will then start on a sight-seeing trip which will take them through the financial section, Chinatown and Washington Square.

After luncheon at the Commodore Hotel the party will inspect one of the \$30,000 suites in the apartment house at 820 Fifth Avenue and then will visit other points of interest in the uptown district.

The last meeting of the season of the New York Building Managers' Association was held at the Park Avenue Hotel on Tuesday night and concerned itself largely with discussion of plans for the Philadelphia convention and the entertainment of the visiting delegates.

It was announced that the following additional members had joined the National Association of Building Owners and Managers: Marshall Clark, Guyon L. C. Earle, P. F. Jerome of Int. Y. M. C. A. Committee, Frederick B. Lewis of Charles F. Noyes & Co., Park Avenue Operating Co., Maurice R. Spear of Spear & Co., Walter C. Wyckoff of Moore & Wyckoff, and A. E. Thorne of Oceanic Investing Company.

Realty Loans Have Not Kept Pace With Bank Resources

Federal Inquiry Shows That While Lending Institutions Have Made Large Gains
Real Estate Has Not Benefited Proportionately

AN investigation into the causes for the shortage of money for building operations made by the Federal Government under the direction of Franklin T. Miller, Director of the Division of Public Works and Construction Development in the United States Department of Labor shows that while the financial resources of the country have increased enormously and the loaning institutions have largely increased their resources, the amount of money that has been applied to the development of real estate and building has not proportionately increased.

In an interview for the Record and Guide Mr. Miller gives the reasons for this and makes some suggestions for the bringing in to the money market additional funds for use in real estate and building operations.

"In outlining the results of the investigation, we find," said Mr. Miller, "the following conditions:

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

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

"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.

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

"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.

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

"The most important classes of financial institutions in New York are State Banks, Savings Banks, Trust Companies, Private Banks, Investment Companies, and Savings and Loan Associations. These were the only groups reported in the New York banking reports in 1917, which held in the aggregate resources in excess of \$10,000,000. Savings banks, trust companies and State banks held about 97 per cent. of the total resources of financial institutions reporting to the State.

"From the New York Banking Reports it appears that the mortgages owned by trust companies increased 3 per cent. from 1914 to 1917, and that the loans and discounts secured by real estate collateral held by trust companies increased 2 per cent. from 1914 to 1917. During the same period loans and discounts secured by other collateral held by the trust companies of New York increased 55 per cent. Loans and discounts and bills purchased, not secured by collateral, increased 168 per cent. Stock and bond investments increased 88 per cent., and the total resources of the New York trust companies increased 84 per cent. It should be mentioned that the mortgages owned by trust companies in 1917 amount to \$94,000,000 as against loans and discounts secured by real estate collateral amounting to \$14,000,000.

"In the case of State banks, mortgages owned increased from September, 1914, to September, 1917, 28 per cent., and loans and discounts secured by real estate collateral decreased 16 per cent. If the two figures are combined the increase is 4 per cent. Mortgages owned by State banks in 1917 amounted to \$14,000,000 and loans and discounts secured by real estate collateral to \$10,000,000. As against the increase of 4 per cent. for 1914 to 1917 in the amount of mortgages owned and loans and discounts secured by real estate collateral, the loans and discounts of State banks secured by other collateral, increased 21 per cent. Loans and discounts and bills purchased not secured by collateral increased 13 per cent. Public securities owned by State banks increased 282 per cent., private

securities 55 per cent., and total resources, 36 per cent. The conclusion to be drawn from these statistics is that real estate loans by banks and trust companies in the State of New York have not increased in recent years in proportion to other assets of these institutions. Mutual savings banks in 1914 held 89.3 per cent. and in 1917 89.1 per cent. of all the real estate loans held by these four classes of banks. Trust companies held most of the remaining, 9 per cent. in 1914 and 8.9 per cent. in 1917.

"From 1914 to 1917, State banks increased their real estate loans 38 per cent., mutual savings banks 11 per cent., trust companies 12 per cent., and that the total real estate loans shown by the four classes of institutions increased 11 per cent.

"As against an increase of 11 per cent. in the real estate loans of these four classes of banks from 1914 to 1917, their total loans and discounts increased 43 per cent.; their total investments 25 per cent., and their resources 35 per cent.

"A point of prime importance is that New York savings banks, the main source of real estate loans, increased much less rapidly in resources than trust companies and State banks. Whereas the resources of State banks increased 30 per cent. and trust companies 63 per cent. An even greater increase is shown in the statistics from the State Banking Department, in the case of State banking companies 36 per cent., and in the case of trust companies 84 per cent.

"In 1914 the resources of savings banks comprises 43.3 per cent. of the total resources of the State banks, trust companies, private banks and mutual savings banks, whereas the resources of trust companies comprised only 10.7 per cent., but in 1917 the percentage was 36 per cent. for savings banks and 46.9 per cent. for trust companies.

"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.

"A general amortization system for real estate loans would be beneficial. What is necessary to do is to find the best method to bring this about."

Statistics are cited by Roy S. Bonsib, Chief of the Division of Safety Engineering, Working Conditions Service, Department of Labor, in a bulletin on safety work, to the effect that 88 per cent. of industrial accidents are due to man failure and are not directly chargeable to machinery at all; and that of 38,000,000 working men and women in the United States, 700,000 each year lose limbs or are laid up for an average of four weeks each, entailing a monetary loss to the wage earners of the Nation aggregating at least \$50,000,000.

Mr. Bonsib believes it most important that workmen should understand clearly the hazards of the occupations in which they are engaged, and how they may be avoided. Carelessness is a great cause of industrial accidents, and much may be done to eliminate it by careful instruction in safety methods, particularly if the instruction is given visually. Films and slides make a more effective presentation of the case than any speaker can offer. One large motor company has made a specialty for some time of showing a safety film to its men in groups of about 175.

Mr. Bonsib suggests a comedy film to start the program, a safety film next, and a drama for the finale. One large company makes a specialty of noonday films, with one industrial film weekly. If safety films are shown by industrial plant at night, a program of about 90 minutes can be given, and such programs may be offered about twice a month.

Bennett Sale of 500 Washington Heights Lots This Week

Most Important Transaction of This Character in Several Years—Ten Years Ago Similar Sale Was Held

By JOSEPH P. DAY

SELDOM, if ever, in the history of the City of New York, have real estate brokers and investors had such a splendid opportunity as the Bennett Estate Sale presents. To compare the value of property in a given neighborhood as of 1909 and 1919.

The opportunity to do this will be given next Tuesday, June 10, at 12 o'clock noon, when I will call for bids on the 500 Washington Heights lots to be sold then, at 14 Vesey Street, by the Estate of the late James Gordon Bennett, none of which lots have been transferred out of the Bennett family ownership since about 1835.

In addition to the sale being an absolute one, purchasers should have the utmost feeling of safety and assurance by knowing that the executors of the James Gordon Bennett Estate are Rodman Wanamaker, the Guaranty Trust Company, and Mr. Eugene Higgins, who stand for all that is stable and constructive in the business world.

The sale with which comparison may be made is that of the Fort Washington and Buena Vista syndicates, conducted by me on April 30, 1909. These lots, with the exception of two plots in 179th Street between Broadway and Fort Washington Avenue, and the westerly block front on Fort Washington Avenue, 177th to 178th Streets, were all located in Pinehurst, Haven Avenue, Buena Vista Avenue, Riverside Terrace, 177th Street, 178th Street, 180th Street and 181st Street. The holding was divided into fifty-one plots comprising 217 lots and containing 558,220 sq. ft. of land. The total of the sale was \$1,658,100, which was an average selling price of \$32,512 a plot, \$7,841 a lot and \$2.97 a sq. ft.

Now, ten years later, and with the Heights practically fully improved up to 181st Street, it will be interesting to compare results of the Bennett sale with those obtained a decade ago at the Buena Vista sale. This comparison will be doubly interesting because of the certainty that New York stands at the very threshold of a great and lasting building "boom," the opening of which cannot be delayed much longer, if the city administration and the big corporate builders are awake to the needs of this great city and its hard pressed tenants.

This building campaign cannot be inaugurated in a better location than Washington Heights, the further improvement of which locality will give relief to local and lower west side tenants and serve to protect the interests of the great "middle class," those who pay rentals from \$800 to \$2,500, who actually are the greatest sufferers from the avariciousness displayed by some of the city's landlords and agents.

All the lots owned and to be sold by the estate, located between Riverside Drive and the Hudson River, fronting on the N. Y. C. R. R. right of way, are to be sold as separate parcels, extending through from the drive from the N. Y. C. & H. R. R. Co.'s right of way; the average depth of these lots is about 200 feet. Other lots with a double frontage are

the twelve parcels just south of 187th Street and extending through from Pinehurst to Northern Avenues. The Riverside Drive lots above referred to form the first private holding north of Fort Washington Park, as legally opened.

Another little patch of park has been legally opened in the east side of Riverside Drive, just north of the northerly line of Chittenden Avenue, a westerly extension of 186th Street, running west from Northern Avenue, thence south alongside the new park, parallel to Riverside Drive and Northern Avenue. Because of their high speculative value, active bidding is the outlook for the eighteen lots fronting on the south side of 183d Street, the east side of Pinehurst Avenue, both sides of Fort Washington Avenue and the west side of Magaw Place; also for the eleven "watch charm" plots, known as lots 353 to 363, that control the westerly frontage on Pinehurst Avenue for a distance of about 280 feet north of 183d Street.

There is an attractive parcel of six short lots at the southeast corner of Bennett Avenue and 184th Street, on a block where a row of six-story elevator houses have been most successful. The only Broadway block to be disposed of consists of the twenty-six lots comprising the square block bounded by Broadway, Bennett Avenue and 187th Street. This block has big potential values because of the moral certainty that a new subway station must be built soon with entrances at 186th and 187th Streets, midway between the overtaxed 181st and 191st Street Stations. This new station is the ideal one from which to extend a tunnel from St. Nicholas Avenue, via 186th and 187th Streets to Fort Washington Avenue, Riverside Drive. Any public service commission that approves a new station at this point, but lacking this crosstown means of reaching it, would be guilty of gross negligence. This new station is the ideal one from which to extend a tunnel, would do more than any other improvement to increase the assessed value of the lots west of Broadway. The great majority of the Bennett estate lots lie east and west of Fort Washington Avenue, along the ridge that forms the highest point of land on Manhattan Island.

The view to be obtained from practically all parts of the property over the Hudson River and Broadway valleys put the Bennett property almost in a class by itself. It seems a pity, therefore, that this suburb property had to be sold at a time when vacant lots are still suffering from the effects of war time restrictions on building and building materials.

Once the impending "building boom" breaks, and is gotten under way, every builder of note in New York will want a "Bennett Estate" building site. Buyers at the sale next Tuesday, June 10, will then be in a fine position to pocket a comfortable profit, that is, unless all of the buyers on that memorable day are building loan operators and builders.



BENNETT ESTATE, LOOKING SOUTH ON FORT WASHINGTON AVENUE.

Brooklyn Is Centre of the Greatest Activity in Realty

Leading Real Estate Brokers Discuss Its Causes and Predict Business Will Become Even Better as Season Advances

BROOKLYN real estate brokers report the best buying and renting market for properties in that borough in many years. A canvass conducted by the Record and Guide this week in many parts of Brooklyn reveal the presence of a consistent buying demand largely dominated by home-seekers. The reports from Bay Ridge, Flatbush, Mapleton Park, the Eastern Parkway, Manhattan Bridge Plaza, Central, Downtown and other districts substantiate the steadily growing belief that the present buying movement is not a superficial one, but is based on a firm foundation.

Evidence of the activity of the real estate market in Brooklyn is contained in the figures of the Kings County Register's Office for the month of May which have just been compiled by Register Webster. The office received during the month 5,962 deeds, 5,636 mortgages, 1,997 satisfactions and 57 miscellaneous papers, a total of 3,662. This is an increase of more than 2,000 over the month of April when 11,638 papers were recorded, and more than double the May record for last year, which was 6,713. The figures are the largest for the month of May in the history of the office with the exception of 1905 and 1906. The total number of papers received during the first five months of the year, 47,107, is the largest for this period of any year since 1906.

Practically all the brokers agree that the upward trend on Brooklyn real estate will be a permanent one, and they offer as proof of this belief not only the steadily mounting number of transactions but the strong character of the demand. The opinions of representative brokers in various parts of Brooklyn follow:

FRANK A. SEAVER:

In the Bay Ridge section, we find that the demand has been almost entirely for one and two family houses. All types of these have sold well and at some advance in prices over last year. It is difficult to give general information as to prices. One of the best selling properties has been the semi-detached two story and cellar two family brick house with double garage, selling at about \$12,000. The two family brick house in rows with all modern improvements sells at about \$8,000. Of course, there are great variations in the prices of the one family house. Some of the small brick seven-room houses sell as low as \$5,000 and \$6,000 each, while the superior type of detached one family cottage on plots of fifty or sixty by one hundred, in the Crescent Hill section, sell in the neighborhood of \$20,000 to \$25,000.

The purchasing has been almost entirely by homeseekers. We find a demand for apartment houses of all types but mainly from speculators who wish to buy below the actual value, and the few houses of this type are bringing satisfactory rentals and are not in the market for sale.

Some lot market is now developing. Many sales have been made with builders and a few to investors. In this section it seems certain that the buying we have had has only removed from the market the properties that were offered for sale far below their actual value. There are still many houses in the market for less than their cost of construction. The market we have had is but a preliminary to a strong and broad general market in which all accessible property will be salable with improving prices for many years to come.

Builders are beginning to be active in a small way with prospects of materially increasing and some large operations in the near future. During the boom of ten or twelve years ago this entire section was much overbuilt, and for years, property was rented for about enough to pay the interest on the first mortgages. The owners were "in the hole" for the balance of the cost. This discouraged building and real estate investment of all kind. There were signs of an im-

proving market when the war began and this, of course, held everything back. The present market is the natural outcome of these conditions. If real estate is given any chance at all it will hold its proper position as a sound security. The present shortage of accommodations will be quickly remedied now that rents have reached the proper level.

ANDREW REIS:

The main character of the buying demand, as we find it, is for one and two family houses of modern type, preferably those with garages. The secondary demand is for garage space. Prices are generally good, and in those cases where home buyers are concerned the prices are excellent. It is encouraging to note that all kinds of people are buying; speculators, investors and home seekers, which leads me to believe that this is a staple buying market.

Brooklyn real estate has always been underestimated and it took the war to bring back Brooklyn real estate to its own. It is pretty well established now that the present unprecedented demand has been caused largely by the cessation of building, but there is another element in the situation which must not be overlooked, and that is the appearance in the market of the wage earner and the mechanic who has been drawing big salaries and who has been placed in a position where he is able to acquire a home of his own.

It is my belief that any man who buys at today's values cannot go wrong, because I really do not believe that we will ever again see a time when we will be able to build a good house for anything near the price that it was constructed prior to the war. In the Eastern Parkway section, for example, I used to sell for \$10,000 houses that are now bringing \$14,000, and new ones of a similar character that are going to be built in the neighborhood will bring more than \$16,000. The splendid residential advantage of this section has resulted in the erection of fine types of dwellings and I can illustrate the present day demand with a list of more than fifty buyers whom I cannot supply with houses because I cannot obtain them. Today I am having a harder time getting the man who wants to sell than I used to have in getting the man to buy. In other words, business conditions have reversed themselves now. I must sell the seller instead of the buyer. There is practically nothing to rent of any kind or at any price in this entire section to my knowledge.

REALTY ASSOCIATES:

This Company has sold within the last month, all property that we own in the Flatbush section, excepting one house, No. 99 Rutland Road. The demand has been such that if we had one hundred houses we would have had no trouble whatsoever in selling them. There is a very great demand for the style of houses which we have called "Easy House-keeping Homes," and the market has been and still continues to be strong, purchases being made with the intention of occupying the houses for homes. Most apartment houses that we have sold have been to investors who now realize that this class of property is a profitable investment.

So far as the buying power of the present market is concerned, we are at present erecting twenty semi-detached one-family houses on Vista Place between 68th and 69th streets, Bay Ridge, and are about to start on twenty 2-family houses on Sullivan street east of Flatbush avenue, and from the number of inquiries we have, there is no doubt that we could sign contracts for the sale of all of these houses before completion. We have made it a rule not to sell any houses until completed.

There is no doubt but that the present market will last for at least two years, based on the demand we have had,

as building cannot catch up with the demand for at least that period of time. As the cost of building at present is fully 50 per cent. above the old cost before the war, there is no doubt but that the demand for old style houses will hold firm at present prices.

There has been a big demand at present from speculators in regard to choice sites for apartment houses which leads us to believe that there will be, in the near future, activity in building this class of house. Our opinion is that one of the first sections where apartment house building will start is the Flatbush section, as two new subways to Flatbush will be open within the next six months and the largest demand and highest rents are characteristic of this section.

JAMES R. ROSS COMPANY:

The buying demand is very strong for residences both in Brooklyn and on Long Island. This, of course, is due to the lack of apartments or space to rent of any kind, as well as the fact that a great many home seekers have now more ready money than ever and they are fulfilling their desire to own their own home. The market is particularly good in this respect in the suburbs within commuting distance. We think that, in addition to the factors above mentioned, the general use of the automobile, the intense interest in gardening aroused by the Government campaign, and the easy housekeeping character of most of the suburban houses, especially the small cottages, is largely responsible for this condition.

We also find an active demand for business properties for merchants protecting their location. We notice a large number of theatre projects. Prices are maintaining a strong level and are rapidly rising. This is due to the lack of new buildings and because most of the bargains have now been taken up by speculators. The speculators were very active when the present movement started, but now seem to have subsided somewhat. This might seem to indicate that the speculators who operate for long hold profits have loaded up, whereas, those who depend on short terms are waiting for the investors to come into the market.

Investment buyers do not appear to be in evidence. They would naturally be slow any way after the long slump, which real estate has been through and the poor investments which most properties have been. But this class of buyers would be greatly encouraged if the present City administration would allow rental values to reach their proper level and abandon all this nonsense about rent profiteering and hard hearted landlords and also relieve the builders from all the petty annoyances, which arise from the different City Departments. These last two factors also form a considerable hindrance to speeding up new building operations, together with a hesitancy of money lenders to recognize the new cost basis.

In summing up, the present market looks like the beginning of a very strong movement of capital into real estate, which leads without question into a very prosperous period. In our section particularly, which centers around Nostrand avenue and Fulton street, the biggest business section of Fulton street above the downtown dry goods district, we notice a very strong demand for stores and a very rapid increase in store rentals. This is a good barometer, and by indicating a strong purchasing power in the neighborhood, indicates a healthy condition.

WILLIAM C. DEMOREST, PRESIDENT REALTY TRUST:

Relative to the characteristics of the buying demand for real estate at Mapleton Park, Brooklyn, on the Sea Beach Subway Line, we find there is an immediate and urgent demand for the class of houses we have there—7 to 10 rooms. This demand comes from all classes, but mostly, of course, from home buyers, who demand possession at once. Our prices range from \$6,000.00 to \$9,500.00, which are low, as these houses cannot be built to-day for these figures, exclusive of land.

We find speculators and investors also are prompt buyers, so much so, that we have been compelled to raise our prices to these buyers, so as not to have blocks of houses taken

away from real home buyers. We have sold to this class in the last month or so, thirty-six houses, and to home buyers nearly 100 in that section.

Builders are active inquirers and purchasers also for vacant land there, and several are making plans for summer and fall building. We find the same inquiry for home buying in all other sections where we have properties, notably Borough Park, Martense and Parkville on the Culver Line, and Dyker Heights on the Fourth Avenue Line, and have made large sales of six-family flats to operators, and of one and two family houses to home buyers.

We believe this is no flurry, but the beginning of a permanent boom, which will not expend itself until the housing problem is more fully satisfied by extensive building. The general outlook for land values in our neighborhoods is very encouraging, and we look for an increased and constant demand for years to come on account of the splendid transportation facilities.

WILLIAM R. BURLING, OF BURLING & SWAN:

The Manhattan Bridge Plaza section is divided into four separate zones of influence, with four different types of buyers and conditions of property.

First, along Sands street, and particularly from the Manhattan Bridge Plaza on the west to the Navy Yard entrance on the east, the market for business property is exceptionally strong. With the great activity in the Navy Yard, as well as the neighborhood conditions adjacent to Sands street, retail trade conditions are very good. A number of properties have been sold recently at good prices and there have been several new store buildings erected and a number of alterations in existing buildings.

