

Real Estate Record and Builders Guide

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

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E D I T O R I A L

Building Prospects

One would have to be pessimistic indeed not to see in the week's developments hopeful signs about building.

Most important of these developments, because of the promise it gives of early relief, is the fact that various savings banks, insurance companies and other loaning institutions have announced their readiness to furnish a total of \$30,000,000 in building loans. The immediate need of the situation, as has been brought out before the Lockwood Committee, is a source of money to enable builders to go ahead without further delay. It is recognized, of course, that \$30,000,000 will not go very far toward meeting the serious situation in the metropolitan district, but, on the other hand, it will furnish a very encouraging start.

In this connection it is interesting to note that Governor Smith has called a special session of the Legislature to meet in Albany next Monday. The Special Session is intended solely for the purpose of considering the National Suffrage Amendment, and Governor Smith has indicated in public interviews that no other subject will be presented for the consideration of the legislators at this time. Under the State Constitution no matter may be considered at a special session of the Legislature excepting such subjects as are recommended by the Governor.

Already the advocates of various plans which failed at the recent regular session are urging Governor Smith to include them in his message which will go to the Special Session on Monday. With one exception, it truly can be said, none of these matters is of such pressing importance as to warrant the Governor in urging action upon them at this time.

The one exception which Governor Smith well might make is the problem of providing for increased housing facilities for New York City. The Lockwood Committee already has developed, in the testimony of experts, various ideas for quick relief in this vital matter. Under ordinary circumstances the recommendations of the Lockwood Committee will not be ready for the Legislature until it meets in regular session next January. It seems quite probable that Senator Lockwood and his associates may not yet feel prepared to make any specific suggestions. It also seems probable that the Governor's Reconstruction Commission, headed by Mr. Elkus, may feel unprepared to offer just at this time any constructive plan for legislative action. Nevertheless, Governor Smith, who has been keeping in very close touch with the developments of the last few weeks, may find himself prepared to make to the Special Session some concrete suggestion which can be carried out during the next few months and which may relieve to a very considerable extent the shortage in housing with which the metropolitan district is threatened next fall.

The Record and Guide appreciates the fact that no subject not of extraordinary importance properly can be brought before a special session of the Legislature. But the question of providing living places for many thousands

of families in this city is a subject of extraordinary importance, if there ever was one.

Labor's Deliberations

The annual convention of the American Federation of Labor, now being held at Atlantic City, gives promise of being the most important gathering in the history of that organization. Beyond a doubt the deliberations of the labor representatives is being followed with more than normal interest, even by many people who display no particular interest in the American Federation of Labor under ordinary circumstances.

It is recognized on all sides that the policies which organized American labor will pursue in the period following the war are of vital public concern. The attitude of the Federation leaders on Prohibition has attracted attention throughout the country. By an overwhelming vote the convention declared in favor of 2.75 beer, the delegates taking the position that the laboring man requires and has a right to have a stimulant of that light quality. Many other subjects in which organized labor is interested are being presented to the convention from day to day.

From the viewpoint of the general public, none of the questions being considered by the labor leaders at Atlantic City approaches in importance the attitude which the delegates will take on the question of Bolshevism. It is one of the healthiest signs of the times that the American Federation leaders are determined to use the great power of their organization to aid in suppressing the I. W. W., the bomb-throwing Anarchists, the parlor Socialists and other lawless elements which had been engaged for many months in plans to Russianize the United States along Lenine-Trotsky lines. Organized labor not only will strengthen its own position by joining in the fight against Bolshevism, but it also will be able to render tremendous help to all supporters of law and order, official and otherwise, who are striving to suppress the Bolshevist menace.

Turn of the Tide

Respect for various theories that real estate has declined in values as a basis for good investments because of unwise legislation, municipal interference and the competition of other securities paying higher interest, was rudely shaken this week by the success of the auction sale of lots owned by the Bennett Estate on Washington Heights. When vacant land, on streets that exist only on engineers' plats, without sidewalks, pavements or sewers, sells at the rate of a lot every one and one-third minutes for six hours at a stretch and at prices averaging \$5,000 a minute, to a total of nearly two million dollars, there must be unbounded enthusiasm on the part of buyers in the ultimate as well as the present values of the properties.

Those who figure in the lists of purchasers in the

Vesey Street market last Tuesday are among the shrewdest and best-informed real-estate investors. They know what ownership of realty on Manhattan Island involves, both in taxes, in costs of improvements, in restrictions imposed by police, health, tenement and other departments, and they would hardly turn their dollars into deeds for lots unless they were equally certain that they would make money notwithstanding all the drawbacks of holding property in New York City.

Mr. Joseph P. Day, by focusing the attention of the whole city upon this first important sale in post-war times, has succeeded in giving those interested in real estate a tangible illustration of the faith in New York property that is still held by those most familiar with its history. Prices paid for lots at this sale compare very favorably with those obtained ten years ago for property a few blocks away, taking physical conditions

and the mortgage market into consideration. The results of the sale add assurance to the old and tried belief that New York real estate is the premier investment for conservative people.

In connection with this sale it is pleasing to add a word of eulogy for those unnamed patriotic citizens who stand ready to expend nearly \$200,000 to preserve a historic spot from obliteration by the forced encroachment of a rapidly-growing city. The public-spirited auctioneer also deserves credit for the readiness with which he met the suggestion that Fort Washington be preserved and for facilitating the acquiring of the plot by those banded together for this purpose under the leadership of Mr. Rodman Wanamaker.

On the whole, taken with the success of other sales of lots recorded lately, owners of property within this city who have waited long and patiently for the turn in the tide are entitled to a feeling of optimism.

Brooklyn Brokers Review Situation in That Borough

WILLIAM E. HARMON:

That the need of homes for thousands of families in Greater New York will be met is indicated by the present and growing activity of builders. The entirely justified conservatism of the lending institutions of New York, in the face of what looked to them like a very high cost of building material, is gradually changing to a willingness to lend on mortgage. They have come to the conclusion that this high cost of building material is likely to continue for some years to come. Old conditions have definitely given way to new, and the sooner this new situation is accepted, the quicker will come relief to what is fast becoming an intolerable housing condition.

The Government Bank, for assisting building along the same lines as the present land bank for helping to finance farmers, advocated by Mr. Elkus, Chairman of the City Reconstruction Commission, will be of some help. But the present needs are so great that the amount of money that Congress may be willing to vote as capital for such a bank, when distributed over the United States, will not go very far toward helping the present situation. The chief value of such a bank will be in helping to give additional confidence to the existing lending institutions.

That the lending institutions of Great New York are now willing to do their part is indicated by the recent sales of property by Wm. E. Harmon & Co. This company has within the last six weeks made gross sales to builders of almost \$250,000. Many of these builders have financed their building loans and permanent mortgages and will start building at once, so that many of the houses will be ready for occupancy before winter.

Among the sales it has recently made, are ninety-four lots to six different builders at East Midwood; fifty-two lots at Midwood Manor to five different builders; and twelve lots at Waverly to four builders. In addition to sales of vacant property, it has sold a large number of single and two-family houses on their various properties. These sales to builders must effect very soon the disposition of those who want to own their own homes and inspire them to inquire for lots upon which, sooner or later, they may be able to build for themselves. This company expects great activity along both lines all through the coming summer.

CHARLES L. GILBERT:

The demand at present for real estate in my opinion has several reasons—the ban on building during the war, the great number of marriages during that time and the increased population. The natural solution of any shortage is for manufacturers to create the commodities needed; this

the manufacturer of houses (wrongly called speculative builders) would be glad to do if he could see a reasonable profit. The newspapers are very eloquent as to the profits, but the manufacturers are doubtful as to whether they can compete with the present (old buildings); with the prices of materials, and labor as they are today, and with conditions as they are at present. The owners of improved real estate have grasped this opportunity to get a fair profit (by way of increasing rents) in most cases, on their holdings, which they have been unable to do prior to the shortage of building.

The increasing of rents has caused tenants to look for homes, and the investor to buy at old valuations, the character of buying being one and two family houses by tenants, and apartment dwellings by the investor.