Second, in the section north of Sands street and extending to the East River, there have been a number of transfers of property to manufacturers to come into this desirable for either expansion of present plants or for new manufactures to come into this desirable section. Few realize the size and importance of this section as a manufacturing centre. Many of Brooklyn's largest and most representative manufacturers have their plants here, such as Robert Gair Co., E. W. Bliss Co., Arbuckle & Co., Kirkman & Son, Hanan & Son, Boorum & Pease, John Masury & Co., and others.

Third, along Flatbush avenue Extension, which with Canal street and the Manhattan Bridge as its northerly continuation, and with Flatbush avenue as its southerly continuation, forms the only direct highway from the North River, Manhattan, to Jamaica Bay. This wide highway has a strong appeal to manufacturers with its proximity to freight terminals, its subway, elevated and trolley transportation for labor from all parts of the greater city on a five cent fare as well as its transient advertising possibilities. Everyone coming to Brooklyn by the Manhattan Bridge must notice such splendid types of modern loft buildings as the Cary Mfg. Co. and the Sperry Gyroscope Co. buildings at the plaza end of the avenue.

Fourth, all through the other streets of the section there is a healthy demand for property both from home seekers who desire to live downtown near their places of employment as well as from speculators and operators.

Viewing the entire section as a whole, I see no reason why the outlook should not be most promising. Surrounded by four freight terminals with an aggregate capacity of more than one thousand freight cars and with freight rates as low as at any point in the entire city, with subway, elevated, and trolley transportation to all parts of greater New York on a five cent fare; with proximity to Borough Hall and the financial district; with its being just "over the river" from New York's largest retail centre, the section is without a peer as a manufacturing centre. As material prices and labor become stabilized, I look for a large increase in building throughout the section.

Other interesting interviews on the Brooklyn situation will appear next week.

Real Estate Review for the Current Week

Financial and Business Firms Figure Prominently as Buyers—Continued Demand for Residential Holdings

SEVERAL large transactions and a considerable number of small deals were prominent in a more active market this week, an outstanding feature of the demand being the continued acquisition of properties by financial and business concerns. One of the largest deals of the year involved the purchase by the National Biscuit Co. of all the property which the company now occupies in two square blocks in the Chelsea section, a transaction which assumes additional significance in view of the fact that these properties have been in the possession of the Bradish Johnson estate, the sellers, for more than one hundred years. In the Wall Street section, where there have been a number of deals of magnitude closed within recent weeks, the Bankers' Trust Company took over from Captain John Jacob Astor the seven-story building at 8 to 10 Wall Street, on which a tall addition to the present home of the trust company will be erected.

Other transactions reflecting the steady expansion of business involved the old Fifth Avenue Baptist Church on West 45th Street, which was bought by Michael Dreicer; a large frontage on Fourth Avenue at 12th Street taken by a Chicago firm for new working headquarters; the sale of a plot at 49-51 Broad Street to the Alliance Realty Company, giving

that corporation a large building site at that point, and the sale of a block front on Water Street from Maiden Lane to Fletcher Street to a firm now in one of the buildings.

There also continued to be a well defined movement toward the acquisition of residential properties in both the apartment and private house class with operators sharing more or less of the activity.

As the various inquiries into the New York housing situation progress, it is becoming apparent that the crux of the entire situation rests with the solution of the mortgage. The tightness of the money market and the apathetic flow of money into the building loan field has been the principal deterrent to the resumption of building activity. The fact that both the Lockwood Joint Legislative Committee and the Reconstruction Committee are devoting considerable attention to the mortgage phase of the problem, is being taken as an indication that the first measure of relief will come from this source. It is felt that just as soon as more money is available for real estate for both building and permanent loans that the builders will come back into the market in greater numbers than have characterized their recent association with the buying market.

PRIVATE REALTY SALES.

HE total number of sales reported but not recorded in Manhattan this week was 93 as against 79 last week and 36 a year ago.

The number of sales south of 59th street was 37 as compared with 24 last week and 13 a year ago.

The number of sales north of 59th street was 56 as compared with 55 last week and 23 a year ago.

From the Bronx 49 sales at private contract were reported as against 48 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 768 of this issue.

Biscuit Company Acquires Block.

The National Biscuit Co. bought from the Bradish Johnson estate, all the property the company now occupies in the two square blocks bounded by 15th and 16th streets, 9th and 11th avenues. The deal was for cash and was closed by the Douglas Robinson, Charles S. Brown Co. The property covered by six, eight and ten story buildings, is assessed by the city for taxation purposes at \$3,308,000.

The sale is unusual inasmuch as the selling interests have been in possession of the realty for more than a century. Eight years ago, May 1, 1911, the estate negotiated a lease for nineteen years for the block bounded by 10th avenue, 11th avenue, 15th and 16th streets, with the biscuit company, at a yearly rental of \$21,250 net. This parcel was improved in 1913 with a ten story baking plant, estimated at the time to cost \$1,750,000, by A. G. Zimmerman, the architect.

Directly opposite, in the east side of 10th avenue, and extending along 15th and 16th streets, the biscuit company occupies a series of six and eight story buildings. It now controls all but a small portion of the entire block. The sale just closed involved only the Johnson estate holdings, an area 206 ft in 10th avenue and 525 ft in each street.

Through the acquisition of No. 85 9th avenue, in July, 1918, the company obtained all the realty in the block, which is 800 ft long, with the exception of the immediate corner of 9th avenue and 16th street, measuring 25x100 feet, and a 125 foot parcel adjoining in 16th street, having an irregular depth of 118 and 107 feet. The National Biscuit Company's plant is directly opposite the new Chelsea piers and a spur of the New York Central and Hudson River Railroad extends into it.

Bankers' Trust Buys 10 Wall Street.

The Bankers' Trust Co. purchased from Capt. John Jacob Astor, son of Baron William Waldorf Astor, the seven story Astor Building at 8 to 10 Wall street, extending through to Pine street. This property is assessed at \$1,750,000 and has a frontage of 66 feet on Wall street, 44.8 feet on Pine street and a depth of 195 feet. It is one of a half a dozen properties

conveyed to Capt. Astor by his father about four years ago.

On the site of the newly acquired property the trust company will erect a thirty-two story addition to its present structure. This addition will correspond in height with the main part of the Bankers' Trust Building. The latter, however, is surmounted by a seven story pyramid, which gives it a total height of thirty-nine stories.

The present Bankers' Trust Building stands on the site of the former sixteen story Gillender Building and on the Stevens estate property adjoining. It faces the United States Sub-Treasury, the northern side of the Stock Exchange, and is diagonally across from the office of J. P. Morgan. When the building was erected less than ten years ago, it was believed that it would suffice for the needs of the trust company for many years to come, but the financial institution is already cramped for room and badly in need of additional space. With the new addition the company will have frontages of 160 feet on Wall street, 97.3 on Nassau street and 44.8 feet on Pine street.

The announcement of the transaction did not come altogether as a surprise, as last February Capt. Astor filed plans for the erection of a thirty-two story structure on the site of the old building and at the time it was rumored that the trust company was the prospective purchaser of the property. Charles E. Birge, architect, who drew up the plans for the contemplated improvement, estimated that it would cost in the neighborhood of \$1,500,000.

The Douglas Robinson, Charles S. Brown Co. negotiated the transaction and Capt. Astor was represented by Charles A. Peabody who looks after his interest in the United States.

Buys Rockefeller Church.

Michael Dreicer has purchased from the trustees of the Fifth Avenue Baptist Church, better known as the Rockefeller Church, the property at 2-8 West 46th street. The proceeds of the sale will be used for the erection of a new edifice at the southeast corner of Park avenue and 64th street, the site of which John D. Rockefeller bought and presented to the church a couple of years ago.

The 46th street property has been on the market ever since the acquisition of the new site, but owing to unsettled building conditions it was thought inadvisable to start. The old church measures eighty-five feet front, and there is a five-story rectory erected a few years ago at a cost of \$75,000, the two parcels comprising a total frontage of 100 feet. The property adjoins the Dreicer building on the southwest corner of 5th avenue and 46th street. Mr. Dreicer intends to eventually use the rectory as an addition to his corner building. His plans for the balance of the site have not been announced. Wm. A. White & Sons negotiated the deal.

Plans Washington Square Apartment.

M. Morgenthau, Jr., Company sold for the Oak Point Corporation to the 25 Fifth Avenue Corporation, represented by George B. Corsi, the northeast corner of 5th avenue and 9th

street, a plot consisting of 23, 25 and 27 5th avenue and 1 East 9th street, with a frontage of 105 ft. on 5th avenue and 100 ft. on 9th streets.

The buyer is a newly organized company which will remove the old colonial buildings now on the property at the expiration of the existing leases next October. They have commissioned architects Rouse & Goldstone to prepare plans for a 16-story and basement apartment house with every modern improvement, providing small suites of housekeeping apartments. The new building will be completed and ready for occupancy by the fall of 1920.

This sale marks the close of another chapter in the history of this Washington Square section. The corner house just sold, 23 5th avenue, together with the adjoining house at 1 East 9th street, were formerly the home of General Daniel E. Sickles, of Civil War fame. This sale is especially interesting, as it involves the first large building operation in the old Washington Square section of the city to be started since the outbreak of the war. The new apartment house will, moreover, be one of the largest apartment house in the Washington Square section and is intended to meet the great demand for modern housing accommodations in that section. The Morgenthau, Jr., Co. will represent the owners as agents.

Chicago Firm Will Build.

A big Chicago concern with a branch in this city plans the erection of a clothing factory building on the lower part of 4th avenue, just north of Wanamaker's and Grace Church. As a site for the building the Chicago concern has purchased through the Douglas Robinson, Charles S. Brown Co. the five old three and four story tenements at 101 to 111 4th avenue, southeast corner of 12th street. The project, together with the cost of the land, will require an outlay of \$1,500,000 and will, it is believed, induce many other clothing manufacturers to locate in this district, where land values are low. Mathilda E. R. Stuyvesant, who sold the property to the Chicago manufacturers, is a lineal descendant of Peter Stuyvesant, first Governor of New York. The site is opposite the Fish Building, at the northeast corner of 4th avenue and 12th street. It fronts about 143 feet on the avenue and 116 feet on 12th street, with a southerly line of 81 feet. The new building, it is said, will be about eleven stories high.

72d Street Dwelling Purchase.

Douglas L. Elliman & Co. have sold for Edmund L. Baylies, represented by William B. May & Co., 16 East 72d street, a new 6-story stone front English basement dwelling on a lot 27x102.2, built by John Downey from plans of Harry Allen Jacobs. The purchaser is a prominent New York business man who is giving up an apartment for this residence. Mr. Baylies has been prominent in recent years in remodeling and rebuilding fine private houses between 59th and 72d streets. Houses which he has rebuilt and sold are 9, 10, 12, 14, 16 and 18 East 62d street. The property just purchased, which was held in the market at \$260,000, is the latest one of a series of fine houses

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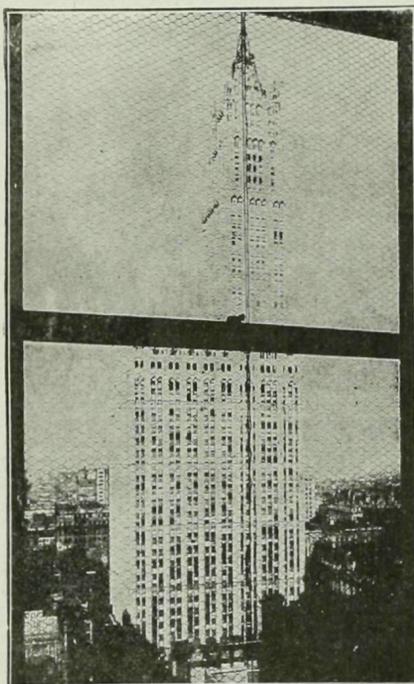
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recently sold, viz, 826 5th avenue for Mrs. H. Mortimer Brooks and 4 East 89th street, both of which were sold by the same broker, also, 973 5th avenue for Mrs. C. De Heredia, and 1027 5th avenue for Mrs. George C. Clark.

Adds to Broad Street Plot.

The Alliance Realty Co. bought the plot with a fifty foot frontage and of irregular depth, at 49 and 51 Broad street, from the 49 Broad Street Corp., through Frederick Southack and Alwyn Ball, Jr. The plot is just north of the property recently acquired by the Seaboard National Bank at the north corner of Broad and Beaver streets, and adjoins the large plot recently purchased by the Alliance Co. at 43 and 47 Broad street. The Alliance Co. now owns a building plot of about 12,000 square feet occupied by 4-sty buildings.

East 90th Street Dwelling Sale.

The large 5-story American basement dwelling at 9 East 90th street, with side windows overlooking the garden around the home of Andrew Carnegie, has been sold by Pease & Elliman for George L. McAlpin, who has owned and occupied it for several years. The house is valued at \$250,000, and has been purchased by an unnamed buyer for his occupancy. It is one of the finest homes in the Carnegie Hill section and stands on a plot 26x100.

Operators Still Buying.

The Morgenstern Brothers Syndicate purchased from the Hamilton Terrace Co., Charles Gross, pres., the two 6-story apartments at 53 to 75 Hamilton Terrace, at 140th street, occupying a combined plot of 176x96.6x irregular. They were erected a few years ago on property that was formerly restricted to private dwellings. It was a cash transaction, arranged by M. Cohn & Co. and Henry I. Cooper.

Another purchase by Morgenstern Brothers involves the 7-story Westbourne apartment house at the southeast corner of Broadway and 140th street, on plot 100x150. Henry J. Kantrowitz was the broker.

Deal for Drive Apartment.

Harris Meltzer has sold for the Melvin Construction Co. (Friedman Brothers) the Armidale, a modern 6-story elevator apartment house, at the southeast corner of Riverside Drive and 160th street, on a triangular plot, 213x144.9x 135, also the Highcourt, a 6-story structure at the northeast corner of Riverside Drive and 161st street, on a plot 110x223x100x177. The buyer is the Mang House Realty Corp. The houses were put on land formerly owned by the Loyal L. Smith estate.

Builders Take Block Front.

Martin Silverman and Hyman Passloff, builders, have bought from Frederick Brown, through Leitner, Brenner & Starr, the block front of fifteen lots on the east side of Woodrow Wilson Parkway, between 171st and 172d street. The site has a frontage of 371 feet and a depth of 100 feet. The buyers plan to erect two 5-story high grade apartment houses, one on a corner plot, 100x100, and another on an inside plot, 85x100. These lots are part of the tract bought by Mr. Brown about a month ago from Vincent Astor.

"Omaha" in Deal.

L. J. Phillips & Co. have sold the 7-story, double apartment house with store, at the northeast corner of Broadway and 65th street, known as the Omaha, on plot 50.5x100. The property is in the heart of the automobile centre, and was held at \$350,000. In part payment the seller is taking a water-front property at Amityville, L. I., on Great South Bay, on which is a bungalow and garage. The Hunts Point Realty Co., Robert E. Simon, pres., holds title to the Omaha.

Syndicate Takes Dyker Beach Tract.

A tract of water front property consisting of several blocks on Cropsey av, extending from Dyker Beach Park to Bay 10th street, and south to the water, including about 17 acres of land under water, obtained by patent from the State of New York, has been purchased by Michael McLoughlin from Michael J. Dods-worth as executor of the estate of the late Mary A. Young. The broker in the transaction was Clarence P. Waterman. The buyer represents a syndicate which will develop this property for high-class bungalows, with a private bathing beach. This tract of land has been in the possession of the Young family for many years. It is assessed at \$200,000.

Manhattan.

South of 59th Street.

CHERRY ST.—The 7-sty loft building, on a lot 21x50, at 484 Cherry st, northwest corner of Corlears st, abutting the property of the New York Railways Co., is to be taken over by the 484 Cherry Street Co., formed at Albany with E. O. Anderson and H. and E. Keale as directors. P. Chauncey Anderson is the owner of record.

ESSEX ST.—Meyer Ellenbogen sold for the Church of the Holy Communion to Adolph Teitelbaum the 3-sty tenement at 120 Essex st, 20x100.

FRONT ST.—William H. Whiting & Co. sold for Mabel S. Carter and others the two 5-sty buildings 254 and 256 Front st, 24.4 ft south of Dover st, on plot 45.11x73.

FRONT ST.—Cammann, Voorhees & Floyd have sold to the Markham Realty Co. 44 Front st, a 5-sty building, on lot 25x85, adjoining the corner of Coenties slip. Walter L. Smith and Louise A. Gormly are the sellers, and the property has been held in their family since 1822, at which time it was purchased for \$5,650. The present assessed value is \$27,000.

GRAND ST.—As a site for a synagogue, the property at 859 to 563 Grand st, running through to 403 to 407 Madison st, has been acquired by the Chebra Agudas Achim Chesed Shel Emeth. It measures 56 ft on Grand st and 51 ft on Madison st. It formerly belonged to William Lustgarten and was purchased last month by Arthur A. Goldstein.

GREENWICH ST.—The Douglas Robinson, Charles S. Brown Co. sold to the Broadway-John Street Corp., Elias A. Cohen, pres., 113 and 115 Greenwich st, a 2-sty building, 42x90, held in \$50,000, for Thomas G. Sherman and Paul Tuckerman, executors.

PRINCE ST.—James H. Cruikshank resold to Morris Borsodi the 6-sty fireproof loft build-

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ing at 177 Prince st, assessed by the city at \$24,000, on plot 25x95. Charles E. Moore was the broker.

SOUTH ST.—Charles F. Noyes Co. has sold for Edward S. Savage to the Marine Firemen, Oilers & Water Tenders Union of the Atlantic & Gulf, 70 South st, the south corner of Depyster st, a 5-sty building, 26x60, and valued at \$60,000. The purchasers are paying all cash for the property. The union is now located at 40 Burling slip. The premises just purchased will be extensively altered.

WASHINGTON SQUARE NORTH.—Julia Marlowe (Mrs. E. H. Sothern) purchased from W. Kintzing Post through Pepe & Bro. 21 Washington Square North, a 3½-sty building with 1-sty extension and a brick stable, on a 25 ft plot extending to Macdougall alley, Rhineland estate leasehold.

WASHINGTON SQUARE.—Sir Edgar Speyer purchased the adjoining dwelling with a 2-sty extension at 22 Washington sq, fronting 27 ft and running back 136 ft to Macdougall alley, Hammersley estate leasehold. Both purchasers will alter the houses for their occupancy.

12TH ST.—Pease & Elliman have sold for Sarah A. Kerr and Mary K. Buckle, the 3-sty dwelling, 19x103.3, at 68 West 12th st.

15TH ST.—The Duross Co. has sold 336 West 15th st, a 5-sty flat, 18.9x81.6, for Albert D. Morstadt to a client who will modernize the property.

16TH ST.—P. S. Clark and others sold the 4-sty house, 20x100, at 41 East 16th st, to a client of Pease & Elliman.

17TH ST.—Innes & Center sold for Dr. Francis H. Weismann the 4-sty dwelling 218 East 17th st, 19x80, to a buyer for occupancy.

26TH ST.—Ames & Co. sold for T. M. Stewart the 4-sty building 125 West 26th st, on lot 22x98.3, to a client for investment.

28TH ST.—Robert P. Green sold through Ames & Co. the 5-sty tenement at 226 West 28th st, 25x100.

37TH ST.—S. H. Raphael Co. sold for Henry Gennerich 335 to 343 East 37th st, five 4-sty flats, on a plot 125x79.4x98, held at \$75,000. The new owner will erect a 4-sty garage.

39TH ST.—Maurice Wertheim sold for Leonard G. Robinson, president of the Federal Land Bank of Springfield, Mass., the 5-sty tenement with stores 328 East 39th st, to Joseph and Pelegrine Mule.

49TH ST.—Charles F. Noyes Co. sold to Kathryn C. Desmond, formerly with "Redfern," 69 West 49th st, the 4-sty building on lot 17.5x100.5, and has arranged with Columbia University for a ground lease for about fifteen years. Miss Desmond will occupy the entire building for her business.

50TH ST.—Harry Freeman sold to Mrs. Anna Walters the 4-sty dwelling, 18.9x100, at 352 East 50th st. The buyer will occupy.

52D ST.—James E. R. Carpenter and associates, now having two apartment houses in process of construction in the 5th av section of 66th st, have just acquired another site comprising the four dwellings at 145 to 155 East 52d st, a plot 66.6x100.5. The properties were resold by Pease & Elliman for Norman S. Riesenfeld, who bought the houses last week from J. F. A. O'Donnell through the same brokers.

52D ST.—Wm. A. White & Sons sold for Maurice Wertheim 148 East 52d st, a 3-sty dwelling, 17x100.

56TH ST.—Douglas L. Elliman & Co., Inc., sold for Walter D. Pinkus and others 70 East 56th st, a 4-sty house on a lot 20x100 and held at \$60,000 to a client who will alter into small apartments.

56TH ST.—The 4-sty dwelling, on lot 21x100.5, at 114 East 56th st, has been acquired by the 114 East Fifty-sixth Street Realty Corp., formed at Albany with L. P. Dawdney, K. M. Spence and S. Plummer as directors. Title is held by Carlton Simon.

56TH ST.—Harry Weil purchased through Spear & Co. 136 West 55th st, a 4-sty building, on lot 25x100. The buyer is contemplating altering into studio apartments, with a tearoom on the street floor.

56TH ST.—L. & A. Pincus purchased from the Albany Savings Bank the 7-sty elevator apartment house at 342-344 West 56th st, on plot 50x100, and arranged for twenty-eight families in suits of three and four rooms. The property was recently taken in foreclosure proceedings by the bank. Goodale, Perry & Dwight were the brokers in the transaction.

58TH ST.—Duross Company sold the 4-sty dwelling, 20x50, at 40 East 58th st for the James Harver Realty Co. to Dr. Henry Coggeshall, who has occupied the house for the last fifteen years.

WEST BWAY.—An old estate holding in the west side mercantile center passed to new hands with the sale by Isabella L. Beekman and others of the two loft buildings at the southwest corner of West Bway and Thomas st, known as 140 and 142 West Bway and 82 Thomas st. The property, which had been owned by the Beekman family for several generations, consists of two 5-sty structures fronting 49.8 ft on West Bway and 70.8 ft on Thomas st, assessed at \$86,000. No. 140 West Bway is a "T" shaped

structure, having a frontage of 16.8 ft on Thomas st, from which it extends back half the block. According to report the buyer is the Markham Realty Co., Clarence W. Eckhart, pres., which has been an active trader in this section.

MADISON AV.—The 4-sty dwelling, 19x95, at 128 Madison av, has been sold by Harris & Vaughn for the William M. Isham estate to a buyer who will convert the property into stores and apartments. The property had been held at \$70,000, and adjoins the residence of Isabella Lawrence at 130, leased recently for twenty-one years by the same brokers to Benjamin Leavin, who is planning a business alteration.

8TH AV.—The Chelsea Public Market at 171 and 175 8th av, southwest corner of 19th st, a 5-sty building, has been resold by Frederick Brown to a client of F. W. Sharp, who plans to remodel the property and occupy it for his business. It has a frontage of 70 ft. on the avenue and 104 ft. on the street, and is assessed at \$130,000.

9TH AV.—Joseph F. Feist & Co. sold for Louise Baumgartner the 5-sty tenement at 707 9th av, 25x100.

North of 59th Street.

60TH ST.—Sidney L. Warsawer sold for Carrie L. Jacobs the 4-sty tenement at 251 West 60th st, on a lot 25x100, to a client, for investment.

61ST ST.—A. W. Miller & Co. have sold for

J. George Flammer the 1-sty building, 25x100, at 234 West 61st st, to C. W. Bishop.

61ST ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Hermitage Co. the 5-sty flat at 159 and 161 West 61st st, on plot 30x100.5, to the New York Infant Asylum, to be used as a home for nurses. The property adjoins the large home of the asylum at the northeast corner of Amsterdam av.

61ST ST.—Douglas L. Elliman & Co. sold for the Hardec Realty Co. 111 East 61st st, a 4-sty private house on a lot 19x100.5, to a client for occupancy. The property has been held at \$60,000.

64TH ST.—Moore & Wyckoff sold for Mrs. Edith R. Cleveland to a client for occupancy 131 East 64th st, a 5-sty American basement dwelling, on lot 20x100.5. The asking price for the property was \$100,000.

68TH ST.—Dr. Francis Tweddell has sold through Stephen Yates and M. Morgenthau, Jr., 71 West 68th st, a 5-sty dwelling, 18x100.5, to the Terrain Realty Co.

71ST ST.—Leon H. Kronthal bought from the Clark estate the 5-sty dwelling, 15x84, at 138 East 71st st.

72D ST.—Mrs. Benjamin Guggenheim has sold the 5-sty American basement dwelling at 15 East 72d st, on a lot 20x102.8, located between 5th and Madison avs. The house was held at about \$170,000 and adjoins the large home of the late James Stillman at No. 9, sold recently to John Sandford, the present tenant.

The AC catechism

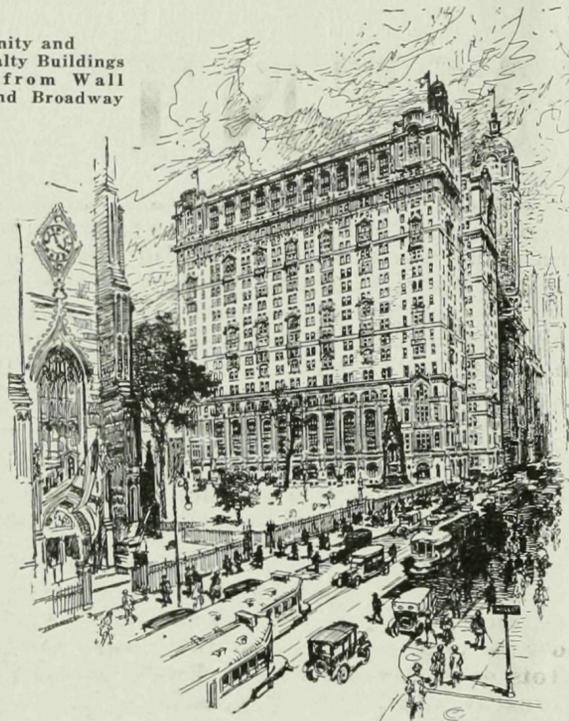
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The above statements have been obtained from sources we believe to be accurate, but we do not guarantee them.

75TH ST.—Slawson & Hobbs sold for the estate of Rosalie Hesslein 126 West 75th st, 4-sty dwelling, 20x102.2, to a client for occupancy. The property was held at \$40,000.

90TH ST.—Julius Tishmann & Co. sold 25 West 90th st, a 5-sty dwelling, 17x100.8.

92D ST.—The Circle Concrete Corp., Henry Mandel, pres., sold the two 6-sty elevator apartment houses at 292 and 294 West 92d st, 150 ft west of Broadway, covering a combined plot, 75x149x irregular. The property was held at \$225,000, the deal being a cash transaction. The seller was represented by Eiseman, Lee, Corn & Lewine, attorneys, and the purchaser, who is an investor, was represented by Max Pearlman. Nassoit & Lanning, brokers, who closed the transaction, have been appointed agents for the property.

93D ST.—M. H. Tropauer has sold for Mrs. Sarah Nathan 168 East 93d st, a 3-sty dwelling, 19.6x100.

98TH ST.—St. Bernard's School, established in its new building at 4 to 10 East 98th st about four years ago, has purchased the adjoining lot, at 12, for \$15,000 from E. Howes. The purchase, it is understood, was made to enlarge the school building, a 4-sty structure.

101ST ST.—The 5-sty dwelling, 19x100.11, at 322 West 101st st, is reported to have been sold. A. A. Grenhout is the owner of record.

101ST ST.—James H. Cruikshank sold to the Ritz Realty Corp. the 6-sty new law tenement at 406 East 101st st on plot 50x100. Mr. Cruikshank has taken as part payment the vacant lot at 51 East 112th st, 25x100, which is assessed by the city at \$10,000. Harry Su-

107TH ST.—The New York Life Insurance Co. has sold the 5-sty American basement dwelling at 316 West 107th st, on a lot 20x100.11, between Broadway and Riverside Drive. The new owner is said to have resold the property to a Mr. Datons. A recently reported sale of the house by the life insurance company was not consummated.

111TH ST.—David Lion sold for A. Ellinger to a client of Isidor Federman 247 West 111th st, a 6-sty apartment house, 37.6x100. garman was the broker.

111TH ST.—A client of Jacob M. Marcuson, attorney, purchased from Joseph Shenk 32 to 50 West 111th st, three 5-sty apartment houses, on a plot 362x71.10, held at \$300,000. Max Rosenfeld was the broker. Morrison & Schiff represented the seller. Mr. Shenk bought the property last February.

111TH ST.—Shaw and Co. have sold for the Lawnor Realty Co., Inc., 119 West 11th st, a 4-sty dwelling, 14x100, to Oscar Ladner.

112TH ST.—Real Estate Management Co. sold for Union Theological Seminary to A. Aspergren the 3-sty dwelling, 14x100, at 213 West 112th st.

115TH ST.—James H. Cruikshank resold to the Harlem Hebrew Day Nursery 38 West 115th st, a 3-sty dwelling on plot 18x100. George W. Brettell was the broker in the resale.

115TH ST.—Joseph F. Feist & Co. sold for Frederick Reifel the 5-sty flat, 25x100, at 258 West 115th st, to an investor.

117TH ST.—Samuel Krosner has sold to A. Bloch 145 West 117th st, a 5-sty flat, 25x100, through Lane S. Hough of J. C. Hough & Co.

117TH ST.—James H. Cruikshank resold the 5-sty flat at 141 West 117th st, 25x100, to a client of Harry Sugarman.

117TH ST.—The Frebos Realty Co. sold to an investor the 6-sty flat, 23.1x100.11, at 6 West 117th st.

119TH ST.—J. S. Maxwell has sold for Mrs. Kate H. Ladd, the 5-sty flat, 25x100, at 17 East 119th st.

122D ST.—Jacob Sobel has contracted to purchase for \$9,000 from Helen Wallace the 3-sty dwelling, 17.4x100, at 140 West 122d st, which the seller acquired last month.

124TH ST.—Joseph Shenk bought from Frederick C. Cornwell 515 West 124th st, a 6-sty elevator apartment house, on a plot 53x100, renting for \$15,000 and held at \$110,000.

126TH ST.—James H. Cruikshank has sold to John Crawley the 3-sty dwelling, 20.10x99 ft, at 41 West 126th st, through Joseph P. Day.

131ST ST.—Porter & Co. sold for the A. C. & H. M. Hall Realty Co. to Laura E. Walker the two 3-sty dwellings at 263 and 267 West 131st st.

131ST ST.—Shaw & Co. sold for the Lawnor Realty Co. 221 West 131st st, a 3-sty dwelling, 17.8x100, to Maybelle McAdoo, who will occupy.

134TH ST.—Greenfeld & Saffir sold for J. Samuels to a client for investment the 5-sty tenement house at 19 East 134th st, held at \$25,000. H. B. Davis and Harry Cahane, respectively, represented the seller and purchaser.

146TH ST.—John R. Davidson sold for the Schier-Ginsberg Realty Co. the 6-sty elevator apartment house known as St. James Palace, at 545 West 146th st, on plot 100x100. It was held at \$200,000. The buyer is an investor.

149TH ST.—The W. L. S. Realty Corp., Chas. Wynne, pres., purchased from a Mrs. Rothwell 557 to 561 West 149th st, adjoining the northeast corner of Bway and 149th st, three 5-sty

ARGUMENT

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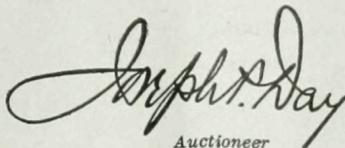
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apartment houses, on plot 81x100. The houses have been held at \$100,000. Max Blau and James E. Barry of Knap & Wasson Co.

180TH ST.—John R. Davidson and William S. Baker, in conjunction with William N. Harte, sold for Elizabeth Van Noddall the 5-sty apartment house 712-714 West 180th st, on plot 58.4x100. The buyer is an investor.

183D ST.—McDowell & McMahon sold for Clare Dellac the 3-sty dwelling at 554 West 183d st, 18.9x104, to Garis & Lamont.

AMSTERDAM AV.—Daniel B. Freedman and Alfred M. Rau have purchased the 3-sty building, 20x65, at 204 Amsterdam av, through P. S. Treacy.

BROADWAY.—L. J. Phillips & Co. sold for George L. Slawson and Frederick G. Hobbs 2824 and 2826 Broadway, a 2-sty taxpayer, on land 36.10x125 ft., starting 35 ft. north of 109th st. The premises are leased to one tenant, and the buyer purchases for investment.

BROADWAY.—L. J. Phillips & Co. sold to a client for investment for the Loring Construction Co. the 4-sty apartment building at 3924 Broadway, between 164th and 165th sts, on lot 25x99. It is the intention of the purchaser to alter and modernize the building. This is the only building of its type on upper Broadway.

BROADWAY.—Max N. Natanson sold to Joseph Shenk 3291-3295 Broadway, southwest corner of 133d st, a 6-sty elevator apartment house, on plot 75x125x irregular. The property brings in an annual rental of \$30,000 and was held at \$200,000.

MADISON AV.—James V. Graham has sold for the Doude estate 2004 Madison av, a 4-sty dwelling, 19.11x60.

MANHATTAN AV.—Electus T. Backus, of the Guardian Holding Co., sold the 5-sty apartment house, 37x87, at 374 Manhattan av for Simon S. Friedberg to a client for investment.

MORNINGSIDE DR.—The estate of Thomas H. O'Connor has sold to the Bedford Holding Co., through M. Cohen & Co. and Leitner, Brenner & Starr, the plot of seven lots at the southwest corner of Morningside drive and 119th st, a vacant site fronting 100.11 ft on the drive and 175 ft on the street. The purchaser will finance it and resell the property to a builder for improvement with a fireproof apartment arranged in small suites.

ST. NICHOLAS AV.—The Pleasant View, a 6-sty elevator structure at 601 West 190th st, at the northwest corner of St. Nicholas av, has been resold by the Benenson Realty Co. to the Purdy estate, which will hold the property for investment. In part payment the Burdy estate gave the 3-sty business building, on lot 25x100, at 2320 3d av, at the southwest corner of 126th st, the sale of which was reported recently.

3D AV.—Richard R. Costello, as attorney for Col. Lewis D. Conley, bought 1370 3d av, a store and apartment property, from the Bond & Mortgage Co. Peter A. and Martin Lalor were the brokers.

7TH AV.—The Young Women's Christian Association has purchased from Lillian H. Dean the 5-sty apartment house, with stores, at 2332 7th av, southwest corner of 137th st, on a plot 32.5x100. The building will be altered and fitted up as dormitories, clubrooms, etc.

7TH AV.—The New York Life Insurance Co. has sold the three 5-sty apartment houses at the northeast corner of 7th av, and 127th st, held at \$110,000. The property is assessed at \$117,000 and returns an annual rental of \$13,500. The two southerly houses each measure 40x100 and the other is 20x100.

8TH AV.—Harry J. Rogers sold for Marie La Montagne to Charles Altman 2471-2473 8th av, a 6-sty new law house, on plot 50x100, with four stores.

Bronx.

FAIRMOUNT PL.—David Woodal has sold for Margaret J. MacArthur 742 Fairmount pl, a 2½-sty frame dwelling, on lot 25x100, near Clinton av, to a client for occupancy.

FREEMAN ST.—Jacob B. Baum sold 990 Freeman st, a 5-sty apartment house on lot 30x100. J. Clarence Davies and Charles Lopard negotiated the sale.

GARDEN ST.—The Benenson Realty Co. has bought from a client of Joseph Shapiro 775 Garden st, near Southern Blvd, a 5-sty apartment house, on a plot 50x100, in a cash deal. It rents for about \$8,000 annually and was held at \$52,000.

IRVINE ST.—Samuel Cowen has sold to a Mrs. Freund the 2 family brick dwelling, 25x100, at 890 Irvine st.

JENNINGS ST.—Isidore Zimmer and Samuel Reznick sold to Hyman Wolf and William Schaffer 775 Jennings st, northwest corner of Prospect av, a 5-sty apartment house, with three stores on plot 43x90. M. Goodman was the broker in the deal.

KELLY ST.—Lowenfeld & Prager sold 1060 and 1062 Kelly st, a 5-sty tenement, to an investing client of Modie Harris.

ROGERS PL.—Martin Grossman sold two 5-sty apartments, held at \$175,000, at 889 and 903 Rogers pl, southwest corner of 163d st, to Morris Herman, operator.

SIMPSON ST.—Berkshire Realty Co. sold

1073 Simpson st, 5-sty house, 40x100. The property was held at \$38,500.

151ST ST.—Schwab & Co. resold for a client the 3-sty loft building on the north side of 151st st, 400 ft west of Courtlandt av, size 50x105.

163D ST.—David Harris sold five 3-sty apartment houses with stores, on plot 200x163, occupying the entire block front on the west side of 163d st, between Tiffany and Kelly sts, held at \$375,000.

164TH ST.—Cahn & Cahn sold to Jacob Friedman 871 East 164th st, a 3-sty flat, 33x77x irregular.

165TH ST.—Isaac A. Benequist bought the 3-sty brick house at 922 East 165th st from Paul Hansen through S. Sann.

169TH ST.—Schwab & Co. resold for the 210 West 56th St. Corp. to a client the 3-sty dwelling 541 East 169th st, size 35x97.

170TH ST.—Heller & Sussman sold the northwest corner of 170th st and Wilkins av, a 6-sty apartment house, on plot 107x88. The purchase price is reported at \$125,000.

171ST ST.—The Benenson Realty Co. sold 537 and 539 East 171st st, two 5-sty new law apartments, 58x120, to an investing client of I. Bathok.

175TH ST.—Benenson Realty Co. sold to a client of A. Glickman, attorney, 854 East 175th st, a 5-sty apartment, 48x100, rented for \$8,000.

176TH ST.—The Isaac Lowenfeld Realty Corporation sold to Mary Hasse 642 East 176th st, a 5-sty apartment house, 40x110. Max Alexander was the broker.

BARKER AV.—The Municipal Liens Co. of Rochester sold through G. Arnold Moses, their legal representative in this city, the four lots, 100x125, on the east side of Barker av, 300 ft. north of Post st, to the O'Connell Contracting Co.

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BATHGATE AV.—Charles R. Faruolo sold to Mrs. Josephine Pfreimer the dwelling at 2075 Bathgate av, 25x100.

BOSTON RD.—E. Sharum bought from the H. Jacob Construction Co., builders of the house, 1024 Boston rd, a 5-sty apartment house, 59.5x129.

BRYANT AV.—D. A. Trotta sold for a client of Ronald K. Brown 1459 Bryant av, a 3-fam. dwelling, 20x100.

COLLEGE AV.—Frederick Brown sold to a client of William H. Mehlich 1315 and 1319 College av, near 170th st, two 5-sty apartment houses, on plot 75x92. In part payment Mr. Brown takes the 2½-sty house at 1839 Harrison av, on a plot 56x130.

COMMONWEALTH AV.—Hugo Wabst sold the 2-fam. dwelling 1530 Commonwealth av, 25x95, to A. Michel.

CONCORD AV.—Arthur C. Byrne sold the vacant plot, 62.6x100, on the east side of Concord av, 100 ft. north of 143d st. The purchaser is the Three Unit Engineering Corporation, who will begin at once the erection of a factory building for its own occupancy. J. Clarence Davies negotiated the deal.

COURTLANDT AV.—E. Sharum sold to Sadie Gladstein 790-792 Courtlandt av, two 3-sty frame buildings, 25x92 each.

CROTONA AV.—Cahn & Cahn sold to M. Marks 1419 Crotona av, running through to Clinton av, a 2-sty dwelling, on lot 25x100.

DAVIDSON AV.—I. Lincoln Seide sold 1917 Davidson av, a 2-fam. house, to a client for occupancy.

DAVIDSON AV.—The Bedford Holding Corp. sold to Raymond Rubin two 5-sty apartment houses, 2471 and 2473 Davidson av, on lots 75x100 and 50x100 respectively. The property is directly north of Fordham rd and shows an annual rental of about \$25,000, and was held at \$175,000. H. Johnson and Leitner, Brener & Starr were the brokers.

EDGEWATER RD.—Peter Fisch has sold for E. Glauber 665 Prospect av, a 5-sty apartment, on plot 37.6x95, to an investor.

FINDLAY AV.—The John Tully Co. sold through J. Zimmerman to the Singer Engineering Co. 1105 and 1117 Findlay av, two 5-sty apartments, each 38x100.