I believe this activity is based on a fair foundation, and it will take a great many years for the supply to catch up with the shortage of buildings, now existing. The general outlook for real estate in this section is very good, caused by the near approach to the opening of the Eastern Parkway subway; the increased transit facilities and the easy access to New York; and the fact that it being one of the highest parts of the City, which makes this location stand out in the selection of homes.

GHEGAN & LEVINE:

The demand in the Bedford section has been mostly for no basement, modern one and two family houses attached and semi-detached, with a driveway in the rear permitting a garage. These houses are much in demand and cannot be had, prices in most cases advancing as much as 50 per cent, and being sold. There is also a fairly good demand for private houses in general. The old type of basement houses, one and two family, two story in height, are bringing fairly good prices, but are not what might be considered in strong demand.

There is no question as to the present condition being brought about by the war. For the past few years, Brooklyn has been far ahead in population and behind in its supply of residential space. The entire section is practically new with modern types of houses, and this has made it very desirable. A great many lots have been sold, and even at the high cost of construction, if new buildings were erected they would be rapidly sold. Our opinion is that one buying now is buying right. The prices will increase rapidly and the old dollar bill has not its purchasing power in real estate any more than it has in other lines. The \$5,000 man is buying the \$8,000 and \$9,000 house, and this increase is general right along the line.

REAL ESTATE SECTION

Agree To Invest \$30,000,000 in Real Estate Mortgages

Officials of Lending Institutions Tell Lockwood Committee This Large Amount Is Available to Aid Building Program

PROGRESS was made during the week in planning for the resumption of building on a large scale.

In the testimony at the Joint Legislative Committee this week Senator Lockwood brought out the important fact that lending institutions in his city are ready to put out about \$30,000,000 in real estate loans.

Senator William M. Calder introduced in the United States Senate the Home Loan Bank bill prepared under the direction of Franklin T. Miller, Director of the Division of Public Works and Construction Development of the United States Department of Labor. This action was taken by Senator Calder immediately following the hearing at the National capital of the New York State Joint Legislative Committee on Housing, of which State Senator Charles C. Lockwood is chairman, at which a large number of witnesses, including Secretary of Labor William B. Wilson, Leroy K. Sherman, President of the Federal Housing Commission, Henry Sterling, Legislative Agent for the American Federation of Labor, and others had given testimony showing the necessity for Government assistance in providing additional capital for building through the enactment of legislation along the lines proposed in the bill. The bill was read twice and referred to the Committee on Banking and Currency.

On introducing the bill Senator Calder said:

"In the final outcome we must either be a nation of home owners or a nation of tenants. It is said that in France 80 per cent of the population are home owners, while in this country, according to the 1910 census, only 45 per cent were home owners; probably at this time but 42 per cent are home owners, while, according to the census of 1890, 48 per cent were home owners. These are indeed ominous figures for a nation governed by majority rule. A wider distribution of the ownership of real estate with the interest and responsibility incident to such ownership more than any other factor tends toward the betterment of our national citizenry.

"I am told that the combined business done by Building and Loan Associations of the United States aggregated during the past year twelve hundred and fifty million dollars, and that business was done at a cost of about eight-tenths of one per cent. I am told that the amount of the mortgages now held by them totals nearly two billion dollars and that their business is conducted practically without loss—their mortgages being continually reduced by systematic amortization. However, as large as these assets appear to be, there are not sufficient funds available for home building.

"The purpose of the Home Loan Bank Bill is to make part of the two billion dollars of good assets held by these associations immediately available for building. It is proposed that the Government license these associations to form group organizations or local Home Loan Banks, with which they may deposit their mortgages and receive long term loans upon them, the funds becoming available through the issuance by the district Home Loan Banks of salable bonds against mortgages deposited.

"Licensing of the Federal Government would function to standardize these bonds and make them most attractive to the investor with all the security of the well placed first mortgage, and in addition, the security of a collection of such mortgages, backed by a reserve fund against possible loss.

"It is hoped by those who have given this matter much thought that these securities may be sold on such favorable terms as to permit a minimum charge of interest to the home builder and save him the annoyance and hardship of commissions and bonuses so frequently suffered.

"This bill, crude as it is in form, will be submitted to the Committee on Currency and Finance of the United States Senate, where it is hoped that through hearings it may be perfected to accomplish its purpose, i. e., the supplying of funds at the lowest rate to the home builders and security of the highest class to the investor.

"There is, however, a growing body of opinion throughout the United States which holds that the scope of this bill should be broadened to make possible a more modern system of real estate banking. They contend that while the facilities for general commercial banking have been greatly improved during the past decade through the rediscount system, the facilities for real estate banking remain in their antiquated form, and that there is a growing tendency on the part of institutions to loan only to the larger building and real estate operations, with increasing hardship on the small operator, driving him to individual and professional loaners, and involving him in uncertainty, extra commissions, bonuses and higher rates of interest.

"This body of opinion maintains that the real problem is to organize and correlate all the sources of capital that are normally utilized by the building industry, in order that a complete system of real estate banking may be worked out, which would in no way conflict with the present system of commercial banking, but which would supplement it, and in case of national emergencies such as occurred during the war, strengthen it and bring together towards one focus the entire banking resources of the country.

"While such a broad vision may be impossible of realization at the present time, it is to be hoped that the Committee on Currency and Finance of the Senate may, on account of the great importance of the problem, even go so far as to appoint a sub-committee to give this matter special consideration, as it is maintained that such improved banking facilities are absolutely necessary if private initiative is to be relied upon to supply the building necessities of the country.

At the session conducted last Friday by the Lockwood Committee important statements were made by Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, and by Clarence H. Kelsey, president of the Title Guarantee and Trust Company. Especially significant was the expression of opinion by Mr. Stabler that building material prices had come to stay and that the lending institutions must loan on the new prices. He said that his company had applications at this time for building loans aggregating two and one-half million dollars from reliable builders who were expecting to erect five-story walk-ups. Mr. Stabler announced that he had just closed a building loan of \$500,000 to cover the erection of a building in the Borough of Queens which will house about 190 families.

The Metropolitan Life Insurance Company, he stated, was ready to lend on building loans at the present time up to 60 per cent. of the present value of material and labor and would expect the owner to produce the other 40 per cent.

Mr. Kelsey declared that there would be general support

to Senator Calder's Home Loan bill.

"Of course," he said, "on general principles exemptions are pernicious, but the plan of exempting Liberty Bonds was used because it was necessary to get money into Liberty Bonds. Now if it is necessary to get money into mortgages so building can go on, and that is a matter of public importance, then it is just as legitimate as an aid to a critical situation as was the exemption of a certain line of Liberty Bonds when an emergency confronted the Government."

William A. Day, president of the Equitable Life Insurance Society, after pointing out the increases in the cost of materials, described the unusually heavy commitments of the Equitable in Liberty loans which largely explained why they were unable to loan on real estate mortgages. He even expressed the opinion that there would be another Liberty loan campaign. He also ventured the belief that Senator Calder's bill exempting mortgage loans up to \$40,000 from the provisions of the Income Tax would also stimulate the money market and bring investors into mortgage loans.

President Day did not give any figures of how much money the Equitable company would place in loans, although he declared that he had received an offer from Richard M. Hurd, president of the Lawyers Mortgage Company, of desirable investments in guaranteed mortgages. "I had made up my mind," he said, "to give to the extent of half million dollars, which Mr. Hurd proposed, and I would even go further than that, but I won't commit myself to a specific amount, because all I can do is to recommend it to our Finance Committee."

Victor A. Lersner, comptroller of the Williamsburg Savings Bank of Brooklyn, declared that the bank was ready to loan about \$5,000,000 in mortgages between now and the fall.

Archibald M. Woodruff, assistant secretary of the Prudential Life Insurance Company, declared that that institution had \$20,000,000 invested in New York State mortgage loans. He said that since January 1 the company had made no mortgage loans in New York City.

At Monday's session, Darwin P. Kingsley, president of the New York Life Insurance Company, after stating that company owed on account of the Fourth Liberty Loan and the Victory Loan a total of \$13,700,000, and after outlining the various classes of bonds and stocks owned by that company, declared that it had outstanding in loans on bond and mortgage a total of \$162,164,397, the gross assets at the close of 1918 being \$996,832,032.