FINDLAY AV.—Morris Sax sold for Mrs. S. Goern the 6-sty apartment house at 1128 Findlay av, 38x100, to an investor.

FORDHAM RD.—The Geines & Roberts Co. purchased from Julia L. Gerding the southeast corner of Fordham road and Morris av, a plot

fronting 128 ft on Fordham rd and 106 ft on Morris av. It is part of a large property bought thirty-one years ago by Mrs. Gerding. The purchaser will improve at once the entire plot with a business building and expects to have the stores ready for occupancy by the fall. William R. Lowe was the broker in the deal.

GRAND AV.—Schwab & Co. have sold to an investor the two 5-sty new law apartment houses 2380-86 Grand av, on plot 50x100, are held at \$130,000.

KINGSBRIDGE TERRACE.—Thorn & Co. have sold the 2 family house, 25x72, at 2709 Kingsbridge Terrace for a Mrs. Gifford to Mrs. Elizabeth Hogue; also the lot on the east side of Morris av, 220 ft north of 196th st for Mrs. Amada Sharp to Everett Murgatrov.

LAFONTAINE AV.—The E. A. Polak Realty Co. sold for Mrs. C. Henderson to Martin Turaoino, represented by Albert Rosenthal, 2009 La Fontaine av, a 5-sty apartment house, 37x100.

NELSON AV.—The Union Chemical Glassware Co. and A. H. Levy resold to Louis Smith, represented by Kleiner Bros., attorneys, the 5-sty apartment house at 1707 Nelson av, 75x100. L. Fone was the broker. Edward S. Schwartz, attorney, acted for the sellers.

OGDEN AV.—Mrs. Sterling sold 901 Ogden av, a 5-sty apartment house, 75x95. The property was held at \$100,000.

PARK AV.—The Nelson Holding Co. sold to an investing client of B. Schoen and A. Wight the two 5-sty apartment houses, with stores, at the northeast corner of Park av and 185th st, 100x100.

PARK AV.—H. Rasmussen sold for C. Weissman the dwelling at 4088 Park av to a Mrs. Hayden.

PLIMPTON AV.—Charles S. Kohler, Inc., has sold for Michael Retzker, 1367 Plimpton av, between Boscobel av and 170th st, a 5-sty new law house, 50x85x100, held at \$65,000.

PROSPECT AV.—F. J. Feuerbach has sold for Ida Beringer, of California, to William Fagan for occupancy the 3-sty brick dwelling at 1503 Edgewater rd, on lot 20x75.

REYER AV.—H. T. Wood has sold for Alfred W. Levi, 2362 River av, a 5-sty flat, 50x100.

WASHINGTON AV.—E. Sharum bought through Titus Krott from the 173d St. Realty Co. 1774-1776 Washington av, two 5-sty flats, 26.3x109 each.

WHITLOCK AV.—M. L. & C. Ernst sold the 3 family houses, each 25x100, at 849, 851 and

855 Whitlock av, to Louis Wexler, Samuel Brody and Oscar Weiner respectively, through Leitner Brener & Starr.

WHITLOCK AV.—Leitner, Brener & Starr have sold for M. L. & C. Ernst to D. Joslovitz the two 3 family houses at 857-859 Whitlock av, each on lot 25x100.

WHITLOCK AV.—Leitner, Brener & Starr have sold for M. L. & C. Ernst to Nathan E. Ellenbogen 863 Whitlock av, a 3 family dwelling, on a lot 25x100.

3D AV.—Fred Oppenheimer has sold the 4-sty store and dwelling 3890 3d av, near Claremont Parkway, on plot 27x125, for Charles Plair, of Brooklyn, to A. Frank, who will remodel it.

Brooklyn.

PROSPECT PL.—Charles E. Rickerson sold for a client to Mrs. M. Cullen the 3-sty dwelling at 202 Prospect pl.

QUINCY ST.—Burling & Swan sold the 2-fam. dwelling at 527 Quincy st to a client, who will occupy.

ST. FRANCIS PL.—Charles Partridge sold for Rose Gabler to Jane Musgrave the 2-sty house at 9 St. Francis pl.

SENATOR ST.—Buckley & Horton Co. sold 128 Senator st, a 2-sty dwelling, to John F. Holten, for occupancy; also 1638 Union st, a 2-sty house, for the Chester Drug Co.; 262 90th st, a 2-sty dwelling, for L. Brown; 269 82d st, to Henry Neuman and 1305 Carroll st for J. Warner Newkirk.

UNION ST.—John Pullman Real Estate Co. sold for Alexander W. Irvine the 3-sty dwelling at 740 Union st, 18x100.

51ST ST.—Realty Associates sold 1149 51st st, Bay Ridge Heights, a 2-sty dwelling, 20x100, to Jas. A. Fogarty. The broker in the transaction was A. J. Murphy. Realty Associates also sold 2012 85th st to Gussie Mittleman a 2-sty dwelling, on lot 22.9x100. The broker was Leon Luft.

55TH ST, ETC.—Frank A. Seaver & Co. sold 430 55th st, 2-fam. brick house, for G. C. Murray; 311 Ovington av, a 1-fam. frame house for F. W. McKean; 6915 Ridge Boulevard, 1-fam. brick house for C. O. West, and 17 Bergen pl, 2-fam. frame house for Mary VanEron.

66TH ST, ETC.—Realty Trust sold for the Alco Building Co. 1 family detached dwelling at 2146 66th st to Harry Jacobs; at 2149 66th st to Marcia Tekul; at 1859 62d st to Joseph Isol and at 1758 64th st to Mrs. Charles A. Barnack.

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RECENT LEASES.

Schulte Rents the Garden Restaurant.

The Schulte Cigar Stores Co. rented from Lee Shubert and William Klein, the entire Garden Restaurant building covering a plot 42x90 at the southwest corner of 50th street and 7th avenue. The lease is for a term of forty-four years with renewals and the aggregate rental is reported to be close to a million dollars. Herbert Hecht & Co. were the brokers in the transaction and the owners were represented by Harris & Vaughan. With the southeast corner of Broadway and 50th street, which the Schulte company leased some months ago, the Schulte company now controls the entire south block front on 50th street, between Broadway and 7th avenue.

\$756,000 Lease in Dyckman.

One of the largest leases ever closed in the Dyckman section has been arranged by Gustavus L. Lawrence covering the Dyckman Theatre and the row of 1-story "taxpayers" at Sherman avenue and 207th street, erected by Mr. Lawrence a few years ago. The Lumax Realty Co. will pay Mr. Lawrence a rental of \$36,000 a year for these properties, over the term of twenty-one years, with renewal. The total amount to be paid during the first term is \$756,000.

The Dyckman Theatre covers a plot 150x150 on Sherman avenue, 100 feet west of 207th street, where the latter has a twenty foot entrance, and the "taxpayers" cover the entire frontage on 207th street, from Sherman avenue to Vermylea avenue. Charles Clucas was the broker in the deal. He has also sublet the easterly end of the block to the United Cigar Stores Co. and re-sublet for the United company all but the Sherman avenue corner store, which the cigar company reserves for its own business.

Long-Term Garage Lease.

William J. Roome & Co. leased for the estate of Elizabeth Hardenburgh the residence at 13 East 12th street, on a lot 25x136.8. The 12th Street Garage, operated by Ambrose Cleric and George Bambi, now at 19 East 12th street, have taken a twenty-one year lease of this property which is being altered into a modern fire proof garage.

Lease at \$47 a Square Foot.

D. J. & H. J. McDermott leased to R. L. B. Co., Inc., tobacconists, the store containing 240 square feet at the southwest corner of 6th avenue and 42d street, opposite Stern Brothers store at \$11,000 per annum, equivalent to a rate of \$47. per square foot.

Manhattan.

AMES & CO. leased the following private dwellings: 323 West 33d st for H. L. Curry to H. Cook; 321 West 33d st for D. A. Rickaby to T. Ray; 74 West 12th st for L. Mirick to E. Murraille; 71 West 45th st for Broadway Savings Institution to Harry Rothman; also leased for J. S. Milnor, represented by Ruland-Whiting-Benjamin Corp., the store and basement at 126 Eight av to William Gordon, and the store at 687 3d av for John H. Henshaw to Max Feuer.

W. E. DEAN & CO. has leased 1st, 2d and 3d lofts at 296 Pearl st, for the estate of Nathan Hutkoff to Morris Liberman.

O. D. & H. V. DIKE leased for Rutgers Le-Roy and H. L. Lewis the store and basement at 17-19 East 125th st; also for the estate of M. O. Sage a 5-sty dwelling at 113 West 117th st, and for Elizabeth Stevens, 2d loft at 39 Broome st.

DUROSS COMPANY leased the 4-sty house 466 West 22d st for Peter G. Watson to L. J. McNamara; also the 4-sty house 460 West 22d st to Lucy Bloom; the store and 1st loft at 112 West 14th st for Mrs. Sarah Wykoff Bent to Raphael Morris Co.; the building 439 West 33d st, together with the 3d and 4th lofts in the adjoining building 437 West 33d st, and together with the abutting building 446 West 34th st, for James Burke to the Harris Flooring Co.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Amos F. Eno 31 5th av, a 3-sty dwelling, on a lot 26.4x100, adjoining the southeast corner of 10th st, for a term of years to Hermann Loewenstein; also leased a large apartment at 777 Madison av, corner 66th st, for N. A. Berwin & Co., agents, to Mrs. William Borden; a large apartment comprising an entire floor at 540 Park av, northeast corner 61st st, to David Nahany; an apartment at 51 East 61st st to Mrs. M. B. Gifford; at 130 West 57th st to Edwin S. Jarrett; and a doctor's office at 270 Park av for the Vanderbilt Av. Realty Corporation to Dr. E. Hansen.

J. B. ENGLISH leased offices in 1416 Broadway to Monster Chief Mining Co., Brainin & Meyer, C. J. French and G. E. Duff, Mason Mercantile Co., American Federation of Labor, Associated General Contractors, Callahan & Droll and Levitt & White.

A. A. HAGEMAN leased the corner store 1438 2d av to Herman Gelb, Joseph Rubin and Samuel

Cohen; also leased the 3d floor at 684 6th av to Simon Weinberg.

M. & L. HESS, INC., leased the store and basement at 3-5-7 West 22d st to H. Hillelson & Son, hosiery and underwear.

HENRY HOF leased the plot at 239 to 245 East 41st st, running through to 230 East 42d st, for a term of twenty-one years, with renewal privileges. The lessee, Henry J. Hillman, will improve this site with a modern garage. Middlebrook & Borland represented the owner, Joseph Gordon.

THE HOUGHTON COMPANY, in conjunction with Frederick Zittel & Sons, leased the 4-sty dwelling 178 West 76th st to C. C. McDonald.

JAMES C. MILLER rented the following apartments furnished: For Mrs. M. P. Bolich her apartment to A. J. Marko at 307 West 79th st, and for Dr. Frederick W. Loughran his apartment at 227 West 52d st to Mrs. A. Stanton; also the parlor store at 227 West 52d st to Mrs. Gilman, to be used as a millinery shop.

CHARLES F. NOYES COMPANY leased a large portion of the 12th floor of the Masonic Building, 23d st and 6th av, to the Erie Railroad, and for the Jacob Ruppert Realty Corporation a portion of the 20th floor in the Madison Square Building, 15 East 26th st, to Emil M. Herschmann; in connection with Alexander Balter, the 2d floor of 82 University pl to Goldberg & Pfeffer; and for Lowenfeld & Prager the Noyes Co. leased the private residence 619 West End av to Isidore Book for ten years at an aggregate rental of about \$50,000.

PEASE & ELLIMAN leased for Mrs. Frank B. Keech for a term of 21 years, at an aggregate rental of over \$100,000, the 4-sty, 25-ft. house at 34 West 58th st. The lessee is L. Pierre Valigny, who for several years has been the lessee of 14 East 44th st, using a large part of it for his own business, that of perfumer. Pease & Elliman also rented for E. L. Burlingham to John A. Peabody the 4-sty dwelling at 47 East 83d st; leased apartments as follows: in 570 Park av for Bing & Bing to Dr. H. A. Goldberg; in 850 Park av for Frederick Johnson to Henry Lesinsky; in 108 East 82d st for Samuel A. Herzog to Mrs. Briton Busch; in 45 5th av to Mrs. M. E. T. Peabody; in 55 West 55th st for the Banlay Realty Co., represented by its agents, N. A. Berwin & Co., to T. M. Debevoise; in 46 West 52d st for Mrs. Robert Whiting to Edgar Wetteren; in 39 Claremont av for the V. Cerabone Construction Co. to C. F. Guyon; in 1 West 83th st for G. W. Cook to Mrs. J. L. Calvert; and in 115 West 71st st for Henry A. Ford to Mrs. M. R. Clark.

PEPE & BRO. sublet for John S. Sanborn his apartment, furnished, at 6 Charles st to Guy Hammond; rented apartments for Harry Goldvogel to H. Drysdien; and for Clarence Ramsey to L. C. Jones; and at 134 West 4th st to Mrs. K. Dodge; sublet for John Collier his apartment to H. P. Wherry at 146 West 4th st; also rented an apartment to Lena M. Philips at 18 Jones st; and sublet for Dr. Arthur Holland his apartment for the summer to Milton H. Schwartz at 41 Gramercy Park.

L. J. PHILLIPS & CO. leased for John P. Martin the dwelling 628 West 158th st; also the store 4210 Broadway to Ernestine Neuman for a bakery; to Saul Brown the store at 4204 Broadway, and to Bess Levi an apartment at 568 West 149th st.

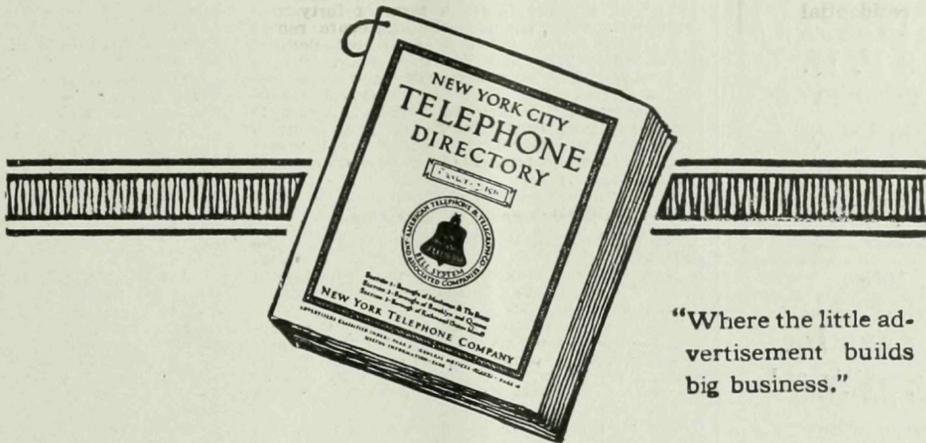
DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an office in 80 5th av to Browne Willis; a loft at 406 Broadway to Abraham Aronson; a loft at 143 Greene st to Worlds Children's Dress Co.; an office in 41 West 21st st to B. L. Blecker; also a studio at 51 West 10th st to Francis T. Gilling.

RULAND & WHITING-BENJAMIN CORP. leased for a client an apartment at 996 Madison av, from Oct. 1, to J. U. Hussey; also at 1070 Madison av, from Oct. 1, to Mrs. X. O. Chisholm; at 772 Park av to Seymour E. Heymann; and Mrs. Margaret Harper; at 34 East 58th st to Rose C. Cugin; at 30 East 68th st the entire top floor to Miss Christine Herter; at 67 West 46th st the entire 3d floor to Pierre Coleman; also leased the store at 67 West 46th st to the York Restaurant Co., and the 1st loft at 69 West 46th st to the Morse Trimmed Hat Co.

SPEAR & CO. leased for Reginald D. Taylor, Pierre M. Brown, executors for estate of John H. Taylor, 15th loft at 20-6 West 22d st to J. R. Waist Co.; for Manitoba Realty Corporation parlor floor at 13 West 21st st to Morris Lieb-ling; for Norac Realty Co. 7th loft at 28 West 15th st to Stern & Barnett; for O. B. Pottel Trust 7th loft at 740 Broadway to Samuel Blum; for Michael Coleman al store and basement at 116-8 West 29th st to Feidelman, Blatt & Nieman; for Michael Coleman al 1st loft at 116-8 West 29th st to Galef & Bogarts; and for Klein & Jackson rear 8th loft at 39-47 West 19th st to Wolfson & Dorfman.

L. TANENBAUM, STRAUSS & CO. leased for Eliza Guggenheimer to the S. Naitove & Co., for a long term of years, the entire store, basement and sub-basement at 725-727 Broadway, which the lessee will use for the silk and woolen goods business.

WM. A. WHITE & SONS have leased to Herbert Lucas the dwelling at 129 East 21st st; and apartments in the John Alden, 44 West 10th st, to Carolyn S. Bailey, Ellsworth S. Prentice and Harry Hall.



"Where the little advertisement builds big business."

Too Late for the May Issue— Not too Early for the October Issue

JUST the other day a prospective advertiser, who found it was too late to insert his full page advertisement in the May issue of the "most used and most useful book in New York" called up and said, "But can't you print it on a separate sheet and paste it into each book later?"

It was impracticable, of course, considering the 1,110,000 circulation, but it was a mighty good illustration of the average advertiser's idea of the value of New York City Telephone Directory Advertising.

The point is this—quite a few prospective advertisers waited until too late to get their copy into the May issue so we are taking time by the forelock and suggesting that advertising arrangements for the October issue be made NOW.

The October issue will stay on the job alongside New York City telephones until it is replaced some time in February 1920. It will be consulted, according to conservative estimates, 3,000,000 times each day, and it will provide the same unusual publicity service that is bringing business today to hundreds of telephone directory advertisers, and that is causing these advertisers to renew their advertising issue after issue.

*Telephone directory advertising should be of value to you.
Why not turn to your telephone now and ask for particulars?*



NEW YORK TELEPHONE COMPANY

Directory Advertising Department,

15 Dey St., N. Y.

Telephone Cortlandt 12000



POSITIVE AUCTION

TUESDAY NIGHT

June 10th at 8 P. M.

In the Brooklyn Real Estate Exchange,
189 Montague Street.

64 LOTS BAY RIDGE

On 6th, 7th, 10th

and Fort Hamilton Aves.

81st, 82d, 83d and 84th Sts.

in the most active, accessible and
attractive section of Brooklyn

CLOSE TO
4th AVE. SUBWAY

All the above streets have been legally opened and the
assessments for the legal opening paid in full.

EASY TERMS

All titles insured Without Expense to Purchasers
by the
TITLE GUARANTEE & TRUST CO.

Send for Maps and Full Particulars

JERE JOHNSON, JR., CO.,

Real Estate Auctioneers

193 Montague St., Brooklyn

Telephone: Main 1238

RANDOM NOTES IN THE REALTY FIELD

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

E DEN FARM, years ago playground for the Astor children, but now built up with hotels, theatres, office buildings, dwellings and all the structures that go to make up the Great White Way and Tin Pan Alley, will be sold at auction shortly by order of the Supreme Court. The property, which is part of the estate of the late William B. Astor, is located between Third and Eleventh avenues, 34th and 51st streets. The order for the sale was obtained by former Congressman William Astor Chanler.

It was made on the recommendation of a referee to whom the matter was sent as to the best way in which to divide the property among about forty heirs. The referee decided that the property, which consists principally of buildings, be auctioned off as the best manner in which to make a physical distribution of the same among the heirs.

To make an equitable distribution, the purchase price will be divided into 260 equal parts of which twenty will go to Margaret De Steurs Oberndorff, wife of Albert Oberndorff, one of the German peace delegates at Paris, which means that unless peace is signed at that time it will be turned over temporarily to the Alien property custodian, because she is a German citizen. She was a great-granddaughter of William B. Astor. Eight parts will go to William Vincent Astor and the same number to his half-brother, John Jacob Astor, whose mother is now Mrs. William Dick, but who is not a party to the distribution. Among other heirs who will share in the partition are James Roosevelt, Jr., and Theodore Douglas Robinson, who get one share each.

Two More Big Auction Sales.

The Jere Johnson Jr. Co. has two big auction sales of Queens and Brooklyn lots scheduled for June 7 and June 10. The company will offer today, at 2 p. m., on the premises the public sale of 218 lots located in Queens Boul-

evard, Grand street, Maurice and Corona avenues, in the Elmhurst section of the Borough of Queens.

It has been ordered by the executors of the estate of F. De Hass Simonson, deceased, who was the principal owner of the Simonson Realty Co. stock.

Ever since the original announcement of this auction sale was made, several weeks ago, the auctioneers have reported an unusually large number of applications for book maps, etc. Any map of the Elmhurst section of Queens furnishes the key to the situation. The Simonson property, as a whole, is almost the replica of any junction point area of Manhattan along the routes of Broadway, 4th, 5th, 6th, 7th and 8th avenues.

June 10 promises to be an interesting day for Brooklyn lot buyers, especially for those who find it more convenient to do their lot buying in the evening. A total of sixty-four lots are to be sold on that date, by the Jere Johnson, Jr., Co. They are located in the Bay Ridge section, where there has been recently much active buying and building, and where the demand for housing far exceeds the supply.

The sale will begin at 8 p. m. Tuesday, June 10, at the Brooklyn Real Estate Exchange, 189 Montague street. All of the lots to be sold are convenient to the 4th avenue subway and are situated in 6th, 7th, 10th and Fort Hamilton avenues, 81st, 82d, 83d and 84th streets. Easy terms have been arranged.

Shore Acres to Be Sold.

The development known as Shore Acres, having direct frontage in the Long Island Sound, midway between Rye and Mamaroneck, Westchester county, is to be offered at auction sale this afternoon, June 7, at half-past one o'clock on the premises, under the personal direction of George R. Read & Co. and Arthur C. Sheridan, agent and auctioneer. The sale is one of the most important villa plot offerings in years. Shore Acres consists of 329 highly developed villa plots, each having an area of about one-fourth of an acre. The sale will close out the entire ownership. Several residences have been built on the property and are occupied by their owners. There is also a modern club house having a private dock. From all parts of the property can be obtained extensive views of Long Island Sound. The tract is situated on the Boston Post road.

Tenants Buy on Water Street.

The Charles F. Noyes Co. has sold for Archibald M. Maclay to Rose & Wobbe the block front on the west side of Water street, from Maiden lane to Fletcher street, held for about \$100,000. This transaction was on a cash basis. The property included three separate buildings, 133 Maiden lane, 156 Water street and 158 Water street, corner of Fletcher, with frontages of 20.8 feet on Maiden lane and 81.4 feet on Water street and 43.6 on Fletcher street. Rose & Wobbe have been tenants in the 153 Water street building for many years, and are among the largest tobacco firms in the district. The property just purchased will be placed in the hands of the Noyes company for management.

Bronx-Manhattan Trade.

Dempsey Realty Co., William S. Dempsey, pres., sold to the Union Chemical Glassware Co. and A. H. Levy 1024 to 1030 Bryant avenue, two 5-story apartment houses, each on plot 60x100. The property contains sixty suites and rents for \$42,000 per annum. The buyers gave in exchange the Kinghaven, a 6-story elevator apartment house, on plot 132.3x114x 188x99.11, at 445 West 153d street, held at \$350,000. John P. Peel and Leitner, Brener & Starr were the brokers.

Plan Park Avenue Project.

Samuel L. Ayers, of Dedham, Mass., is reported to have sold to a firm of builders the plot at 1049 to 1053 Park avenue, adjoining the southeast corner of 87th street. This property is 91x100.2 and it is understood that it will be improved immediately with an apartment house of the most modern type. The plot was formerly occupied by three old fashioned 5-story apartment houses, which were known as the Park Hill group. They were purchased by Mr. Dedham in 1916 and subsequently razed in anticipation of the erection of a more modern structure. Confirmation of the sale and details of the building project were not available yesterday.

Plan Brooklyn Theatre.

William S. Baker sold for John Schauf, Armetta M. Klinke and Carrie Giesker 1393 to 1397 Flatbush avenue, Brooklyn, 60x80, to Argyle Holding Co., which owns the adjoining 80 feet through to Rogers avenue, where the frontage is 180. The company will erect a moving picture theatre with 3,000 seats, to be managed by those who run the Linden Brevoort and Rialto.

JACOB GESCHEIDT, Architect

ALFRED O. CHRISTIANSEN, Master Builder

JACOB GESCHEIDT & CO.

ARCHITECTS AND BUILDERS

WE PLAN—BUILD—ALTER

Buildings which we have Planned and Altered pay Real Dividends

Office and Yards, 142 East 43rd St.

Tel. Murray Hill 8752

LOTS
PLOTS
ACREAGE

The Queensboro Corporation

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

RENTS OF SALOON PROPERTIES UNDER THE DRY LAW

SHOULD not differ materially from those obtained under the present law. If they do the property is not satisfactorily improved and the owner is not getting the benefit of the existing renting market which is the best in the history of the city.

We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested with **MR. JOHN H. SCHEIER, R.A.**, Advisory Architect to the Company.

CITY AND STATE SUPERVISION CO., Inc.

25 WEST 42D STREET, NEW YORK

REAL ESTATE NOTES.

HUGO WABST has moved his office to 3737 White Plains av, at 218th st.

THE HOUGHTON COMPANY has been appointed managing agent for the connecting dwellings at 175-177 West 93d st, which will be altered into small sites.

SHAW & CO. have been appointed by the estate of Richard K. Fox, managing agents of its properties 321-323 East 125th st, 2038 5th av and 409 East 136th st.

NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$100,000 on 181 William st, recently sold by Lehn & Finck, to Broadway-John St. Co. (Elias A. Cohen).

J. S. MAXWELL has been appointed agent for 67 West 192d st, 520 West 184th st, 565 West 175th st, 571 West 175th st, 706 West 179th st and 7 and 9 East Tremont av.

H. C. COMSTOCK & SON have opened offices at 599 Flatbush av, where they will engage in a general real estate and insurance business, specializing in high class residential properties.

KEENAN & VAN HOUTEN, real estate brokers, have opened offices at 509 Coney Island av, near Church st. It was incorrectly reported that they had opened offices at 509 Cortelyou rd.

MISS MITZI HAJOS, the musical comedy star, has purchased through Chas. Griffith and Eugene Moses & Co. and Nelson B. Erhardt the Burling place at Gedney Farms, White Plains, N. Y.

WALTER B. PARSONS, who has been conducting a general real estate business at 7 East 42d st, has become associated with Wm. Cruikshank's Sons, in charge of the brokerage department.

McDOWELL & McMAHON have been appointed agents for Halcyon Hale, 408-410 West 150th st; also for 529 West 179th st; 1361 Intervale av, 1365 Intervale av, 860 Riverside dr and 1269 University av.

STEPHEN G. HOLT, formerly at 47 West 34th st, has become associated with the firm of Louis Schlesinger, Inc., and will take up the work of the industrial department of that organization, specializing in factory properties in this Manhattan, Long Island City, Brooklyn and New Jersey.

CHARLES F. NOYES CO. leased the 6-story building at 1013 Market st, Philadelphia, Pa., to the International Millinery Co. for 15 years at an aggregate rental of about \$500,000. The lease was made for Stone Brothers, and the property is located in one of the busiest sections of Philadelphia. This is the 28th lease made to the International Millinery Co. by the same brokers and the third Philadelphia store.

H. H. TRICE, of Frederick Southack & Alwyn Ball, Jr., real estate brokers, has just returned from over-seas duty in France, where he served with the A. E. F.-Y. M. C. A. for more than six months, being assigned to the Leave Are Department in two of the largest and most successfully conducted areas in Southern and Central France. Mr. Trice was in charge of the Dry Canteen. Seven members of the Frederick Southack & Alwyn Ball, Jr., organization served over-sea, Mr. Trice being the last to return to New York.

Long Island Block in Two Deals.

Cross & Brown Co. sold for the Interstate Land Holding Co. the block front on the north side of Ely avenue between 13th and 14th street, Long Island City, to the Factory Building Co. The plot comprises about 35,000 square feet and will be improved with a 4-story fireproof building, which the same brokers have sold from the plans to a large New York corporation for their occupancy.

Long Island Estate for Judge Gary.

Judge Elbert H. Gary, chairman of the United States Steel Corp., purchased a 110-acre estate at Jericho, L. I., from James B. Taylor, through the Wheatley Hills Real Estate Corp. It was held at \$300,000. The property is improved with a large brick mansion, which was erected in 1907, for Ralph J. Preston, who sold the property, prior to the completion of the house, to the present seller. There is a private golf course, a brick gate lodge, large brick stables, brick garage, all the most modern farm buildings, gardener's cottage, etc. Judge Gary's neighbors will be Mrs. W. K. Vanderbilt, Jr., Bronson Winthrop, Joseph S. Stevens, George Edward Kent, James A. Burden, Middleton S. Burrill and Commodore Robert E. Tod.

Lease Hotel at Kew Gardens.

The new hotel at Kew Gardens, to be built by the Fred F. French Company, at a cost of about \$600,000, on a plot of 75,000 square ft., fronting on the Queens Boulevard, Union Turnpike and Kew Gardens road, will be operated by Knott Brothers, who have taken it under the terms of a long term lease. The financing of the operation was arranged by William A. White & Sons, who secured a building and permanent loan of \$300,000 for the Kew Gardens Corporation.

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. E. 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.

WANTS AND OFFERS

PARTNERS WANTED

Would like to hear from brokers desirous of becoming associated as partners in a long-established real estate and insurance business in New York. Write, giving a resume of your past experience, and state under what terms you would consider entering into a partnership. Only Christians of gentle birth who can furnish responsible and satisfactory references as to their character and integrity need apply. All communications will be treated strictly confidential. Address Box 586, Record and Guide.

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.

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 945

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.
Box 320, BIGGEST ADDITION TO
Cold Spring. PERMANENT RESIDENTS
Cold Spring. For the week, on the river.
Local industries need 100 workers.

FRED'K FOX & CO., Inc
Business Building Brokers

14 W. 40TH STREET and 793 BROADWAY

TO BROKERS

GOOD SITE FOR GARAGE

A Short Distance from
Broadway and 42nd Street

339-341½ West 41st Street 50x100
Three Four-Story Front and Rear Tenements
Forty Apartments

Rents, \$3,570—Very Low

A Bargain to a Quick Purchaser
Further Particulars from

DANIEL H. JACKSON

135 Broadway
Phone 2207 Cortlandt

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

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

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Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

E. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites
Appraisals

837 Manhattan Avenue
Brooklyn, N. Y.

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Established 1889

Member Brooklyn Board
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BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

S. WELSCH SONS

201 MONTAGUE STREET

Brooklyn

Tel. Main 2738-9

Firm Established 1853

DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue

Corner Linden Avenue

Phone: Flatbush 207

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 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total	264	139	264	139
Assessed Value	\$33,959,500	\$8,982,700	\$33,959,500	\$8,982,700
No. with consideration	30	22	30	22
Consideration	\$1,089,650	\$1,824,750	\$1,089,650	\$1,824,750
Assessed Value	\$1,035,700	\$2,032,000	\$1,035,700	\$2,032,000

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	3,685	2,797	3,685	2,797
Assessed Value	\$184,086,350	\$165,109,080	\$184,086,350	\$165,109,080
No. with consideration	511	443	511	443
Consideration	\$20,619,238	\$21,201,963	\$20,619,238	\$21,201,963
Assessed Value	\$21,840,750	\$21,762,700	\$21,840,750	\$21,762,700

Mortgages.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total No.	155	64	155	64
Amount	\$3,058,335	\$3,306,441	\$3,058,335	\$3,306,441
To Banks & Ins. Cos.	27	8	27	8
Amount	\$873,750	\$2,780,000	\$873,750	\$2,780,000
No. at 6%	74	25	74	25
Amount	\$1,541,728	\$2,469,561	\$1,541,728	\$2,469,561
No. at 5½%	15	8	15	8
Amount	\$246,000	\$136,500	\$246,000	\$136,500
No. at 5%	38	15	38	15
Amount	\$824,250	\$289,450	\$824,250	\$289,450
No. at 4½%	4	1	4	1
Amount	\$182,250	\$16,500	\$182,250	\$16,500
No. at 4%	1	.....	1	.....
Amount	\$21,000	.....	\$21,000	.....
Unusual Rates	2	.....	2	.....
Amount	2,350	.....	2,350	.....
Interest not given	21	15	21	15
Amount	\$240,757	\$394,430	\$240,757	\$394,430

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	1,860	1,090	1,860	1,090
Amount	\$47,908,533	\$30,274,652	\$47,908,533	\$30,274,652
To Banks & Ins. Cos.	323	194	323	194
Amount	\$15,814,300	\$16,263,043	\$15,814,300	\$16,263,043

Mortgage Extensions.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total No.	21	34	21	34
Amount	\$1,517,000	\$2,048,250	\$1,517,000	\$2,048,250
To Banks & Ins. Cos.	13	14	13	14
Amount	\$1,341,500	\$1,066,250	\$1,341,500	\$1,066,250

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	581	592	581	592
Amount	\$40,262,945	\$45,507,225	\$40,262,945	\$45,507,225
To Banks & Ins. Cos.	323	225	323	225
Amount	\$32,606,050	\$25,333,500	\$32,606,050	\$25,333,500

Building Permits.

	1919		1918	
	May 29 to June 5	June 1 to June 7	May 29 to June 5	June 1 to June 7
New Buildings	8	3	8	3
Cost	\$1,140,000	\$195,000	\$1,140,000	\$195,000
Alterations	\$497,145	\$218,334	\$497,145	\$218,334

	1919		1918	
	Jan. 1 to June 5	Jan. 1 to June 7	Jan. 1 to June 2	Jan. 1 to June 5
New Buildings	138	82	138	82
Cost	\$14,211,550	\$5,569,550	\$14,211,550	\$5,569,550
Alterations	\$8,887,315	\$4,368,387	\$8,887,315	\$4,368,387

BRONX. Conveyances.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total No.	253	94	253	94
No. with consideration	23	12	23	12
Consideration	\$258,285	\$153,600	\$258,285	\$153,600

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	3,087	1,987	3,087	1,987
No. with consideration	253	273	253	273
Consideration	\$3,000,321	\$2,624,159	\$3,000,321	\$2,624,159

Mortgages.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total No.	144	43	144	43
Amount	\$1,194,880	\$263,560	\$1,194,880	\$263,560
To Bank & Ins. Cos.	7	3	7	3
Amount	\$30,400	\$24,500	\$30,400	\$24,500
No. at 6%	80	27	80	27
Amount	\$521,005	\$132,610	\$521,005	\$132,610
No. at 5½%	25	2	25	2
Amount	\$191,300	\$44,500	\$191,300	\$44,500
No. at 5%	6	6	6	6
Amount	\$338,075	\$48,950	\$338,075	\$48,950
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	13	8	13	8
Amount	\$144,500	\$37,500	\$144,500	\$37,500

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	1,568	847	1,568	847
Amount	\$11,112,864	\$4,720,146	\$11,112,864	\$4,720,146
To Banks & Ins. Cos.	86	36	86	36
Amount	\$1,149,182	\$674,942	\$1,149,182	\$674,942

Mortgage Extensions.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
Total No.	16	11	16	11
Amount	\$208,750	\$119,675	\$208,750	\$119,675
To Banks & Ins. Cos.	1	.....	1	.....
Amount	\$4,000	.....	\$4,000	.....

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	293	162	293	162
Amount	\$6,116,069	\$3,537,362	\$6,116,069	\$3,537,362
To Banks & Ins. Cos.	98	42	98	42
Amount	\$3,023,750	\$1,109,750	\$3,023,750	\$1,109,750

Building Permits.

	1919		1918	
	May 28 to June 4	May 31 to June 6	May 28 to June 4	May 31 to June 6
New Buildings	21	5	21	5
Cost	\$795,700	\$14,600	\$795,700	\$14,600
Alterations	\$37,100	\$8,400	\$37,100	\$8,400

	1919		1918	
	Jan. 1 to June 4	Jan. 1 to June 6	Jan. 1 to June 2	Jan. 1 to June 5
New Building	189	107	189	107
Cost	\$5,301,790	\$2,445,050	\$5,301,790	\$2,445,050
Alterations	\$567,716	\$264,775	\$567,716	\$264,775

BROOKLYN. Conveyances.

	1919		1918	
	May 24 to June 2	May 29 to June 5	May 24 to June 2	May 29 to June 5
Total No.	1,383	717	1,383	717
No. with consideration	69	41	69	41
Consideration	\$613,603	\$216,750	\$613,603	\$216,750

	1919		1918	
	Jan. 1 to June 2	Jan. 1 to June 5	Jan. 1 to June 2	Jan. 1 to June 5
Total No.	17,260	9,323	17,260	9,323
No. with consideration	964	688	964	688
Consideration	\$11,742,033	\$5,640,673	\$11,742,033	\$5,640,673

Mortgages.

	1919		1918	
	May 25 to May 31	May 29 to June 5	May 25 to May 31	May 29 to June 5
Total No.	841	436	841	436
Amount	\$2,876,931	\$1,159,753	\$2,876,931	\$1,159,753
To Banks & Ins. Cos.	10	30	10	30
Amount	\$168,500	\$178,250	\$168,500	\$178,250
No. at 6%	599	316	599	316
Amount	\$1,762,866	\$753,608	\$1,762,866	\$753,608
No. at 5½%	185	66	185	66
Amount	\$943,150	\$244,800	\$943,150	\$244,800
No. at 5%	36	27	36	27
Amount	\$117,550	\$94,059	\$117,550	\$94,059
Unusual rates	2	2	2	2
Amount	\$3,500	2,150	\$3,500	2,150
Interest not given	19	25	19	25
Amount	\$49,865	\$65,145	\$49,865	\$65,145

	1919		1918	
	Jan. 1 to May 31	Jan. 1 to June 5	Jan. 1 to May 31	Jan. 1 to June 5
Total No.	11,313	5,226	11,313	5,226
Amount	\$42,548,119	\$18,879,772	\$42,548,119	\$18,879,772
To Banks & Ins. Cos.	751	590	751	590
Amount	\$5,559,860	\$3,130,240	\$5,559,860	\$3,130,240

Building Permits.

|--|--|--|

BUILDING SECTION

Contracts Awarded Since Jan. 1 Break All Past Records

Practically Every Section of the Country Shows Improvement Over the Totals for the Same Period of Previous Years

CONTRARY to the popular impression that the building situation is developing at a slow rate of progress, statistics prepared by the F. W. Dodge Company indicate that during the period from January 1 to June 1, 1919, there was more money actually devoted to building and engineering construction in the United States than in any previous year of record. The 1918 figures for the same period were considered exceptionally high, but as these included a large percentage of direct Government building they could hardly be used as the basis of comparison for other years when private construction predominated. Now, with only a relatively small percentage of Government construction under way, and that largely of a peaceful nature rather than buildings for military purposes, the total for the first five months of 1919 exceeds that of one year ago by approximately \$27,000,000.

The figures show that during the first five months of the current year a total of \$690,726,000 was devoted to building and engineering construction in the United States, which when compared to the total of \$663,516,000 for the same period of 1918 marks a gain of \$27,210,000 and making the total for 1919 the highest since 1910, when these figures were started.

The territory included in these figures involves the States north of the Ohio and east of the Missouri River, and includes all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Eastern Kansas.

The Dodge Company figures showing the total commitments for building and engineering operations in this combined territory from January 1 to June 1 for the past ten years are as follows:

Contracts awarded,	1919.....	\$690,726,000
"	" 1918.....	663,516,000
"	" 1917.....	624,861,000
"	" 1916.....	456,101,500
"	" 1915.....	321,241,100
"	" 1914.....	300,721,000
"	" 1913.....	379,001,500
"	" 1912.....	327,015,000
"	" 1911.....	339,167,813
"	" 1910.....	366,037,505

The total for the district that includes all of New York State, New Jersey, north of Trenton and a portion of Connecticut, shows that during the first five months of 1919 there were commitments for building and engineering projects to the extent of \$135,492,000, which is \$21,953,000 in excess of the total for the same period one year ago and which tops the total of 1913 which was the record year by \$984,500. Although it has not been generally realized there has recently been a great increase in the volume of civil construction placed under contract in this section of the country and according to the reports of new work being planned the buildings at present under contract will be but an insignificant part of the total work to be undertaken during the remainder of this calendar year.

One year ago the major portion of the building construction under way at this time was either direct Federal contract or had some bearing upon the military program. At present, the predominating nature of construction under way

is housing for the accommodation of the vast number of seekers of living quarters. The activity at present consists largely of one and two-family house construction both in the cities and in the suburban sections, with a fair amount of multi-family house construction as well. There has been a tremendous increase in the building of industrial and commercial accommodations and it is predicted that this phase of activity will continue to increase as the year progresses.