Chairman Lockwood asked: What is the policy of the company toward mortgage investments. Mr. Kingsley replied:

"We are still owing the banks about \$14,000,000, and for the first time in the history of the country we are not in the position of lender but a borrower. It becomes a problem what to do in justice to our policyholders. We have studied the question very carefully, balanced the obligations and liabilities of the company, and notwithstanding this debt that we still owe to the banks, which I question whether we will be able to clear up this year, we have had interviews with some builders and have agreed on the right kind of apartments—walk-ups, five stories—all ready, to take on properties that meet out appraised approval, etc., up to \$500,000. And I think I can assure you that under the same circumstances the company will find ways and means to make the total \$2,000,000."

He said that the loans would be made on the basis of the present price levels, saying that since the building is built out of material bought today, prices ruling today must be paid.

"On appraisal of the property we will loan the percentage that the law allows to loan," he said.

John J. Pulleyn, president of the Emigrant Industrial Savings Bank, declared that the savings banks throughout the State held in the aggregate a larger volume of mortgage loans than any other group of corporations, saying that savings banks had on January 1 last \$1,064,000,000 of their

assets invested in mortgages out of total assets aggregating \$2,000,000,000.

"The savings banks are fundamentally interested in the lending of money," he said. "We have tried to build up our loans to the total of 65 per cent. as authorized by law. The withdrawals from savings banks since 1914 have been approximately \$25,000,000, and during that time very little money has been loaned on bond and mortgage. Since the armistice was signed I should say \$75,000,000 to \$100,000,000 of that money has come back, and to that extent I think the savings banks throughout the State have been only too glad to go back into the mortgage market. Since January 1 up to May 1 we have loaned \$2,500,000. We are very keenly interested in the real estate situation. We are glad to consider applications for mortgage loans not alone from our own clientele, which amounts to 190,000 depositors, but we are willing to consider real estate loans on the basis of our appraisal in any part of Greater New York, and we also make loans outside of the City of New York. We prefer, of course, as a New York institution, not to invade the fields of other savings banks throughout the State. Some of us feel probably that the savings banks throughout the State would do better if they confined their real estate investments to their own localities rather than coming down to Greater New York."

In reply to a question to what amount the Emigrant Bank would accept applications for, he said: "In order to be fair to the people at large we try to accept small loans. We will take applications from \$2,000 up to \$100,000, \$200,000 or \$300,000."

"Do you accept building loans?"

"Under the provisions of the law, yes, but the trouble is the building operator cannot meet the provisions of the law. Under the law to make a building loan 40 per cent of the value must be in there when we commence the loan. The average builder cannot subscribe to those conditions."

"Would you say that your institutions on private loans would loan as much as \$5,000,000 within the next six or eight weeks if proper applications came in?"

"That would depend on our income. We, too, have been obliged to buy Government bonds. We have in our institution approximately \$22,000,000 or \$23,000,000 of bonds. All of our bonds are paid for, but it has required a good deal of our cash to pay for them. We maintain a five per cent. cash reserve in order to protect our depositors and in order to enable them to have their money on call at all times. If our income is large in July, we probably will make between now and the first of July at least from a million and a half to two millions of loans from the applications we have in front of us today."

"And if your income is large in July, you will continue that?"

"Yes."

"That would be about five million dollars in the next eight weeks?"

"We have about two and a half million so far, and we must have about a million and a half before us today. As I say, we are a going concern. We like that sort of investment, if it comes under the law and under the conditions of our appraisalment."

"You spoke about the rate before?"

"The rate runs from five to six. Some loans are being made at five, very few. We are offered applications at six. We have a standard rate. Our standard rate is five and one-half today."

Frederick H. Ecker, vice-president of Metropolitan Life Insurance Company, said:

"It is embarrassing to say what we shall do, because of the factors that determine it. We still owe money borrowed to pay for Government bonds to the amount of \$20,000,000. We feel obligated to pay our debts, that it is hardly fair for us to ask the Federal reserve system to continue to carry that obligation. Another factor that may prove very important is the question of the return of the influenza epidemic, from which we suffered last fall and early

this year. That epidemic cost the company, as nearly as we can calculate, about \$24,000,000. If we should have a recurrence of that epidemic, it might make a material difference in our calculations."

"Do you think the Metropolitan could go up to two or three million?"

"I think it is entirely possible, but it will depend on how early we can pay off our debts to the banks and what our mortality experience may prove to be this fall."

E. W. Baldwin, secretary and vice-president of the Home Life Insurance Company, testified:

"The company has always loaned a certain amount on bond and mortgage. We consider it a very desirable form of investment. This morning we loaned \$75,000 at 5½ per cent, but we are borrowing money to pay on our Liberty bonds yet. We still owe \$600,000, and that has curtailed investment in bond and mortgage as usual."

"Can you at this time give any reasonable estimate of what you think the company will do within the next two months in the way of acceptance of loans for the building of homes?"

"It will be very difficult to state that because we do not feel inclined to make investments in bond and mortgage when we owe other money."

Charles A. Peabody, president of the Mutual Life Insurance Company, stated that the Real Estate Committee of that institution had discussed the present situation at various times but had not arrived at any determination. He said: "There seems to be great doubt as to what we can lawfully do."

"You mean you think it may be unlawful for you to lend on bond and mortgage now as long as a balance was still owing by the Mutual Life on the money borrowed for the Liberty loans?"

"Yes, or to put it another way, it is doubtful as to whether you can borrow money from one man to lend to another."

"Has the Mutual Life loaned any money in 1919?"

"No, I do not think we have made any real estate loans for a year and a half. To tell the truth there have been very few applications that were made. It is a fact we are not lending now, but it is not a fact that we will not lend if we get the proper applications and can properly do it. I mean, we have not blacklisted real estate."

"To what extent do you think the Mutual Life will lend if you are advised by competent authority you can lawfully do it?"

"If we can lawfully do it we will lend to the extent we lawfully can, about a million and a half."

Mr. Peabody went on to qualify the statement by declaring that the law department of the Mutual would have to be satisfied before a loan could be made. He went on to say: "Under the law we are specifically forbidden to make any investment at all until it has been passed upon by the committee of the board of trustees."

He declared that he would endeavor to ascertain from the trustees what action the Mutual Life would take in connection with the present situation.

At Tuesday's session a number of savings banks presidents discussed the general mortgage situation and submitted estimates of amounts which will be available for release into this field.

Henry A. Schenck, president of the Bowery Savings Bank, declared that this bank had subscribed to \$6,000,000 Government Victory Loan bonds but had only received \$4,000,000 in the allotment. The probability is that the remaining two million dollars will now be invested in bond and mortgage. Mr. Schenck declared that his bank had loaned more than \$5,000,000 since last November.

Hubert Cillis, president of the Central Savings Bank, declared that his institution would be able within the next two months to make loans aggregating \$2,000,000.

Andrew Mills, president of the Drydock Savings Institution, stated at the last meeting of the bank directors a week ago that they had passed on loans aggregating \$500,000. He declared that the bank had loaned since January 1 about

\$3,000,000. Mr. Mills declared that bank deposits in his institution had increased \$6,000,000 from January 1 to June 1. He said that the bank would probably have available within a short time \$1,500,000 for loans.

William Felsinger, president of the New York Savings Bank, said that the loans on real estate of his bank increased \$1,000,000 during the war period. He said his bank would probably be able to accept within the next two or three months loans up to \$3,000,000.

James Quinlan, president of the Greenwich Savings Bank, declared that during June and July, if conditions were favorable, \$2,000,000 would be available for release into bonds and mortgages.

Charles Froeb, president of the Lincoln Savings Bank, said that he could place on approved loans funds of his bank aggregating \$1,000,000 within the next two months. He said that he would be willing to loan on 60 per cent. of valuations. The bulk of properties in which this bank is interested are one and two-family houses.

Francis N. Leake, treasurer of the Union Dime Savings Bank, declared that his bank had invested about \$2,000,000 in mortgages since the first of January and that they could invest another million within a short time.

Walter Trimble, president of the Bank for Savings, declared that that institution had under consideration now loans aggregating \$700,000.

Arthur C. Hare, cashier of the Brooklyn Savings Bank, testified that his institution would have available for loans on residential properties in Brooklyn, within the next two months, about \$1,000,000.