The totals for the first five months from 1910 to this year are as follows:

Contracts Awarded,	1919.....	\$135,492,000
"	" 1918.....	113,449,000
"	" 1917.....	127,894,000
"	" 1916.....	59,526,500
"	" 1915.....	59,493,500
"	" 1914.....	56,036,000
"	" 1913.....	134,307,500
"	" 1912.....	98,730,000
"	" 1911.....	100,787,000
"	" 1910.....	110,603,000

In the territory that includes the cities of Philadelphia, Baltimore and Washington the total for January 1 to June 1, 1919, shows a decrease from that of last year of slightly more than \$60,000,000. This is largely due, however, to the fact that one year ago a vast amount of direct Government building was centered about the Capital, and after the signing of the armistice, work was either finished or was abandoned. At the present time there is a marked improvement in the building situation in this locality as it applies to private construction and according to all reports activity steadily increased in volume during the balance of the year. The territory included in the following figures involves Eastern Pennsylvania, New Jersey, north of Trenton, Maryland, Delaware, Virginia and the District of Columbia. Totals for the past nine years, from January 1 to June 1, are:

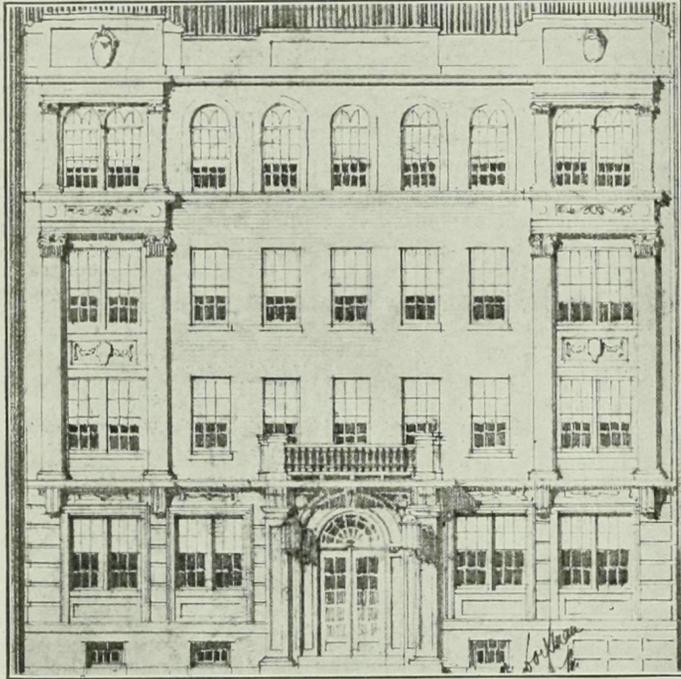
Contracts Awarded,	1919.....	\$133,342,000
"	" 1918.....	193,862,000
"	" 1917.....	76,015,000
"	" 1916.....	68,543,000
"	" 1915.....	37,263,000
"	" 1914.....	42,562,000
"	" 1913.....	32,883,000
"	" 1912.....	57,260,000
"	" 1911.....	44,417,500

The Pittsburgh district shows a decrease of about \$50,000,000 when the figures of this year are compared with those of 1918, but the 1919 total is considerably higher than any previous to 1918. For the first five months of the current year building commitments in the Pittsburgh district amounted to \$90,424,000, as compared with \$141,272,000 in 1918. Previous to last year the highest total for the same period was in 1917, when the contracts awarded reached the sum of \$80,156,000. Prior to that there had been no year when the figures for the first five months were higher than \$59,000,000. When it is considered that considerable of the war construction was located in the Pittsburgh district, and that at the present time this form of building activity is practically eliminated, the 1919 figures are unusually high and indicate an active building future for the territory.

High Class Apartments Now Building In Brooklyn

Various Sections of Borough are Awakening to the Demand for Accommodations in Modern Structures

IN the Eastern Parkway and the Bedford sections of Brooklyn there has recently been considerable activity in the construction of high class apartment houses and from all accounts the balance of the year will witness a continuation of building of this character. There has been a



B. W. Dorfman, Architect.

FRONT ELEVATION OF PRESIDENT STREET APARTMENTS.

tremendous demand for apartments, containing three, four and five rooms, in this neighborhood during the past year or more and the buildings at present under way or contemplated for an early start have been designed to take care of the home seekers who desire to locate in these neighborhoods.

Foundations are now under way for two high class multi-family dwellings being constructed at a cost of about \$150,000 in the Bedford section, that will provide living quarters for a total of forty families. The buildings are located in the north side of President street, 300 feet west of Nostrand avenue, and are from plans and specifications prepared by Boris W. Dorfman, architect, 26 Court street. The owner and builder are the Kings County Land Company, Siris & Hearn, 260 Broadway, Manhattan, who have been prominently identified with the construction of modern six-story apartments in the Williamsburgh section of Brooklyn during recent years.

The structures now under way will be four stories in height and will occupy a plot having a frontage of 100 feet and a depth of 128 feet. The buildings are planned to accommodate five families on each floor in suites containing three, four and five rooms, with bath. Although these apartment houses have a ground area of more than 4,000 square feet, there are but 19 rooms to the floor, so that it can be easily seen that the rooms are of exceptionally large size. One of the interesting features of this project is the fact that none of the apartments in the entire operation are located wholly on the courts, but all have some outlook either upon the street or the rear yard. Another feature of importance is that in every bed room there are at least two windows opening into the street or courts, thus assuring adequate ventilation.

These buildings will have facades designed in the Renais-

sance style of architecture and they will be constructed of granite, limestone and dark red tapestry brick. The base and the entire first story, pilasters and trimmings will be of Indiana limestone and the upper floors will be of brick. The architect has placed especial emphasis upon the problem of obtaining privacy and in assuring the best possible light and ventilation. Closets are numerous and commodious and throughout the entire operation the finish and decorations will be of an unusually high character.

According to the owners, it is proposed to rent apartments at the rate of \$15 a month per room on yearly leases, and already there has been a demand for quarters in the building. Construction will be rushed and it is anticipated that all work will be completed and the apartments ready for occupancy by the beginning of the autumn renting season.

Annual Meeting, Brooklyn Chapter, A. I. A.

The annual meeting of the Brooklyn Chapter of the American Institute of Architects took place Monday night, May 26, at the Crescent Club. A dinner preceded the annual election, at which the following members were present: Carroll H. Pratt, William J. Dilthey, William A. Parfitt, George F. Kiess, Robert H. Bryson, MacDonald Mayer, Frederick W. Monckmeyer, Arne Dehli, Alexander Mackintosh, T. Edward Snook, Frank H. Quinby, Henry C. Van Cleef, Stephen W. Dodge, John B. Slee.

Officers for the year 1919-1920 were unanimously elected as follows: T. Edward Snook, president; Arthur R. Koch, vice-president; MacDonald Mayer, secretary; John B. Slee, treasurer; William J. Dilthey, surveyor. Three of the directors elected, Class 1921, were: Carroll H. Pratt, William P. Banister, Alexander Mackintosh.

Delegates to the convention of the American Institute of Architects, which will be held at Washington, D. C., include T. Edward Snook, Carroll H. Pratt, F. H. Quinby, W. P. Banister, Alexander Mackintosh and John B. Slee.

An interesting discussion took place on the building situation, and the architects stand ready to co-operate in every way possible to help improve property for the purpose of proper housing; and it is recommended that vacant lands belonging to the city be improved with community centers of bungalows and suitable one-family residences. Much of the property would thereby become of value and the neighborhoods benefited thereby. The city revenues could be materially increased by improving all the vacant land now lying idle within the city limits.

The Burlingame Bill, which has become a law, greatly improves conditions for remodeling the old-fashioned private houses, and if the financial institutions would show a disposition to co-operate in the improvement of these houses accommodations could be made in the heart of the city for increased housing.

It is believed that the high prices of material will not be materially changed for several years to come on account of the great shortage which is prevalent all over the country.

One of the Chapter members who recently returned from Norway and Sweden stated that it is practically impossible to secure suitable building material in those countries, and that they are depending upon lumber and building material from America.

Dealers in masons' building materials in the boroughs of Manhattan and the Bronx have decided to close their offices and yards for the delivery of materials on Saturdays at 1 p. m., June 14 to September 13, 1919, both dates inclusive. This announcement is made to enable buyers to place orders sufficiently in advance to assure delivery as required.

Steady Gain in Volume of Construction Around New York

Dodge Company Figures Indicate a Marked Increase in Contracts Let with All Phases Showing Improvement

DURING the past three or four weeks the statistics showing the amount of building and engineering construction in New York State and New Jersey, north of Trenton, and which are designed to give the number and valuations of various classes of construction figuring and contracted for in this territory, have run with great consistency and confirm earlier predictions that a building movement of large proportions will mark the summer of 1919.

Figures for the week of May 23 to 29 inclusive show that there were 299 new operations, valued at approximately \$11,290,500, announced as being planned by architects and engineers in this section. The totals for prospective construction show a slight falling off when compared with those of the previous week, but in the group of structural projects out for estimates and that for contracts actually awarded a gain is noted last week when compared to the week before. Last week there were 143 operations, representing an outlay of \$6,081,500 out for figures as against 175 jobs, costing approximately \$4,768,700 being estimated the week previous. There were 211 contracts for new construction valued at \$7,203,400 placed last week as compared with 210 operations, scheduled to cost about \$6,581,874 the week previous.

The group of operations being planned during the week of May 23 to 29 included 1 bridge, \$250,000; 7 hotels, clubs and institutions, \$84,500; 5 Federal, State and municipal projects, \$111,500; 24 stables and garages, \$671,500; 24 fac-

tory and industrial buildings, \$2,166,500; 10 public improvements, \$1,668,500; 183 residential operations involving apartments and tenements and one and two-family dwellings, \$4,948,500; 11 churches, schools and theatres, \$630,500; 30 store, office and banking buildings, \$694,000; and 4 miscellaneous operations, not otherwise classified, \$65,000.

The 143 projects in the hands of contractors for estimates during the week of May 23 to 29 included the following general classes of work: 3 bridges and culverts, \$210,000; 6 clubs, hotels and institutions, \$153,000; 22 Federal, State and municipal projects, \$2,654,500; 8 stables and garages, \$206,000; 11 factory and industrial buildings, \$803,000; 34 public improvements, \$664,500; 34 residential operations such as apartments and private dwellings, \$389,500; 17 churches, schools and theatres, \$780,000; and 12 store, office and banking buildings, \$221,000.

Among the list of projects for which general contracts were placed were included 3 bridges and culverts, \$87,698; 5 hotels, clubs and institutions, \$115,500; 4 Federal, State and municipal building operations, \$22,000; 11 stables and garages, \$186,000; 27 factory and industrial projects, \$1,422,884; 28 public improvements involving street openings, road construction and the installation of sewers, water and lighting mains, \$2,226,850; 98 residential operations, \$1,301,500; 9 churches, schools and theatres, \$351,468; 25 store, office and banking buildings, \$1,480,000 and 1 miscellaneous, \$3,500.

PERSONAL AND TRADE NOTES.

Kandel-Roth Co., Inc., has opened offices at 162 East 23d street, where a general contracting business will be conducted.

G. Osgood Andrews, special representative of the Plate Glass Manufacturers of America, recently moved his office from 393 Canal street to 1182 Broadway.

Otto H. Temple, Paterson, was recently elected president of the New Jersey Building Trades Council. He succeeds R. A. Fitzgerald, of Jersey City, who served three terms and declined to run again.

Judge Elbert H. Gary, chairman United States Steel Corporation, has bought Ivy Hall, in the Wheatley Hills section of Long Island, the handsome estate of James B. Taylor. The property comprises 110 acres, with a fine brick residence and a private golf course.

Societe Francaise D'Action Economique, 1 rue des Italiens, Paris, France, which is represented in this country by Daniel T. Pierce, 149 Broadway, New York, reports that it has inquiries from French firms which desire agencies in France for building hardware, portable wooden dwellings, automatic machinery, electrical supplies, oil and lubricants for industrial purposes.

Sargent & Company, hardware manufacturers, at the recent annual meeting re-elected the following as directors of the company: H. B. Sargent, G. L. Sargent, G. F. Wiewert, Wilfred Lewis, John Sargent, J. D. Sargent, Bruce Penn, E. R. Sargent, Ziegler Sargent. Subsequently at a meeting of the board of directors the following officers were elected: H. B. Sargent, president; G. L. Sargent, vice-president; Ziegler Sargent, treasurer; Murray Sargent, secretary; James J. Markham, auditor.

William Farrell & Son, coal dealers, have been incorporated, bringing about a combination of the following dealers in Greater New York: William Farrell & Son, Robert Gordon & Son, Inc.; Hencken & Willenbrock Co., Thedford-Eltz Coal

Company, S. Trimmer & Sons, Inc.; O. H. Perry & Son, Pattison & Bowns, Scranton & Wyoming Coal Company, and others.

Engineers Appointed for Vehicular Tunnel

Clifford M. Holland has been appointed chief engineer for the New York-New Jersey vehicular tunnel project at \$10,000 a year. The announcement was made Wednesday in a joint statement from the New York Bridge and Tunnel Commission and the New Jersey Interstate Bridge and Tunnel Commission. One of Mr. Holland's duties will be to decide on the type of tunnel to be driven under the Hudson and to prepare plans and data which will enable contractors to bid. His appointment takes effect June 15, his tenure of office to be during the pleasure of the two boards. He will proceed at once to organize field and office staffs to carry on the preliminary work. General George R. Dyer, head of the New York commission, and W. H. Noyes, chairman of the New Jersey body, also announced the appointment of the following board of consulting engineers: J. Vipond Davies, Colonel Henry W. Hodge, Colonel William J. Wilgus, Major John A. Benseal and Professor William H. Burr. These engineers are to be paid at the rate of \$10,000 a year each for the time of actual employment. Edward A. Byrne, chief engineer of the Department of Plants and Structures, also was named a consultant without compensation.

Million Dollar Flushing Housing Project.

The Operators' Associates, Inc., have started the erection of seventy-five high class residences in the exclusive Parsons avenue section of Flushing. The houses are being built to sell for prices ranging from \$9,000 to \$15,000 each, and will be completed and ready for occupancy by October 1. The property office of the company is at Parsons and Forest avenues. The president, Henry Leibowitz, is the head of the American Coöperage Company; the vice-president is Wallace J. Hardgrove, formerly brokerage manager for the Queensboro Corporation; the treasurer is George P. Martin, a well-known builder, who has erected a number of high class apartments in Queens.

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.

National Association of Plate and Window Glass Manufacturers will hold its annual meeting at the Hotel Dennis, Atlantic City, N. J., June 25-27, inclusive.

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

LOCALLY, at least, there is every reason to anticipate a continuation of the growth of active building construction that has marked the past five or six weeks. During this period there has been a steady and favorable growth in the volume of new work projected, projects figuring and contracts actually placed, and these operations are now starting, as evidenced by the increased business of the firms handling building materials and supplies. Although practically all classes of building construction are included in the work now under way, structures designed for housing the constantly growing number of homeseekers predominate and every week indicates a gain in the number of operations of this character. The residential construction involves handsome private dwellings in both the city and suburban districts, a large amount of moderate-priced one and two-family house building and considerable increase in the amount of apartment house construction in all boroughs of the city and in the nearby suburban towns as well.

The recent growth in the volume of active construction has exerted a marked influence upon the local markets for structural materials and supplies. As a class the dealers in these commodities are well satisfied with the manner in which the situation is shaping up and are unanimous in their predictions that the movement is only started and that during the coming months the amount of business booked will climb rapidly. The increased demand for materials and supplies has to some extent tightened up the price situation and it is now almost positive that there will be no recession in market values for months to come. On the other hand there is every possibility that a further increase in demand will deplete the available supply of structural commodities to an extent where prices will jump to a point considerably higher than they are to-day.

Common Brick—The most important development of the past week in the wholesale market for Hudson River common brick was the strike of the barge captains for more money. The situation has made it difficult to transport brick to this city, and as a consequence but eight barge-loads were brought down from manufacturing points. The serious thing in connection with this strike is the fact that if the demands of the captains are met the cost of production of brick will be considerably increased and the

consumer will be made to carry the burden. The manufacturers are determined to take a firm stand in the matter and will make every effort to hold the wage scale at its present level. Manufacturers are also having difficulty in obtaining adequate labor to operate their plants. The scarcity of workmen will be a serious setback to production this year, and unless something happens to increase the supply the output of the current season will fall behind that of last year. It is said that in one district along the Hudson River, where normally 121 brick-making machines are operated but 15 are now working. The rest are idle because no men are available. Conditions such as

these are bound to keep common brick prices at their present high levels.

Summary—Transactions in the North River brick market for the week ending June 6, 1919. Condition of market Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 8; sales, 11. Distribution: Manhattan, 1; Brooklyn, 6; New Jersey points, 4.

Portland Cement—One of the most interesting developments in the Portland cement situation is the formation of the Cement Export Co., Inc., an organization of ten of the leading cement manufacturers having an aggregate annual produc-

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 —
Smooth Buff 42.00 to —
Rough Gray 45.00 to —
Smooth Gray 45.00 to —
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

tive capacity of 14,000,000 barrels, for the purpose of exporting a portion of their output to foreign countries. The principal office of the company is located in New York. Negotiations are now under way with the Bureau of Standards to test all cement delivered by the company and to certify that it fulfills all requirements of the standard specifications of the American Society for Testing Materials. The following have been elected directors in the Cement Export Co.: Emil Loeb, Coplay Cement Manufacturing Co.; Joseph Brobston, Dexter Portland Cement Co.; A. J. Horner, Nazareth Cement Co.; L. C. Morton, Phoenix Cement Co.; George F. Bayle, Glen Falls Portland Cement Co.; J.

W. Fuller, Allentown Portland Cement Co.; Frank H. Smith, Lawrence Cement Co.; Charles F. Conn, Giant Portland Cement Co.; Morris Kind, Hercules Cement Corporation, and F. W. Keily, Helderberg Cement Co.

Lumber.—The retail demand for lumber continues to increase with the improvement of the local building situation. There has recently been a marked increase in the number of active building projects of practically every type, and according to the volume of planning now under way there should be a steady growth to the amount of construction undertaken during the next three or four months. The hope of lower material prices has now

been abandoned, and according to the market situation of to-day there would be no great surprise evidenced if some lines would announce substantial increases over the levels of the present. There have been some advances announced in some lines of lumber, notably hardwood flooring and shingles, and as production is yet below the rate of demand a stiff market may be anticipated for some time to come. Prices of yellow pine and Douglas fir are steadily advancing and there is talk of further increases. Reports from the wholesale lumber interests are all of greater activity, with actual business taking the place of inquiries that have been so numerous during the past three months or so. Some wholesalers are in the position of having orders on their books in excess of their ability to fill.

Structural Steel.—One of the encouraging signs in the fabricated material situation is the outlook for a heavy demand for steel shapes from builders of high class apartment houses. During the past week or so quite a number of these projects have been announced to the trade and it is certain that a start of at least two or three of the more important of this type of project will influence the early construction of a number of others. Speculative and investment interests have been somewhat slow in getting their operations under way on account of the difficulties connected with financing, but as these matters are slowly being adjusted the next few months should witness a marked improvement in the volume of building of this type. Steel contractors generally are now able to report the outlook favorable with considerable tonnage booked and a large amount of new construction figuring, so that in all the prospects for the coming months are brighter than they have been for a long time back. Prices are holding firmly and there is no present prospect of a change from the existing levels.

Linseed Oil.—The prime features of the present situation are a strong market, with higher prices for flaxseed, combined with a scarcity of oil. The recent increase in the volume of building activity throughout the entire country is reflected in the growth of the demand for linseed oil, and unless a greater quantity of seed can be brought in from Argentina there is likely to be a greater shortage of oil than is noticeable at this time. Prices are firm at \$1.61 per gal., New York, for raw city brands.