Russell S. Walker, president of the Dime Savings Bank of Brooklyn, said that between now and the fall his bank would loan about \$1,500,000.

James P. Holland, president of the Workmen's Federation of Labor of New York, said American labor will not be willing to return to "old law" houses lacking proper sanitation, many of which are now vacant on the East Side:

"I know they won't," he declared. "They never did get what properly belonged to them. They are getting a little now. Although some say it is an increase of 30 per cent., we are able to dispute that. It does not go to 15 per cent., let alone 30 per cent. We are also ready to prove that the high cost of living went up months and months before any increase in wages."

Edward L. Hannah, president of the Central Federated Union of Greater New York and Vicinity, said there are 200,000 idle in all branches of trade in the State. This labor is within reach of New York if building is started up.

John J. Pulleyn, president of the Emigrant Industrial Savings Bank and chairman of the committee on amortization of mortgage loans of the savings bank section of the American Bankers' Association, has sent a letter to members of the committee, opposing the Calder bill. The letter says:

"These Federal home loan banks are designed to be used only by the building and loan associations. The bonds of these banks issued in the same manner as under the Federal Farm Loan system may be circulated up to twenty times of capital and surplus, but while the issues of bonds are restricted to this provision and must be secured by first twenty-year mortgages on real estate, the banks have the power, on the other hand, to borrow money on personal security without restriction. The right thus given the building and loan associations to indorse and guarantee mortgages and other securities to such a central institution would abolish present wise laws, limiting their debt-incurring power and enable them to pyramid on their credit.

The seriousness of this departure is that in many states these associations have side-tracked their home building function and are, in fact, veritable savings banks. Consequently they ought not to incur their deposits with liabilities, or if they do so and obtain fund in the open market, they ought not to be exempted from taxes."

According to Mr. Pulleyn, there is no necessity for a Federal home loan bank system to cover a temporary need.

Bennett Estate Sale Shows Good Investment Demand

Tract of 472 Lots Sold in Six Hours at Very Fair Prices—Several Other Sales in City and More Scheduled

A TOTAL of \$1,786,900 was realized for the 472 lots of the James Gordon Bennett estate on Washington Heights auctioned by Joseph P. Day, on Tuesday, in the Real Estate Exchange. The average price per lot was \$3,800. The auction sale was considered one of the most successful held in this city for many years, not only on account of the prices obtained but because the character of the buying indicated the improved condition of the real estate market and the willingness of the public to invest freely. The fact that purchases were made by prominent builders indicated that a number of sites will shortly be improved. One of the most significant phases of the entire sale was the record crowd in attendance.

Of the many auction sales conducted in the city in recent years by Joseph P. Day, the Bennett sale stands out as one of the most notable of his successes. He disposed of this tract in less than six hours of actual selling, obtaining results that in themselves are a tribute to his ability as an auctioneer.

The largest individual purchaser was Dr. Charles V. Paterno, builder of high grade apartment houses, who, several years ago erected his "castle," just south of the Bennett property. He acquired four plots of from eleven to nineteen lots, which will serve not only to protect his present property but provide sites for apartment improvements. Other large buyers included Felix Isman, William L. Thompson, Lloyd Winthrop Company, Wilton Holding Company, William H. Brown, Maurice L. Stimson, M. Rosenzweig, Anthony J. King, Julie Fitzgerald, Thomas J. O'Reilly, and Emil and Karl Carlson.

The highest price paid for a single lot was \$11,000 for the southeast corner of Fort Washington avenue and 183d street. Many other lots brought from \$5,000 to \$11,000. Women took an active part in the bidding, and one of them—a Miss Theresa Cassazza, who represented Frank B. Cross & Co., paper box manufacturers, bought \$40,000 worth of property.

To those who have the historical traditions or the city at heart, the most interesting feature of the sale was the purchase by the American Scenic and Historic Preservation Society of the site of old Fort Washington, which is now marked by a monument on Fort Washington avenue, just north of 183d street. William Willett, of 15 William street, as representative of the society, bought thirty-six lots on Fort Washington and Pinehurst avenues and 183d street for a price approximating \$186,000.

The members of the society have long been interested in the preservation of the site of the old revolutionary fort and in their efforts, secured the cooperation of the Sons of the American Revolution. Before it decided to enter the market for the lots, the society, through its president, George Frederick Kunz, communicated with John D. Rockefeller, Jr., Mr. Day and Rodman Wanamaker, who is one of the executors of the Bennett estate.

It is the present intention of the society to convert these lots, fronting on both Fort Washington and Pinehurst avenues, into a memorial park. The highest price paid for any one of these single lots was \$8,200, and the lowest \$5,000. This, together with the announcement of the syndicate's plans, put a higher estimate on the other property in the vicinity of the memorial.

Dr. Paterno's first purchase included nineteen lots on the western side of Northern avenue, extending from the northern boundary of his present estate to Chittenden avenue, for which he paid \$6,000 each. He followed this with the purchase of six lots on the east side of Northern avenue just north of his estate, for which he paid \$3,700 and \$3,800 each. For the six abutting lots on the west side of Pinehurst avenue he gave \$2,700 each, and for the seven plots

adjoining them on the north on Pinehurst avenue \$2,400 each. Finally, for the tapering strip of lots—"watch charm" lots, Mr. Day called them—extending south to 183d street and to the east of his property, Dr. Paterno paid \$1,000 each. There were twelve lots in all in this strip.

Felix Isman's purchases included eleven plots on the eastern side of Bennett avenue, extending south from West 187th street almost to 186th street, and three abutting lots on the west side of Broadway, midway between 186th and 187th streets. On this "T" shaped plot, it was announced, a large movie house will be constructed. For the lot at the southeast corner of 187th street and Bennett avenue he paid \$6,200. For the adjoining plots on Bennett avenue he paid \$4,000 each. The three plots fronting on Broadway were knocked down to him on a bid of \$5,800 each.

The highest bid received for any of the Broadway lots included in the auction was \$7,300 for the northwest corner of 186th street and Broadway. The lot at the southwest corner of Broadway and 187th street brought \$6,000. The highest bid for an inside lot on Broadway was \$6,300.

Fort Washington avenue seemed to be a favorite in the bidding, judging by the prices received for property on that thoroughfare. Two inside lots adjoining the northeast corner of Fort Washington avenue and 183d street sold for \$7,000 each. The plot at the southwestern corner of 183d street and Fort Washington avenue sold for \$10,200.

Twenty two plots on the east side of Riverside Drive brought prices ranging from \$1,000 to \$3,000 each, and the twenty-eight plots facing them on the western side of the Drive sold for from \$2,000 to \$2,500 each. On Overlook Terrace the prices were the lowest, ranging from \$700 to \$1,750.

The sale was held to liquidate debts of the estate and more expressly to secure funds for the establishment of a home for New York city journalists, provided for in the will of Mr. Bennett. Complete details of the sale, including names of the buyers, the prices and the description of each lot sold, will be found in the second section of the Record and Guide.

A comparison of the prices received at this sale with those obtained by the same auctioneer in April, 1909, for 217 lots between 177th and 181st streets, Broadway and Riverside Drive sold at the dissolution of the Fort Washington Syndicate reveals an interesting situation. In the latter sale the amount raised was \$1,658,100 an average of about \$7,641, or about twice as much as the average that maintained at Tuesday's sale. This difference is largely explained by the fact that the 1909 offerings were better located, were sold in larger plots and were in a better condition for immediate development because all the municipal improvements, including sewers, were in, and all the streets were opened. Moreover, the building loan situation at that time was much more favorable for construction interests.

Comparison, nevertheless, of prices in the two sales is interesting. On Tuesday, the plot 30x140 at the corner of Fort Washington avenue and 183d street, brought \$11,000, the highest price paid at the sale. At the sale in 1909, the southwest corner of Fort Washington avenue and West 178th street, 100x127.6, brought \$64,000. In 1909, the plot 100x101, at the northeast corner of Pinehurst avenue and 180th street, brought \$38,750, and the southeast corner of Pinehurst avenue and 180th street, 100.2x100, brought \$37,750. Inside lot on Pinehurst avenue north of 180th street, measuring 100x115, brought \$28,100 at the old time sale, whereas lots on Pinehurst avenue abutting the Fort Washington avenue plottage sold for \$5,900, from which they ranged downward to \$2,600, on Tuesday. Those who are interested in further examination of comparative prices at the two sales may consult the Record and Guide of April 24, 1909, which contained a full report of

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Unique Departures in Bronx Apartment House Design

Structure to Accommodate Two Hundred and Fifty Families Started at 161st Street and Park Avenue

THE Niewenhaus Realty Corporation has started an imposing building operation at the northwest corner of Park avenue and 161st street, involving the construction of a six-story multi-family house, planned for the accommodation of more than one hundred families. Plans for this project were prepared under the direction of Charles Kreyborg, architect, who has for some time planned the structures erected by the Niewenhaus Corporation.