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. .272 to —
Beams & channels over 14 in. .272 to —
Angles, 3x2 up to 6x8. 2.72 to —
Zees and tees. 2.72 to —
Steel bars 2.62 to —

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

Base price, per M. \$36.00 to —
Hemlock, W. Va., base price, per M. 36.00 to —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered) .. \$40.00 to \$45.00
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 120.00 to \$125.00
Plain oak 88.00 to 95.00

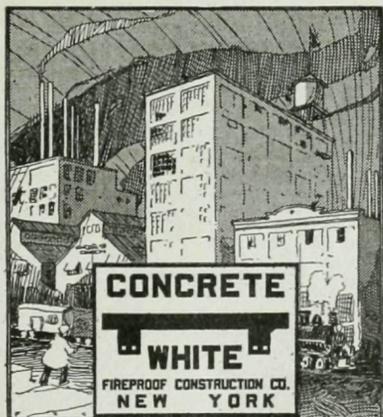
Flooring:
White oak, quart'd, select 79.50 to —
Red oak, quart'd, select.. 79.50 to —
Maple No. 1 63.50 to —
Yellow pine, No. 1, common flat 44.50 to —
N. C. Pine, flooring, Norfolk 43.00 to —

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. \$1.61 to —
Less than 5 bbls. 1.64 to —

Turpentine—
Spot in yard, N. Y., per gal. \$0.90 to —

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—G. Ajello, 1 West 34th st, is preparing plans for a 13-sty brick and limestone apartment, 100x98 ft, at the northeast corner of West End av and 103d st for the 884 West End Av. Corp., Joseph Paterno, president, 601 West 115th st, owner and builder. Details will be available later.

DWELLINGS.

65TH ST.—H. P. Knowles and Laurence M. Loeb, 52 Vanderbilt av, have completed plans for alterations to the 4-sty brick residence, 20x50 ft, at 134 East 65th st for Miss Helen McMahon, 20th st, Flushing, owner. Cost, about \$14,000. Architects will soon be ready for estimates on general contracts.

PARK AV.—Delano & Aldrich, 126 East 38th st, have plans in progress for a 5-sty brick residence, 45x100 ft, at the southwest corner of Park av and 68th st for Harold I. Pratt, 26 Broadway, owner. Details will be available later.

58TH ST.—Pilcher & Tachau, 109 Lexington av, are preparing plans for alterations to the 4-sty brick residence, 20x84 ft, at 39 West 58th st for Barbara M. Schurman, Ithaca, N. Y., owner. Cost, \$7,500. Architects will take estimates on general contract.

FACTORIES AND WAREHOUSES.

6TH ST.—Wm. Whitehill, 32 Union sq, is preparing plans for a 3-sty brick transformer station, 45x75 ft, at 421-423 East 6th st for the New York Edison Co., Irving pl and 15th st, owner. Cost, about \$60,000. Architect will take estimates on general contract about July 1.

STABLES AND GARAGES.

64TH ST.—Frank S. Parker, 44 Court st, Brooklyn, is preparing plans for a 4-sty reinforced concrete garage, 100x100 ft, in the north side of 64th st, 325 ft east of West End av, for Louis Gold, 44 Court st, Brooklyn, owner and builder.

11TH AV.—George M. McCabe, 96 5th av, has completed plans for a 1 and 2-sty brick garage, 98x188 ft, at 388-394 11th av for Wm. S. and Henry S. Coffin, 44 Pine st, owners. Cost, \$100,000. Architect is about ready for estimates on general contract.

96TH ST.—Frank S. Parker, 44 Court st, Brooklyn, is preparing plans for a 4-sty reinforced concrete garage, 100x155 ft, in the north side of 96th st, 225 ft west of West End av, for Louis Gold, 44 Court st, Brooklyn, owner and builder.

37TH ST.—Frank J. McCabe, City Savings Bank Bldg., Bridgeport, Conn., has completed plans for a 5-sty brick garage, 50x100 ft, at 349-351 West 37th st for George Kern, 350 West 38th st, owner, who will take estimates on general contract. Cost, about \$75,000.

41ST ST.—M. J. Harrison, 61 Park Row, has completed plans for a 1-sty brick garage, 125x198 ft, at 237-245 East 41st st for the Hillman Co., H. J. Hillman, president, 567 3d av, owner. Cost \$25,000. Architect will take estimates on general contract about June 15.

STORES, OFFICES AND LOFTS.

46TH ST.—Zipkes, Wolff & Kudroff are preparing plans for a 6-sty brick and limestone store and office building, 34x100 ft, at 15-17 West 46th st for Larimore & Co., 1 West 46th st, owners. Architects will take estimates on general contract.

BROADWAY.—Rouse & Goldstone, 512 5th av, are preparing plans for 1-sty brick store, 76x117 ft, at the southeast corner of 96th st and Broadway for the Shulte Cigar Stores Co., 386 Broadway, owner. Cost, about \$50,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MINERVA PL.—Schwartz & Gross, 347 5th av, have plans nearing completion for a 5-sty brick and terra cotta apartment, 50x89 ft, at Minerva pl and Wilson Parkway for Wm. M. Moore, northwest corner of 190th st and University av, owner and builder. Cost, \$100,000.

CROTONA PARK EAST.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick tenement, 62x130 ft, in the east side of Crotona Parkway, 450 ft north of 173d st, for Louis E. Clebon, 1714 Crotona Park East, owner and builder. Cost, \$100,000.

CRESTON AV.—Gronenberg & Leuchtig, 303 5th av, have prepared plans for a 5-sty brick apartment, 74x119 ft, on the west side of Creston av, 398 ft north of 184th st, for the Roseff Building Co., 1064 Clay av, owner and builder. Cost, \$90,000.

167TH ST.—Springsteen & Goldhammer, 32 Union sq, have finished plans for a 5-sty brick tenement, 57x147 ft, at the northwest corner of 167th st and Grand Concourse for the Hyber Holding Co., 135 Broadway, owner and builder. Cost, \$175,000.

179TH ST.—Irving Margon, 372 East 149th st, has completed plans for a 6-sty brick apartment,

79x104 ft, at the corner of 179th st and Grand Concourse for the Henlee Construction Co., 1312 Clinton av, owner and builder. Cost, \$110,000.

WEEKS AV.—Irving Margon, 372 East 149th st, has completed plans for a 5-sty brick apartment, 80x164 ft, at the northwest corner of Weeks av and Grand Concourse for owner and builder, to be announced later. Cost, about \$80,000.

CRESCENT AV.—Springsteen & Goldhammer, 32 Union sq, are preparing plans for a 5-sty apartment, 96x120 ft, at the southeast corner of Crescent av and 184th st for G. B. Holding Co., Joseph Golding, president, 135 Broadway, Manhattan, owner.

DWELLINGS.

ELLSWORTH AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2-sty frame dwelling, 20x40 ft, on the east side of Ellsworth av, 100 ft north of Fairmont av, for Katherine W. Tierney, 384 East 184th st, owner. Cost, \$4,000.

HONE AV.—Wm Kenny, 2600 Decatur av, has completed plans for a 1½-sty frame dwelling, 30x40 ft, on the west side of Hone av, 125 ft north of Allerton av, for Emma B. Leggett, 965 Grand Concourse, owner and builder. Cost, \$6,000.

ANDREWS AV.—Charles S. L. Clark, 441 Tremont av, has prepared plans for a 2½-sty brick residence, 34x40 ft, on the west side of Andrews av, 295 ft north of Hall of Fame Terrace, for Wm. C. Bergen, 130 West 180th st, owner and builder. Cost, \$18,000.

EDSON AV.—Kingsley Lloyd, Bergen Bldg., The Bronx, has completed plans for four 2-sty frame dwellings, 20x24 ft, on the east side of Edson av, 256th st, south of Boston rd, for the Crawford Real Estate and Bldg. Co., 7 East 42d st, owner and builder. Cost, \$16,000.

DEVOE ST.—Moore & Landsiedel, 3d av & 148th st, have completed plans for two 2-sty frame and stucco dwellings, in Devoe st, 100 ft west of Columbus av, for the Hazel Real Estate Co., Max Just, pres., 4925 Broadway, owner and builder. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

169TH ST.—A. G. Koenig, 405 Lexington av, has prepared plans for a 3-sty reinforced concrete artificial ice plant, 61x84 ft, in the south side of 169th st, 125 ft east of 3d av, for the John Eichler Brewing Co., 3582 3d av, owner. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

UNIVERSITY HEIGHTS.—Crow, Lewis & Wickenhoefer, 200 5th av, have started preliminary plans for a group of 2 and 3-sty college buildings including an engineering building, 100x270 ft, and 2 library buildings, 55x120 ft, on University Heights, for N. Y. University. Details will be available later.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

6TH AV.—W. T. McCarthy, 16 Court st, has completed plans for exterior and interior alterations to the 4-sty brick apartment, at the northeast corner of 6th av & Garfield pl, for the 59th St. Bldg. Corp., 44 Court st, owner and builder. Cost, \$20,000.

REMSEN ST.—Slee & Bryson, 154 Montague st, have plans in progress for alterations to the 5-sty brick apartment at 127 Remsen st, for Mrs. J. DeWitt, owner, care of architects. Cost, about \$22,000. Architects will take estimates on general contract from a selected list of bidders.

17TH AV.—Andrew J. Thomas, 137 East 45th st, Manhattan, has been retained to prepare plans for the 4-sty brick and stone model tenements, to accommodate approximately 400 families, to be erected on 17th av, between 73d and 74th sts, by the City and Suburban Homes Co., Allan Robinson, president, 624 Madison av, Manhattan, owner and builder. Cost, approximately \$2,000,000. Details will be available later.

DWELLINGS.

AV O.—Irving Brook, 215 Montague st, has plans in progress for a 2½-sty frame dwelling, 23x38 ft, at the northwest corner of Av O and East 9th st, for the Manler Corp., 1679 East 21st st, owner and builder. Cost, \$10,000.

78TH ST.—Theiner & Farrell, 619 81st st, have completed plans for two 2-sty brick 1 and 2 family residences, 18x46 ft and 20x60 ft respectively, on the south side of 78th st, 366 ft to 391 ft west of 7th av, for the Senator Holding Co., 501 68th st, owner and builder. Total cost, \$11,000.

CHESTER AV.—Plans have been completed privately for four 2-sty brick dwellings, 20x37 ft, on the east side of Chester av, 20 ft south of Louisa st, for Alexander MacDonald, 735 East 3d st, owner and builder. Cost, \$16,000.

SENATOR ST.—Carlson & Wiseman, 226 Henry st, has completed plans for five 2-sty brick residences, 20x37 ft, in the north side of Senator st, 90 ft east of 5th av, for Johnson Construction Co., 511 79th st, owner and builder. Total cost, \$42,500.

20TH AV.—S. Millman & Son, 26 Court st, have completed plans for six 2-sty frame dwellings, 22x60 ft, on the west side of 20th av, 35 ft north of 77th st, for Pit-How Construction Co., 1551 Eastern Parkway, owner and builder. Total cost, \$72,000.

UTICA AV.—R. T. Short, 370 Macon st, has completed plans for seven 3-sty brick residences, some 20x70 ft and others 20x55 ft, on the southwest corner of Utica av and St. Johns pl and on the west side of Utica av, 20 ft south of St. Johns pl, for Isaac Miller, 1663 Union st, owner and builder. Total cost, \$50,000.

HENDRIX ST.—A. Farber, 1746 Pitkin av, has completed plans for a 2-sty brick residence, 25x56 ft, at the northeast corner of Hendrix st and Belmont av, for Israel Gengel, Belmont av, corner Miller av, owner and builder. Cost, \$10,500.

79TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 2½-sty frame dwelling, 26x57 ft, in the south side of 79th st, 120 ft east of 15th av, for M. A. Cantor, 373 Fulton st, owner and builder. Cost, \$15,000.

12TH AV.—Samuel Millman & Son, 26 Court st., have plans nearing completion for four 2½-sty frame residences, 22x60 ft, at the southwest corner of 12th av and 47th st, for the D. A. Realty Corp., D. Linden, pres., 1357 52d st, owner and builder. Cost, \$10,000 each.

CLARA ST.—James Millman, 26 Court st, has plans nearing completion for ten 2-sty brick dwellings, 20x35 ft, in the north side of Clara st, 102 ft east of Chester av, for the N. R. Realty Corp., N. Rosen, pres., 1466 49th st, owner and builder. Cost, \$7,000 each.

WEST ST.—H. A. Weinstein, 32 Court st, has plans in progress for seven 2-sty brick dwellings and garages, 20x50 ft, at the southeast corner of West st and Albermarle rd, for a company of owners now forming, care of architect. Owners will build. Total cost, \$75,000.

EAST 4TH ST.—Harry Rockmore, 1607 45th st, has completed plans for nineteen 2-sty frame residences, 16x42, in the west side of 4th st, 43 ft south of Ryder av, for the Prudential Engineer Corp., 1293 East 19th st, owner and builder. Total cost, \$76,000.

HOPKINSON AV.—A. Farber, 1746 Pitkin av, Brooklyn, has completed plans for two 2-sty brick residences, 20x57 ft, on the east side of Hopkinson av, 240 ft north of Newport av, for Philip Cooperman, 249 Chester st, owner, who will build. Total cost, \$16,000.

19TH AV.—James Millman, 26 Court st, has plans nearing completion for ten 2-sty brick residences, five of which are 20x55 ft and five 20x62 ft, on the west side of 19th av from 64th to 65th sts, for Rubrag Construction Co., 4718 16th av, owner and builder. Total cost, \$130,000.

50TH ST.—Pasquale De Rosa, 1238 58th st, has completed plans for four 2-sty frame dwellings, 20x46 ft, in the south side of 50th st, 51 ft west of 17th av, for The Elro Corp., 4213 13th av, owner and builder. Cost, \$30,000.

68TH ST.—W. H. Harrington, 19 East 48th st, Manhattan, has completed plans for eight 2-sty brick residences, 20x60 ft, in the south side of 68th st, 182 ft of East 6th av, for Edward Edwards, 422 81st st, owner and builder. Total cost, \$48,000.

VAN SICLEN AV.—Morris Rothstein, 197 Snediker av, Brooklyn, has completed plans for six 2-sty frame residences, 19x53 ft, at the southeast corner of Van Sinderen av and Hege-man av, for J. Bacitsky, 113 Malta st, owner and builder. Total cost, \$36,000.

22D ST.—Harry Silverstein, 783 Jefferson av, has furnished plans for three 2-sty frame dwellings, 22x32 ft, in the east side of East 22d st, 420 ft and 460 ft south of Av M, for G. V. McPherson, 1875 Ocean av, owner and builder. Total cost, \$18,000.

12TH AV.—Revised plans have been completed privately for one hundred 2-sty brick residences and garages, 18x48 ft, at the southwest, northwest and southeast corners of 12th av and 62d sts, and the northwest and northeast corners of 63d st and 12th av, for the Tabor Homes Corp., 261 Broadway, Manhattan, owners, who are building. Cost, \$5,000 each.

CYPRESS AV.—Benjamin Hudson, 315 9th st, has completed plans for a 3-sty brick residence, 23x32 ft, on the south side of Cypress av, 80 ft west of West 37th st, for Robert T. Briggs, 108 4th av, owner and builder. Cost, \$8,500.

EAST 13TH ST.—A. W. Pierce, 26 Court st, have completed plans for ten 2-sty frame residences, 16x38 ft, in the east and west sides of East 13th st, 240 ft and 140 ft north of Av L, for the Planet Building Corp., 189 Montague st, owners, who will build. Total cost, \$50,000.

SURF AV.—H. J. Nurick, 957 Broadway, Brooklyn, have plans in progress for two 2½-sty frame and stucco dwellings, 20x42 ft, on Surf av, Sea Gate, for B. & R. Mintzer, Sea Gate, care of architect, owner. Architect will take bids on general contract about June 3d. Cost, \$10,000.

EAST 8TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for seven 2-sty frame and stucco dwellings, 22x38 ft, in the east side of East 8th st, between Avs I and H, for Kennington Homes Corp., E. Posner, pres., 614 West st, owners and builders. Cost, \$9,000 each.

KENMORE PL.—John J. Petit, 103 Park av, Manhattan, is preparing plans for a 2½-sty brick and frame rectory, 40x45 ft, in Kenmore pl, near Church av, for the Old Dutch Reformed Church of Flatbush, Rev. Charles Burg, minister, 900 Flatbush av, owner. Cost, about

\$40,000. Architect will take estimates on general contract about July 1.

44TH ST.—S. L. Malkind, 1270 54th st, has completed plans for a 2½-sty frame dwelling, 24x56 ft, in the north side of 44th st, 311 ft east of 16th av, for Harry Rothleder, 1643 44th st, owner and builder. Cost, \$8,000.

BRADFORD ST.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for seven 2-sty brick dwellings, 20x62 ft, in the east side of Bradford st, 100 ft south of Dumont av, for the Agress Construction Co., 487 Hendrix st, owner and builder. Total cost, \$38,500.

CLEVELAND ST.—A. Farber, 1746 Pitkin av, has prepared plans for five 2-sty brick dwellings, 20x58 ft with garages, in the east side of Cleveland st, 150 ft north of Dumont av, for Louis P. Itzler, 915 Blake av, owner and builder. Total cost, \$40,000.

AV K.—Robert T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty brick and stucco residence, 28x44 ft, on the north side of Av K, 50 ft west of East 23d st, for N. Karpen, 111 West 37th st, Manhattan, owner. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

46TH ST.—Albert Ullrich, 371 Fulton st, has completed plans for a 2-sty brick factory, 40x95 ft, in the south side of 46th st, 200 ft east of 2d av, for the Germania Importing Co., Her-

man Staiber, pres., 41 Union sq. owner. Cost, \$20,000.

GRAND ST.—L. Allmendinger, 20 Palmetto st, has completed plans for a 1-sty brick shop, 50x174 ft, in the south side of Grand st, 200 ft west of Morgan av, for Fred Blattner, 223 Maujer st, owner and builder. Cost, \$15,000.

TROUTMAN ST.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick factory, 45x90 ft, at the southeast corner of Troutman st and Knickerbocker av, for Luigi Nodica, 250 Troutman st, owner. Cost, \$35,000.

STABLES AND GARAGES.

CHAUNCEY ST.—Charles Goodman, 1399 St. Johns pl, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of Chauncey st, 200 ft east of Evergreen av, for the Chauncey Garage Construction Co., Charles Serota, 1520 President st, owner and builder. Cost, \$25,000.

LAWRENCE ST.—B. Driesler, 153 Remsen st, has finished plans for a 1-sty brick garage, 65x107 ft, in the west side of Lawrence st, 100 ft south of Tillary st, for the Realty Associates, 162 Remsen st, owners and builders. Cost, \$15,000.

NORTH 12TH ST.—W. J. Moran, 189 Patchen av, has completed plans for a 1-sty brick garage, 75x200 ft, in the south side of North 12th st, 150 ft east of Berry st, for the Maron Realty & Construction Co., 189 Patchen av, owner and builder. Cost, \$25,000.

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Changes within the building include the replacement of the seven hydraulic elevators by electric elevators and the removal of the private electric generating plant in favor of Central Station Service. All told, The New York Edison Company will supply the bank with current for an electrical installation of 6000 lights and 800 horsepower and will do it at a saving of some \$3000 annually over what it would have cost to run the plant

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BAY RIDGE AV.—W. J. Conway, 400 Union st, has prepared plans for a 2-sty brick garage, 99x101 ft, at the southwest corner of Bay Ridge av, for W. F. Flannery, 183 80th st, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

14TH AV.—McKenzie, Voorhees & Gmelin, 1123 Bway, Man., have prepared plans for a 4-sty brick and limestone telephone exchange, 60x120 ft, at the corner of 14th av and 41st st, for the N. Y. Telephone Co., 15 Dey st, Man., owner. Cost, approximately \$200,000. Architects will be ready for estimates on general contract about June 15.

THEATRES.

ST. JOHNS PL.—Carlson & Wiseman, 226 Henry st, have prepared plans for a 2-sty store and theatre building, 104x120 ft, in the south side of St. Johns pl, 150 ft of Schenectady av, for A. J. Stockhammer, 1368 St. Johns pl, owner. Cost, \$150,000. Architects are ready for estimates on general contract from a selected list of bidders.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for a 4-sty brick tenement, 50x90 ft, with stores at the northeast corner of Jamaica av on Diamond st, for the Harmon Bldg. Co., W. P. Gatehouse, pres., 57 Jamaica av, Woodhaven, owner and builder. Cost, \$35,000.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Man., is preparing preliminary plans for ten 4-sty brick and limestone apartments in Jackson Heights, 27th and 28th sts, for the Queensboro Corp., E. A. MacDougal, pres., 50 East 42d st, Man., owner. Cost, approximately \$900,000. Details will be available later.