To attract a high-class tenancy, one of the principal problems of design was to eliminate, as far as possible, the usual characteristics of present-day apartment house exterior, and to give to the structure the suggestion of a large residence. The style selected for the facades is an adaptation of the Italian Renaissance, and the materials to be used will include red face brick, terra cotta, and a light cream colored stucco. The first story front and the main entrance court will be of red tapestry brick, thus forming a base for the five upper stories, which will have a stucco treatment, with trimmings of red terra cotta. The roof will have a red tile mansard.

The main entrance to this apartment will be through a court twenty feet wide which leads to an interior court, that will have an architectural treatment similar to that of the exterior of the building. The interior court will have dimensions of 47 x 100 feet, and will be laid out as an Italian garden, with grass plots and flower beds, fountain, and stone seats. This court gives entrance to the apartments by means of five stairways.

All of the courts were given dimensions nearly one hundred per cent. in excess of the legal requirements of the Tenement House Department. The total area of the building is approximately 25,000 square feet, but it covers only 65 per cent. of the plot, instead of the 90 per cent. that the law allows.

The floors have been planned for the accommodation of seventeen families each, in suites containing three, four, five, six, and seven rooms. The seven-room units have two bath rooms. Each floor will have a total of seventy rooms. The five stairways have been so arranged that no more than four families on any floor will use each stair-hall, and this has successfully eliminated the long private halls that were formerly an extravagant feature of apartment house planning. Another important factor in the arrangement of the stairways, is that it permits all of the living units to have an outlook either on the street and avenue fronts, or upon the beautiful interior court.

Each living unit has been planned with a large foyer, and the living rooms, dining rooms, and chambers, are of excep-

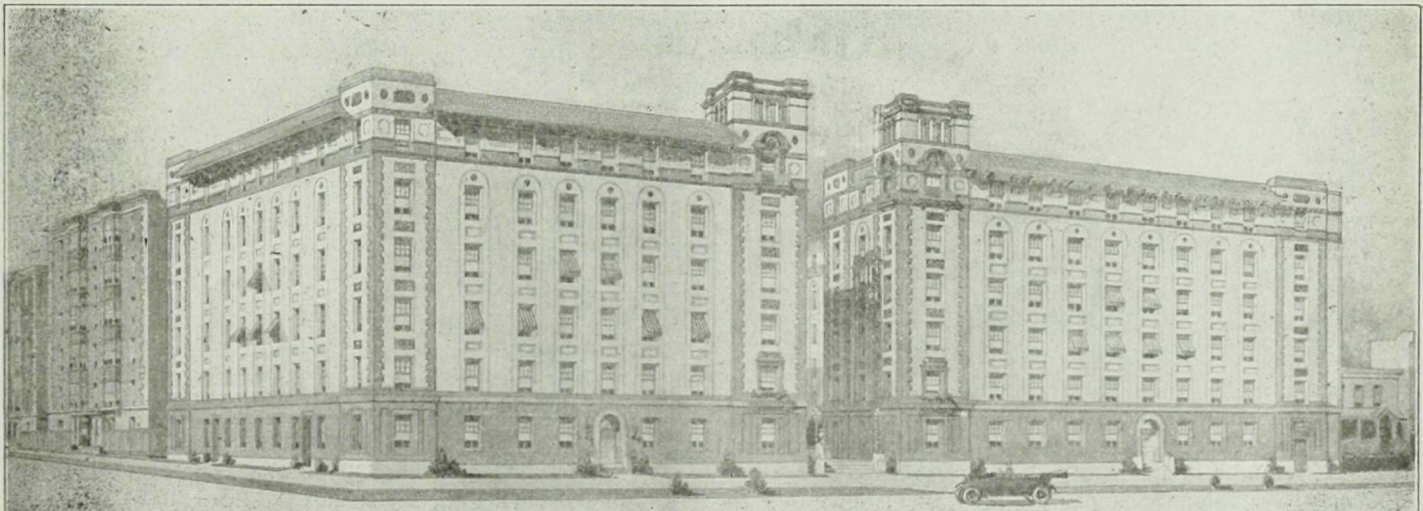
tionally large size, and of good proportions. The principal rooms contain on an average of two hundred square feet, and the bedrooms average from one hundred and forty to one hundred and sixty square feet. All of the suites have large built-in clothes and linen closets.

The interior finish and decoration of the halls and living units will be of an exceptionally high character. The trim throughout will be hardwood, finished in oak, mahogany, and white enamel. Floors of the living room, dining room, and foyer, will be hardwood parquet, and the other rooms will be of white oak, waxed and polished. The floors and side-walls of the bathrooms will be of a sanitary tile.

Sinks and wash trays will be of porcelain, and the lavatories will be porcelain with a pedestal base. Bath-tubs will be equipped with showers, and the toilets with flushometers. All exposed plumbing pipes will be nickel-plated. In the basement, considerable space has been provided for laundry purposes, and heated and ventilated drying rooms will be installed. Ample storage space for tenants has also been provided in the basement.

Niewenhaus Brothers, Inc., have, for nearly thirty years, been active builders in the Melrose section of the Bronx, and have carefully studied neighborhood conditions, with the prime object of developing the locality into a high-class residential district. At the corner of 163d street and Teller avenue, they have built three apartment houses of unusual character, and these have been so successful, from both an artistic and financial standpoint, that the new project has been developed and started, despite the high cost of labor and materials.

In addition to the operation now under way, Niewenhaus Brothers, Inc., contemplate the construction of what is said to be the largest six-story apartment in Greater New York. As planned, this building will cover an entire square block, and will have an area of approximately 45,000 square feet. This project will occupy the block bounded by 163d and 164th streets, Park and Teller avenues. One of the important features of this improvement will be an automobile driveway through the centre of the building into a large interior court, 100 x 200 feet, which will be laid out as a garden with flowers, walks, and fountains. This project will be planned to accommodate forty families on each floor in a total of 200 rooms. The entire building will have about 1,100 rooms, and will provide homes for about 240 families. The plans for this structure have been prepared by Charles Kreyborg, architect for Niewenhaus Brothers, Inc., and work will be commenced shortly.



Niewenhaus Bros., Inc., Builders.

Charles Kreyborg, Architect.

GARDEN APARTMENTS UNDER CONSTRUCTION AT PARK AVENUE AND 161ST SREET.

Lawrence McGuire Resigns Presidency of Realty Co.

Takes Step in Order to Engage in Private Business—Paul Starrett Elected to Succeed Him

LAWRENCE MCGUIRE resigned as president of the U. S. Realty and Improvement Company this week, and will leave for California on next Monday. He will return about July 15. Mr. McGuire's decision to retire from the presidency of the company with which he has been identified since 1917, was taken soon after the armistice was declared, and was the result of the desire to engage in business for himself. This was possible because the realty company, which had experienced heavy losses on subway contracts previous to his election as president, was again in a prosperous financial condition. By arranging the refunding of its mortgage indebtedness, through the National City Company, by an issue of \$7,000,000 5½ per cent. twenty year bonds, recently announced, Mr. McGuire recently inaugurated in this city a system of bonding real estate operations which makes possible the use of large sums of money not hitherto available for investment in real estate securities because they have not been of the liquid character desired by commercial banking practice. In effecting the first operation of this kind Mr. McGuire achieved an ambition of long standing, and opened the way for closer association between the real estate owners and the financial interests which will be of great benefit in building up New York City.

In his final report to the stockholders of the U. S. Realty & Improvement Company, of which the George A. Fuller Company is a subsidiary, President McGuire called attention to the fact that the total income for the year ending April 30 last, was \$3,083,963, compared with \$2,417,173 for 1918; \$2,432,343 for 1917 and \$2,600,838 for 1916. The surplus has increased from \$493,393 in 1917 when he took office to \$1,480,095 at the end of his term. The net income for the last year amounted to \$1,480,006, an increase of \$775,421 over the preceding year.

Other matters referred to in President McGuire's report were as follows:

"The general underlying conditions affecting real estate show a marked improvement over that of a year ago. It is confidently expected that your company's real estate holdings and its investments in securities of real estate and other companies will, during the coming year, bring a satisfactory return.

"The following is a summary of the business of the George A. Fuller Co. for the year ended April 30, 1919:

Unfinished business, April 30, 1918.	\$38,621,370.43
New business taken in during year ended April 30, 1919.....	37,398,197.15
	\$75,019,567.58
Work executed during year ended April 30, 1919	51,047,048.00
Unfinished business at April 30, 1919.....	\$24,972,519.58

"It will be noted from the above figures that the George A. Fuller Co. has a substantial business in hand for the forthcoming year.

"In connection with the operation of the George A. Fuller Co. for the year, attention is called to the fact that with the exception of the Government contract at New Orleans and the work being performed by the Carolina Shipbuilding Corporation all Federal Government work has been completed. The total of this completed work amounts to \$24,972,519.58."

Mr. McGuire called attention to the completion of the Commodore and Pennsylvania Hotels; to the four ships of 9,500 tons each on the ways of the Carolina Shipbuilding Corporation, another subsidiary of the Realty Company and to the subscription of \$744,150 to various issues of Liberty Bonds.

Mr. McGuire has acquired a substantial interest in the Bigwell Concrete Pile Company, and will devote himself largely to this business when he returns from the West. His other plans will be announced at that time.

At its meeting of the Board of Directors of the U. S. Realty and Improvement Company action was taken to express the substantial appreciation of the company for the service rendered by Mr. McGuire during his presidency and regret at his resignation. He will continue to act as a director of the company. Paul Starrett, president of the G. A. Fuller Co., was elected president of the U. S. Realty & Improvement Co. He will continue to act as president of the Fuller Co.

Bennett Sale Shows Good Investment Demand

(Continued from page 790)

the Fort Washington and Buena Vista estate sales.

Queens and Brooklyn lots also figured prominently in other important auction sales. Last Saturday afternoon, the Jere Johnson, Jr., Company sold 218 lots at Elmhurst, Queens, to close the estate of F. DeHass Simonson. A total of \$168,255 was obtained, being an average of \$771 a lot. There was an attendance of more than 1,000 persons when Auctioneer Fred Snow offered the first plot. The highest price was \$7,200 for lot 148, containing about 5,000 square feet, at the junction of Queens boulevard and Grand street, sold to Joseph Linhart. It is said he was offered \$10,000 for the plot. Lots on Queens boulevard brought from \$1,425 to \$850 each, and those on Grand street from \$1,250 to \$825. The two largest individual purchasers were Andrew Nelson, who paid \$19,600 for thirty lots, and Albert Schroeder, who invested \$18,900 in twenty-four lots. A large portion of the sales were made to individual investors, who are seeking homes for themselves, and who purchased in parcels of one or two lots. There was a total of forty-eight buyers, and it took over four hours to complete the sale.

The same auctioneer sold sixty-four Bay Ridge lots for a total of \$64,250 in forty-five minutes in the Brooklyn Exchange Salesroom on Tuesday night. Six lots on Eighty-third street, between Seventh and Tenth avenues, were bought

by A. M. Kofstadt for \$1,025 each.

Adjoining lots brought from \$900 to \$1,000, the buyers being J. Eager, D. H. Roiker and Morris M. Brown. Warren L. Ross bought the block front of ten lots on Tenth avenue, between Eighty-third and Eighty-fourth streets, for \$1,100 each. M. D. Lundin took five lots at the corner of Tenth avenue and Eighty-first street, at \$950 each. Five lots at the corner of Sixth avenue and Eighty-third street were sold to Benjamin Kowaloff for \$1,350 each.

Three other important auction sales involving unimproved properties are scheduled for this afternoon, next Saturday and June 28th. At today's sale, Arthur C. Sheridan, as auctioneer, and George R. Reade & Co., as agents, will offer 329 Villa plots at Shore Acres between Rye and Marmaroneck. The sale will be held on the premises beginning at 1.30 P. M. On Saturday, June 21st, Chauncey B. Griffin & Co. will offer at auction 140 building plots at Greene Ridge and other avenues in White Plains.

On Saturday afternoon, June 25th, Jere Johnson, Jr., Co. will offer at absolute auction on the premises, 151 plots at Beechhurst on the north shore of the Borough of Queens.

The Boy Scout movement needs encouragement. This is your last chance.

Real Estate Review for the Current Week

Sale of Bennett Estate Lots and Purchase of Putnam Building and Westover Court Feature the Business

THE successful disposition of 472 lots of the James Gordon Bennett Estate at auction on Tuesday for \$1,786,900 was the outstanding feature of the real estate market this week. The sale was significant in more than one respect. In the first place it showed the revival of interest in vacant land which has been a drug on the market for a number of years. Moreover, the fact that all classes of buyers were interested—builders, operators and investors—reflected in concrete form the broadened demand for real estate which has been the distinctive feature in the market for some months. It is interesting to compare the prices with those realized ten years ago at the famous auction sale of Fort Washington and Buena Vista Estates in the same neighborhood. The sale revealed one important element in the situation, namely, that the present market is ripe for the absorption by building interests of desirable building sites in this city.

There were other important transactions involving valuable properties which also exemplified the strengthened condition of the market. Notable among the sales was the \$5,000,000

acquisition of the Putnam Building and Westover Court by Robert E. Simon from Vincent Astor, whose family has owned the property for three generations. A new moving picture theatre is planned for the site of the Westover Court. The deal is one of the largest of the year.

Of varying interest also were sales of the famous landmark at 9, 10, 11 and 12 State Street; the purchase of 92 Fulton Street for the occupancy of large insurance interests; the sale of the building at Broadway and 62d Street by an automobile company; a number of transactions in the Pennsylvania station zone which indicated a marked revival of interest in properties in that section; the resale of a valuable 17th Street loft building by operators to operators, and the disposition of another large Trinity Church plot on Houston Street which will be utilized for the construction of a garage.

The leasing market continued strong in spite of the fact that the supply of space in practically all parts of the city is being reduced to a minimum. The market in its entirety this week registered such substantial strength that it may be regarded as one of the best of the year.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 96 as against 93 last week and 20 a year ago.

The number of sales south of 59th street was 33 as compared with 37 last week and 5 a year ago.

The number of sales north of 59th street was 63 as compared with 56 last week and 15 a year ago.

From the Bronx 81 sales at private contract were reported as against 49 last week and 8 a year ago.

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

\$5,000,000 Times Square Deal.

Vincent Astor sold to Robert E. Simon, as head of a group of capitalists, the Putnam Building and Westover Court properties, comprising the block front in the west side of Broadway from 43d to 44th streets, measuring 200.10 feet in Broadway and 207 feet in each street and having a gross rent roll of \$320,000. The property is one of the largest single ownerships in the section. L. J. Phillips & Co. and Harris & Vaughan were the brokers. Elkus, Vogel, Gleason & Proskauer, attorneys, represented the seller. The property was first offered to the buyers for \$5,000,000, and it is understood that approximately this price was obtained by Mr. Astor.

There are several leases on the property, including the one to the Shanleys. The longest existing lease expires in 1924. Under the agreement the buyers are not obliged to take over the property if possession cannot be obtained, but in the event of the deal going through the new owners contemplate the erection of a large motion picture theatre which will occupy large space in the rear of the plot, having an entrance in Broadway. The theatre will be one of the largest in the city, having a seating capacity of at least 4,200 people, though this figure may be increased when the final plans are submitted. Several architects have submitted plans for the theatre, but as yet no design has been accepted. The Broadway frontage will remain practically as it is today.

The property has been in the Astor family for three generations. It was acquired by Vincent Astor upon the death of his father Colonel John Jacob Astor, who lost his life in the Titanic disaster.