DWELLINGS.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for two 2½-sty frame residences, 24x32 ft, on the west side of Farmers av, 384 ft north of Bryan av, Queens, for the Herman Homes Co., Atfield av, Dunton, L. I., owner and builder. Cost, \$12,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2½-sty frame residence, 22x32 ft, on the west side of Waterbury av, 233 ft north of Brandon av, Richmond Hill, for John O. Grieg, 4130 Fulton st, Woodhaven, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Plans have been completed for ten 2½-sty brick and frame residences, 24x30 ft, in 18th st, between Woodside and Roosevelt avs, Elmhurst, for John J. Frohnhoefer, Woodside av and 21st st, owner and builder. Cost, \$100,000.

RICHMOND HILL, L. I.—Andrew Horsch, 15 Moffat st, Bklyn, has completed plans for two 2-sty frame residences, 20x60 ft, in the west side of 114th st, 178 ft north of Liberty av, for Charlotte Horsch, 15 Moffat st, Bklyn, N. Y., owner and builder. Cost, \$9,000.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for two 2½-sty frame residences, 22x29 ft, in the east side of 54th st, 108 ft north of Jackson av, Corona, for Harry Colyer, Highland, N. Y., owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Plans have been prepared privately for four 2-sty frame residences, 16x38 ft, at the northwest corner of Wool st and Lewis av, for Fred Reiner, Broadway, Elmhurst, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—Walter B. Wills, 1181 Myrtle av, Bklyn, has completed plans for six 2-sty brick dwellings, 17x38 ft, on the east side of Columbus av, 116 ft north of Jamaica av, Jamaica, for Muller Guthy, Inc., 926 Broadway, Bklyn, N. Y., owner and builder. Total cost, \$24,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 40x60 ft, on the west side of Stoothoff av, 220 ft south of Kimball av, for Frank J. Horsch, 130 Chestnut st, Richmond Hill, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, have completed plans for a 2½-sty frame residence, 37x35 ft, in the west side of 27th st, 100 ft north of Crocheron av, for David Lauber, Hotel Pennsylvania, Manhattan, owner. Cost, \$9,000.

FLUSHING, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has filed plans for a 2-sty frame residence, 31x28 ft, in the west side of Parsons av, 50 ft north of Georgia pl, Flushing, for Geo. P. Martin, 52 Baxter av, Elmhurst, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—Thos. F. Dunn, 104 West 42d st, Manhattan, has filed plans for a 2½-sty brick residence, 24x30 ft, at the southwest corner of 30th st and Mitchell av, Flushing, for Joseph O'Donnell, 530 West 153d st, Man., owner. Cost, \$5,000.

KEW GARDEN, L. I.—The Architectural Corp., 18 East 41st st, Manhattan, has completed plans for a 2½-sty frame dwelling, 38x26 ft, on the east side of Kew Gardens rd, 51 ft south of Quentin st, Kew Garden, for Thayer Bolmer, Rocky Hill, N. J., owner. Cost, \$7,000.

ELMHURST, L. I.—A. White Pierce, 26 Court st, Brooklyn, N. Y., has completed plans for eleven 2-sty frame residences, 20x30 ft, in the west side of Titan st, 140 ft east of Marlowe av, Elmhurst, for J. Morganthaler & Sons, 663 Sackett st, Bklyn, owner and builder. Cost, \$4,000 each.

FLUSHING, L. I.—F. Johnson, 46 Prospect av, has plans on file for a 2½-sty frame residence, 25x36 ft, in the east side of Flushing pl, 150 ft north of State st, for McCreery Estate, Inc., 440 Broadway, Flushing, owners. Cost, \$4,500.

JAMAICA, L. I.—Plans have been prepared privately for ten 2-sty frame residences, 16x38 ft, in the east side of Hodges Place, 100 ft south of Cannbury rd, for Singer & Smith, 9 Shipley st, Woodhaven, L. I., owner and builder. Cost, \$30,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for four 2½-sty frame dwellings, 16x38 ft, on the north side of Beaufort st, 50 ft east of Irving pl, for Rosener Construction Co., 87 Remington pl, Jamaica, owner and builder. Total cost, \$17,000.

RICHMOND HILL, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has plans in progress for six 2½-sty frame and shingle dwellings, 16x40, at the northeast corner of Kingsland and Hamilton avs, for C. W. Meyer, Spruce st, Richmond Hill, L. I. Total cost, \$19,000.

QUEENS, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 26x34 ft, in the north side of Orange st, 200 ft west of Madison av, for H. J. O'Reilly, Orange st, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

CORONA, L. I.—C. L. Verrone, 166 Corona av, has completed plans for a 2-sty brick shop, 30x90 ft, in the west side of 55th st, 100 ft north of Jackson av, for D. Ginsberg, Jackson av, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—J. C. Cocker, 2015 5th av, Manhattan, has prepared plans for a 1-sty brick garage, 75x95 ft, in the west side of 4th av, 67 ft south of Washington av, for David S. Caruth, 1025 Tinton av, the Bronx, owner. Cost, \$15,000.

LONG ISLAND CITY.—DeRose & Cavelieri, 370 East 149th st, has completed plans for a 1-sty brick garage, 45x100 ft, in the west side of Crescent st, 45 ft north of Henry st, for Dr. Patrick Burns, 230 East 63d st, Man., owner. Cost, \$10,000.

JAMAICA, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has started preliminary plans for a 1-sty brick garage, 134x126 ft, on the north side of Hillside av, 103 ft west of Jeffrey av, for the Fundy Co., 115 Bway, Man., owner. Cost, \$50,000.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—L. L. Barnard, 46 Lawton st, New Rochelle, has plans in progress for a 2½-sty frame dwelling, 30x56x30 ft, on Elk av, for O. P. & A. T. Howes, Elk av, New Rochelle, owner and builder. Cost, \$10,000.

MT. VERNON, N. Y.—Moore & Landsiedel, 148th st and 3d av, Manhattan, have completed plans for five 2½-sty frame and stucco dwellings, 28x31 ft, for the Chestercrest Building Co., Sam. Rosen, pres., 434 East 124th st, Man., owners and builders. Cost, \$30,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery, has completed plans for a 4-sty brick and limestone apartment, 62x111 ft, at 150 Belmont st for the Katz Building & Construction Co., 125 Manhattan av, Jersey City, N. J., owner and builder. Cost, \$110,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty brick and limestone apartment, 96x54 ft, at 391-393 South

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Belmont av for the D. K. Construction Co., 57 Hillside pl, owner and builder. Cost, \$75,000.

WEST NEW YORK, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has finished plans for two 4-sty brick and limestone apartments, 50x88 ft, at 527-533 7th st for Jacob Tesin, 229 20th st, West New York, owner and builder. Cost, \$45,000 each.

DWELLINGS.

PASSAIC, N. J.—Plans are being prepared privately for ten 2-sty frame and stucco dwellings, of various dimensions, at Parkside Lands, adjacent to Lackawanna Lake and Station, Passaic, for W. L. Goeltz Co., Inc., owners, at 150 Nassau st, Man., who are building. Cost, \$70,000.

PATERSON, N. J.—H. B. Crosby, 125 Elison st, Paterson, has plans in progress for a 2½-sty brick residence, 34x58 ft, on Derron av, Paterson, for owner to be announced later. Architect will take bids on general contract about June 6. Cost, \$25,000.

STABLES AND GARAGES.

PASSAIC, N. J.—Plans have been prepared privately for a 1-sty concrete block garage, 66x100 ft, at River rd and Passaic av, for John T. Harrop, Garfield, N. J., owner and builder. Cost, \$20,000.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for three 1-sty brick garages, 40x19 ft, at 162 William st for Max Weinberg, 446 Belmont av, owner and builder. Total cost, \$4,000.

UNION HILL, N. J.—Joseph D. Lugosch, 21 Bergenline av, Union Hill, has plans in progress for a 1-sty brick and concrete garage, 42x60 ft, in Blum pl for C. Soffke, Blum pl, near the Boulevard, owner, who will take estimates on separate contracts about May 15. Cost, \$12,000.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, has completed plans for a 1-sty brick garage, 48x125 ft, at 667-673 South 12th st, for Feinsod & Spieler, 402 Hunterdon st, Newark, owners. Cost, \$14,000.

THEATRES.

NEWARK, N. J.—Frans Grad, 245 Springfield av, has prepared plans for a 2-sty brick and terra cotta moving picture theatre, 75x100 ft, seating 775, with stores on the first floor, at 305-307 Market st for the Fleisner Realty Co., 121 New Jersey Railroad av, owner and builder. Cost, \$50,000.

MUNICIPAL.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has been selected to prepare plans for a brick combination police and fire headquarters to be located at Boland and Montgomery sts for the Board of Commissioners of Jersey City. Cost, about \$100,000. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Behrens & McLeod, 328 East 52d st, have the general contract for alterations to the two 4-sty brick dwellings, 40x60 ft, at 175-177 West 93d st into apartments for owner, to be announced later. Cost, \$12,000. Plans were prepared by Delano & Aldrich and Charles Higgins, 126 East 38th st, architects.

BANKS.

LYNBROOK, L. I.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for the 2½-sty brick and stucco bank building, 30x76 ft, on the Merrick rd, near Atlantic av, for the Lynbrook National Bank, owner, from plans by Morrell Smith Far Rockaway, L. I., architect. Cost, about \$40,000.

DWELLINGS.

MANHATTAN.—Fearon Construction Co., 280 Madison av, has the general contract for alterations to the 4-sty brick and stone residence, 28x126 ft, at 15 East 69th st for E. T. H. Talmage, 11 East 67th st, owner, from plans by Lord & Hewlett, 345 5th av, architects.

MANHATTAN.—A. J. Robinson Co., 123 East 23d st, has the general contract for alterations to the 4-sty brick and stone residence, 22x75 ft, at 126 East 79th st for Irving Ruhland, 5 Beekman st, from plans by S. E. Gage, 28 East 49th st, architect. Cost, \$11,000.

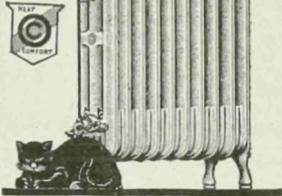
MANHATTAN.—Wm. Crawford, 7 East 42d st, has the general contract for a 5½-sty brick and limestone residence, 40x82 ft, at 42-44 East 69th st for Arthur Sachs, 60 Wall st, from plans by C. P. H. Gilbert, 1123 Broadway, architect.

MANHATTAN.—A. J. Robinson Co., 123 East 23d st, has a general contract for extensive interior and exterior alterations to the 4-sty brick and stone residence, 22x71 ft, at 29 East 69th st for Carl F. Boker, 70 East 80th st, owner, from plans by S. E. Gage, 28 East 49th st, architect. Cost, about \$40,000.

MAPLEWOOD, N. J.—H. H. Oddie, 251 4th av, Manhattan, has the general contract for a 2½-sty frame residence at Maplewood, N. J., for Samuel H. Clark, 4 Ridgewood rd, from plans by G. E. Jones, Union Building, Newark, architect. Cost, \$12,000.

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GREAT NECK, L. I.—G. E. Dodge, Stamford, Conn., has the general contract for a 2½-sty frame residence, 27x99 ft, with garage, at Kensington, Great Neck, for Mrs. Bryan, care of C. A. Patterson, architect, 50 East 42d st, Manhattan. Cost, about \$19,000.

LOCUST VALLEY, L. I.—Harby Abrons & Melius, 30 East 42d st, Manhattan, have the general contract for a 2½-sty frame residence, 33x110 ft, at Locust Valley, L. I., for J. Cozzens, owner, from plans by Henry Rowe, 1123 Broadway, Manhattan, architect.

BRONXVILLE, N. Y.—James Stewart, 375 Palisade av, Yonkers, N. Y., has the general contract for three 2½-sty frame residences, 30x49 ft, on Kraft av for W. F. Kraft, Cedar st,

Bronxville, owner, from plans by C. A. Luppien, 180 Maine st, New Rochelle, N. Y., architect. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—G. Richard Davis Co., 30 East 42d st, has the general contract for a 6-sty reinforced concrete factory, 100x172 ft, at 631-635 Greenwich st to 75-89 Morton st for Lehn & Fink, 120 William st, owners, from plans by Buchman & Fox, 56 West 45th st, architect.

MANHATTAN.—Taylor Construction Co., 110 West 40th st, has the general contract for a 4-sty reinforced concrete artificial ice plant in the west side of 67th st, 100 ft west of West End av, for the Commonwealth Ice Co., 7 East 42d st, from plans by Charles Mayer, 110 West 40th st, architect and engineer. Cost, about \$70,000.

MANHATTAN.—Crest Construction Co., 299 Broadway, has the general contract for a 3-sty brick and concrete factory building, 110x100 ft, at 315-321 East 99th st for the Quick Service Wet Wash Laundry Co., 302 East 98th st, owner, from plans by Kehoe & Co., 1 Beekman st, architects. Cost, about \$80,000.

KEARNY, N. J.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the completion of the Motor Assembling Plant on Newark Bay, between the Passaic and Hackensack rivers, for the Ford Motor Car Co., Detroit, owner, from plans by Albert Kahn and Ernest Wilby, associate architects.

JAMAICA, L. I.—Richmond Hill Engineering & Construction Co., 2124 Jamaica av, has the general contract for a 3-sty brick factory, 59x100 ft, on the east side of Van Wyck av, 36 ft north of Carll st, for the Shore Instrument and Manufacturing Co., 527 West 22d st, Manhattan, owner, from plans by John De Hart, 1041 Fox st, New York City, architect. Cost, \$30,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 665 Broad st, has the general contract for a 4-sty brick warehouse, 80x150 ft, 2-sty brick garage and 1-sty brick storage shed, 39x48 ft, at 217 Badger st, through to Ridgewood av, for the American Food Co., 302 Plane st, owner, from plans by Wm. E. Lehman, 738 Broad st, architect. Cost, about \$100,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 665 Broad st, has the general contract for a 2-sty brick addition, 56x40 ft, to the factory at 180 Rome st for the Celluloid Co., 290 Ferry st, Newark, owner, from privately prepared plans. Cost, \$12,000.

HALLS AND CLUBS.

RIDGEWOOD, N. J.—Wills-Egeloff Co., 101 Park av, Manhattan, has the general contract for a 2-sty terra cotta and stucco parish house, 46x58 ft, at Ridgewood, N. J., for the First Presbyterian Church from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$20,000.

HOMES AND ASYLUMS.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, Manhattan, has the general contract for a 3-sty addition, 25x40 ft, at 11-13 West 10th st for Joseph S. Auerbach, owner, and the Ladies' Christian Union, on premises, lessees. Plans were prepared by Dodge & Morrison, 135 Front st.

SCHOOLS AND COLLEGES.

LONG ISLAND CITY, L. I.—Emerson Building Co., 103 Park av, Manhattan, has the general contract for two 4-sty additions, 58x126 ft and 85x140 ft, to the Bryant High School at the corner of Wilbur av and Academy st for the Board of Education of New York City, from plans by C. B. J. Snyder, architect. Cost, about \$550,000.

PEEKSKILL, N. Y.—Caldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for alterations and additions to the Academy Building at Peekskill, N. Y., including a 1-sty brick kitchen, servants' dining room, 30x40 ft, for the Peekskill Military Academy, owner, from plans by F. A. Moore, 52 Vanderbilt av, Manhattan, architect.

NEW BRUNSWICK, N. J.—Flynn Bros., 300 George st, have the general contract for alterations and additions to the 3-sty brick and hollow tile school, 34x69 ft, at French and Lewis sts for the Board of Education of New Brunswick, from plans by Alex. Merchant, 363 George st, architect. Cost, \$25,000.

STABLES AND GARAGES.

PATCHOGUE, L. I.—Clarence Vrooman, Rider av, has the general contract for a 1-sty brick garage, 90x75 ft, at the corner of Main st and Roe court for Justus Roe & Sons, owners, on premises, from plans by Claud Conklin, 215 N. Ocean av, architect. Cost, \$10,000.

BROOKLYN.—F. M. Walsh, 374 Hamilton av, has the general contract for alterations to the 1-sty brick garage in the north side of Center st, 125 ft east of Court st for David P. Sammon, 245 Bush st, owner, from plans by W. H. Ludwig, 801 Eastern parkway, architect. Cost, \$22,000.

ORANGE, N. J.—G. E. Scherer, 15 Parkway East, Bloomfield, N. J., has the general contract for a frame and hollow tile and stucco

garage, 46x30 ft, with extensions, at 215 Hyland av for Charles Berg, owner, on premises. Cost, \$17,000. Plans were prepared by George E. Melendy, 204 Center st, Orange, N. J., architect.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—W. O. L'Hommedieu Co., 1 Madison av, Manhattan, has the general contract for the 3-sty brick and limestone telephone exchange, 118x75 ft, at 1192 East Grand st for the N. Y. Telephone Co., 13 Dey st, Manhattan, from plans by McKenzie, Voorhees & Gemlin, 1123 Broadway, Manhattan, architects. Cost, \$50,000.

MANHATTAN.—Aljon Construction Co., 51 East 42d st, has the general contract for a 3-sty brick store and loft building, 25x90 ft, at 317 West 125th st for Picker Bros., 313 West 125th st, owners, from privately prepared plans.

MANHATTAN.—Faillace Bros., 7 East 42d st, have the general contract for alterations to the premises at the northeast corner of Broadway and 58th st into automobile show rooms for the Dort Motor Car Co., from plans by Davis, McGrath & Kiesling, 949 Broadway, architects.

MANHATTAN.—Cohen & Perlman, 25 West 42d st, has the general contract for alterations to the 5-sty brick store and loft building, 24x95 ft, at 292 5th av for Daniel Loring, owner, 37 West 72d st, from plans by B. H. & C. N. Whinston, 2 Columbus Circle, architects. Cost, brick terra cotta theatre, 150x200 ft, seating 3,000, at the northwest corner of Broadway and 181st st for B. S. Moss, 729 7th av, owner, from plans by DeRosa & Pereira, 110 West 40th st, architects. Cost, \$500,000.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETING.

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 10, 1919, at 10 a. m.

Appeals from Administrative Orders.

- 216-19-A—214 Franklin av, Brooklyn.
- 301-19-A—Southeast corner Kent av, 52 ft. east of Hewes st, Brooklyn.
- 305-19-A—77 Irving st, Brooklyn.
- 309-19-A—Northwest corner St. Nicholas av & West 171st st, Manhattan.
- 230-19-A—2439 Richmond Terrace, Richmond.
- 310-19-A—2036 Harman st, Queens.
- 324-19-A—102 West 24th st, Manhattan.
- 326-19-A—150 Hope st, Brooklyn.
- 327-19-A—1166 Castle Hill av, The Bronx.
- 329-19-A—1259 Teller av, The Bronx.
- 340-19-A—213 North 4th st, Brooklyn.
- 341-19-A—40-42 Prince st, Manhattan.

Under Building Zone Resolution.

- 400-16-BZ—117-19 West 46th st, Manhattan. Reopened December 17, 1918.
- 220-19-BZ—1772 Carroll st, Brooklyn.
- 191-19-BZ—North side Hancock st, 80 ft. east Howard av, Brooklyn.
- 302-19-BZ—518-520 West 147th st, Manhattan.
- 357-19-BZ—15 West 57th st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, June 10, 1919, at 2 p. m.
Petitions for Variations.

- 965-18-S—958-964 University av, The Bronx. Reopened December 17, 1918.
- 292-19-S—12-14 Warren st, Manhattan.
- 294-19-S—182 Sixth av, Manhattan.
- 782-18-S—254-256 Bowery, Manhattan. Petitioner to show cause why variation should not be revoked.
- 414-18-S—174-176 East 104th st, Manhattan. Reopened May 13, 1919.
- 1499-18-S—358 Broadway, Manhattan. Reopened May 13, 1919.
- 1629-18-S—523-529 Eight av, Manhattan. Reopened May 13, 1919.
- 306-19-S—546 Fifth av and 1-5 West 45th st, Manhattan.
- 308-19-S—727 Seventh av, Manhattan.
- 315-19-S—354 West 26th st, Manhattan.
- 331-19-S—137-141 Prince st, and 451 West Broadway, Manhattan.
- 334-19-S—527-531 West Broadway, Manhattan.
- 336-19-S—30-32 East 21st st, Manhattan.
- 339-19-S—2775 Third av, The Bronx.
- 342-19-S—40-42 Prince st, Manhattan.
- 315-19-S—354 West 26th st, Manhattan.
- 363-19-S—435-437 Pearl st, Manhattan.

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