New Home for Insurance Companies.

The New York National Fire Insurance Co. and the Senator Insurance Co., James J. Boland Co., purchased for their future home the 5-story building, 25.10x79.10, at 92 Fulton street. The companies are now located in 68 William street, from which they are forced to move through the need of the space by the Royal Bank of Canada, which recently purchased that property.

17th Street Loft Resold.

I. Randolph and Everett Jacobs have purchased the Braender Building at 26-32 West 17th street, between 5th and 6th avenues, a 12-story loft building, size 93.6x92, from Max

N. Natanson. The building rents for \$60,000 and the holding price was \$475,000. This is directly opposite the Susquehanna Building, sold by Messrs. Jacobs last week to E. J. Bedell and is the third purchase made by them on the same street recently. The building was erected in 1906 by the late Philip Braender and was purchased by Mr. Natanson a few months ago. Harry B. Cutner was the broker in the sale and Stoddard & Mark represented the purchasers, Mr. Natanson being represented by Walter M. Wechsler.

New Welfare Society Home.

The Society for the Prevention of Cruelty to Children has acquired from various owners through the Cruikshank Co. the properties at 145, 147 and 149 East 22d street, the entire plot being 75 feet front by 98 feet 9 inches deep. This plot adjoins the Children's Court on the East. No. 145 East 22d street is a vacant lot, 25x38.9 and 147 and 149 East 22d street are each 6-story apartment houses. The Society, which is now situated at the southeast corner of 23d street and 4th avenue, has overgrown its present quarters, and the work, which has become so much more active during recent years, necessitates its locating at a point nearer the Children's Court. It is hoped that within a short time, a modern up to date building suitable for the necessities of the Society, will be erected on this plot.

Garage for Trinity Plot.

Trinity Church Corporation has disposed of another of its Greenwich Village holdings. The latest transaction involves the vacant plot, 78.5 x113, at 298 to 304 West Houston street, and 585 to 589 Greenwich street, which has been purchased by the Community West Houston Street Garage Corporation, Inc., Dr. George L. Stiver, president. The property is to be improved with a large co-operative garage, for private owners. Several innovations in garage construction will be introduced in the projected building. The plans call for a 5-story concrete structure, work on which will be commenced within the next two weeks.

Importing Company Enlarges.

The Atlantic Importing Co., which now occupies the 75-foot building at 617 to 621 11th avenue, has purchased from B. Steinel the adjoining 3 and 4-story structures at 632, southwest corner of 46th street, 25x100. Expansion in the business of the importing company necessitated the purchase, which gives it control of a plot 100x100.

Kips Bay Housing Project.

Homes for between 250 and 300 families are to be provided by housing projects contemplated for six sites on 48th and 49th streets, between 2d and 3d avenues, just purchased by a newly formed corporation from various owners. The properties, now improved with sixteen 3-story dwellings, are at 228 to 232, 236 and 238, and 242 to 246 East 49th street, and 231 to 235, 239 and 241, and 243 to 247 East 48th street. They were sold for thirteen different owners, some of whom are estates that have held title for decades. On 49th street there are two 57-foot and one 37-foot plots, and on 48th street two 60-foot and one 40-foot plots.

It is the purpose of the buying corporation

to build six 6-story houses of a high-grade type, arranged in suites of three, four, and five rooms, plans for which are now being drawn by E. C. Dean, architect. Construction on the first of these buildings will begin within two months and the others will follow as rapidly as leases expire on the existing dwellings. A few of the leases run until next May. This is the largest housing project announced for the east side since the Government raised the ban on construction.

Buyer for Netherland Court.

Netherland Court, covering the block front on the north side of 158th street, between St. Nicholas and Edgecombe avenues, has been sold by Burns Brothers to the College Holding Co., Joseph Shenk, president. It is a 6-story elevator structure, fronting 197.7 feet on 158th street, 95 feet on St. Nicholas avenue, and 90.2 feet on Edgecombe avenue, and returns a yearly rental of \$47,000. The holding price is reported at \$300,000. H. M. Fischer was the broker in the transaction.

Downtown Landmarks Sold.

The 5-story buildings at 9, 10, 11 and 12 State street, originally erected as private houses, and an abutting house at 10 Pearl street, and what once was a private stable at 14 Pearl street, all well known landmarks, have been placed under a contract of sale by the heirs of the estate of Patrick A. Dollard, of Far Rockaway, to Edward Porter, who, it is said, represents interests which are acquiring the site for commercial improvement.

The properties have a combined frontage of 85.4 feet on State street, extending in two wings of 19.7 feet and 12 feet, respectively, on the Pearl street side of the plot, the intervening No. 12 being owned by the Chesebrough Building Co., which leases 10 Pearl street from the Dollard estate.

Plans West Side Apartment.

The three 4-story dwellings at 60 to 64 West 68th street have been purchased by William L. O'Connell from the Brooklyn Trust Co., as trustee. Mr. O'Connell intends to replace the old dwellings with a modern 9-story apartment house. The three houses occupy a combined plot 56x100, between Central Park West and Columbus avenue, and were held at \$85,000. Plans for the new structure have already been drawn by George F. Pelham, architect, and work on the improvement will be started in the near future. The Nehring Co. negotiated the deal.

Flatbush Business Development.

Midwood Associates, Inc., just purchased from the Zabriskie Estate the property at the corner of Flatbush and Church avenues, running through to and including the corner of Kenmore place, having a frontage of about 137 feet on Flatbush avenue and 284 feet on Church avenue. The buyers will develop the Flatbush avenue frontage with business buildings. The Zabriskie property is the one of the last large parcels in the business centre of Flatbush and has been held by the Zabriskie family for over 250 years. On this corner George Washington reviewed his army during the Revolutionary War, just before the Battle of Long Island. Cruikshank Co. was the broker in the transaction.

MONEY TO LOAN

on

New York City Real Estate

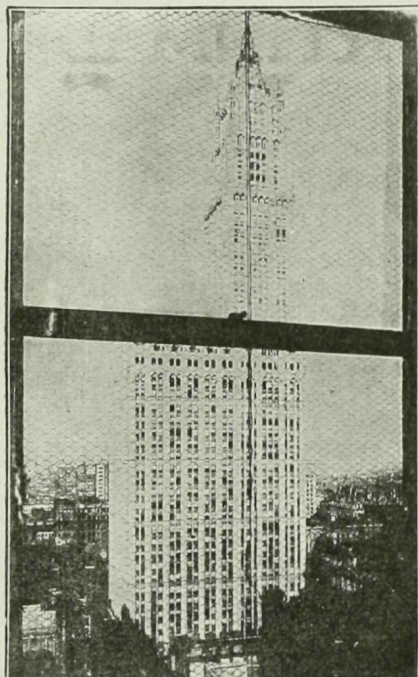
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RICHARD M. HURD, President

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Automobile Firm Buys.

The large automobile building at the north-east corner of Broadway and 62d street has been sold to the Hulett Motor Car Co., distributors of the Chandler automobile. The building is 6 stories and basement, containing more than 94,000 square feet. The transaction involves about \$750,000. The seller is the Windham Realization Co., Inc., which is the holding corporation for Col. E. H. Green. The Cross & Brown Co. negotiated the sale.

Big Edgemere Deal.

The Lewis H. May Co. resold for the 37 St. Marks Realty Co., the Everett, Lawrence and Heaney property, known as Block T, adjoining the Edgemere, L. I., railroad station, and fronting on the Far Rockaway Boulevard 500 feet; Grand View avenue 600 feet and running 350 feet along Jamaica Bay, containing over 40 lots. This is part of the property taken in exchange by Frederick Brown for the 11-story loft at 474-76 Broadway. Sol. Schildkraut, the purchaser, intends erecting brick dwellings on Grand View avenue, a moving picture theatre on the Boulevard front, and the Bay front will be improved with a boat house and dwellings and tennis courts. The property was taken in exchange at a valuation of \$50,000.

New Jamaica Factory.

Jamaica is to have a new factory employing 1,000 persons as the result of the sale of the large tract of land fronting 400 feet on the south side of the Long Island Railroad tracks near the Union Hall street station and bounded on the other three sides by Union Hall street, 250 feet; on Center street, 400 feet, and on Washington street 250 feet. The property has been sold by the Long Island Railroad to a concern the identity of which will not be made known until the deed is filed for record in the Queens County Clerk's office. John J. Bliss was the broker in the deal.

Manhattan.

South of 59th Street.

CEDAR ST.—Charles F. Noyes Co. sold for W. Albert Pease, Jr., two buildings at the northeast corner of Cedar and Greenwich sts, known as Nos. 127-129 Cedar st and Nos. 141-145 Greenwich st. The property has street frontages of 35 ft. and 60 ft. on the respective streets, and covers a plot of 2,500 sq. ft. The buildings are leased on short term leases. The transaction was an all cash deal, and title will be taken to the property free of mortgage. No trade was involved. The property is assessed by the city at \$60,000. The balance of the block front on Greenwich st, including the Liberty st corner, is owned by a life insurance company, and the combined properties cover a plotage of about 5,000 ft., and is one of the few available block fronts in the district suitable for improvement.

EAST HOUSTON ST.—Kopel Schifter sold for Minnie Mulz the 4-sty tenement, 25x75, at 493 East Houston st to Cile Teitelbaum, who gave in exchange 470 East Houston st, a 4-sty tenement, 25x68.

FRONT ST.—W. E. Dean & Co. sold for J. Frederick Kernochan the 5-sty building 58 Front st to Ross W. Weir & Co., one of the oldest coffee firms of the downtown section, which occupied for thirty-five years the buildings 56, 58 and 60 Front st. About five years ago they purchased 60 Front st and recently purchased 52 Front st, and resold it to Flitner-Atwood Co. for occupancy.

GROVE ST.—Samuel Cowen sold to the Newport Holding Co. 25 Grove st, a 6-sty apartment house.

GROVE ST.—Pepe & Brother sold for the estate of Elizabeth Hunt 27 Grove st, 3-sty extension dwelling, lot 22x100, to the Alentaur Realty Corporation. Pepe & Brother were the brokers who negotiated the sale of 21 Washington Square North to E. H. Sothern and Mrs. Sothern.

READE ST.—Geo. R. Read & Co. sold for Agnes Wolf Peck the 5-sty store and loft building, 26x75, at 133 Reade st, to a butter and egg concern.

SOUTH ST.—Cammann, Voorhees & Floyd sold for Daniel J. Farrell 106 South st, near Beekman st, a 5-sty building, on lot 25x80. The purchaser is Clarence G. Howell, the present tenant.

WAVERLY PL.—Pepe & Brother sold for the United States Trust Co., trustees, the 3-sty dwelling at the southeast corner of Waverly pl and West 11th st, 19.6x55, to the Tel Ray Realty Co. The premises will probably be altered into small studios and apartments.

4TH ST.—Pepe & Brother sold for the Lincoln Trust Co. to Lieutenant Stuyvesant Wainwright, of the U. S. N., the 3-sty building at 305 West 4th st, on lot 19.11x72. The building is to be altered into studio apartments.

8TH ST.—Lebertan Corporation bought from the Metropolitan Savings Bank 315 East 8th st, a 5-sty flat, which will be altered for use as a branch of the United Hebrew Charities. George Edward Lapp was the broker.

16TH ST.—Peter Sherry sold 435 West 16th st, a 5-sty tenement, 25x92, to James S. Han-

non. The same broker recently sold the adjoining property at 433 West 16th st to Mr. Hannon, who will erect a garage on the combined site.

18TH ST.—Wm. A. White & Sons sold for Emily S. Dow 116 East 18th st, a 5-sty building, 25x92. The purchaser is the Fuel Engineering Co., which will alter the building and use it for their offices. This is said to be the first engineering concern which has taken the initiative in buying a building for its own use. H. A. Cushing represented Mrs. Dow as attorney.

18TH ST.—H. M. Weill Co. sold 342 West 18th st, a 5-sty flat, to Henry Hencken, the coal merchant.

21ST ST.—D. E. Sicher & Co., who own and occupy the entire property 45-51 West 21st st, have just purchased from the Seaman's Savings Bank the 6-sty mercantile building, 53-55 West 21st st, which adjoins their present building, thereby giving them a total frontage of approximately 160 ft. The sale was effected by L. Tanenbaum Strauss & Co.

34TH ST.—The 5-sty hotel building, on a lot 24.9x100, at the northeast corner of 3d av and 34th st, is to be taken over by the 205 East Thirty-fourth Street Realty Co., just formed at Albany, with S. W. Solins, B. Iram and D. S. Myers as directors. Augusta Brockmann is the owner of record.

38TH ST.—Henry Hof sold for Peter F. Kane the 4-sty building at 204 East 38th st, size 21x84, to Jacob Metch, wholesale grocer, who will use it for his own occupancy.

50TH ST.—Douglas Robinson, Charles S. Brown Co. resold the 4-sty warehouse at 524 West 50th st to Elizabeth K. Tyler.

51ST ST.—Mrs. W. De Lancy Kountze has sold her residence at 51 East 51st st, opposite St. Patrick's Cathedral, to a client of Pease & Elliman, who purchased for occupancy. It is a 5-sty American basement, on lot 20x100, built about fifteen years ago on land bought from a syndicate organized by the late Charles T. Barney.

COOPER SQUARE.—Frederick H. Allen, of Frederick Zittel & Sons, sold to a client of Peter Tisch the 4-sty business building at 10 Cooper sq, on a plot 23.7x83.7x irreg.

MADISON AV.—Harris & Vaughan sold for the Metropolitan Silk Co. 118 Madison av, a 1-sty dwelling, 24.9x95, held at \$135,000.

PARK AV.—Estate of Frederick Sturges sold 34 and 36 Park av, adjoining the southwest corner of 36th st, two 3-sty dwellings, 43x105, assessed at \$165,000. Douglas Robinson, Charles S. Brown Company sold the houses to a client for occupancy.

WASHINGTON SQUARE WEST.—Edward J. Hogan sold to a prominent New Yorker for Lucien Oudin, executor of the estate of Charles G. Emery, the 4-sty dwelling at 32 Washington Square West, 45x110 ft, together with the dwelling directly in the rear at 69 Washington pl, 22x97 ft, forming an ell. After the expiration of the present lease, the property will be remodelled and occupied as a private residence. It was held at \$150,000.

8TH AV.—The Lewis H. May Co. sold for Mary L. Fraser to Michael W. Bush, represented by H. V. Mead & Co., the southeast corner of 25th st and 8th av, a 4-sty building, on a plot 27x62. The property was free and clear and the entire sale price was paid in cash.

North of 59th Street.

JUMEL PL.—W. D. Morgan sold for the Jay Tee Bee Holding Co. the plot, 75x90, on the east side of Jumel pl, opposite 168th st, to a buyer who has no plans for the future of the property. The plot is located just east of Amsterdam av and is unrestricted.

62D ST.—Douglas Robinson, Charles S. Brown Co. sold for Frederick J. Steiner 150 East 62d st, a 5-sty dwelling, 20x100.5.

65TH ST.—Douglas L. Elliman sold for Abel King his 3-sty residence, 16x100, at 148 East 65th st to Alfred Ely, of the law firm of Ager, Ely & Fulton, for occupancy.

70TH ST.—Vasa K. Bracher sold for the estate of Petro B. Worrall the 4-sty dwelling, 22.6x100.5, at 55 West 70th st.

70TH ST.—L. J. Phillips & Co. sold for the N. Y. Life Insurance & Trust Co., as trustee, for the estate of William H. Van Allen and Alfreda E. Tietly, 43 West 70th st, a 4-sty dwelling, on lot 20x100.5.

77TH ST.—The Everett M. Seixas Co., in conjunction with Francis B. McNerny, sold for Mrs. Annie B. Carrol the house at 64 East 77th st to Sherman Post Haight for his occupancy.

78TH ST.—T. A. Hays, M. H. Corbett, and A. H. Borchers have formed the 154 East Seventy-eighth Street Co. to take over the 3-sty dwelling, on a lot 18.9x102.2, at that address. Benjamin Welles and others are the owners of record.

79TH ST.—Pease & Elliman sold for Thomas W. Rogers, of Brandon, Vt., the 3-sty dwelling, 16.8x100, at 124 West 79th st. The buyer will occupy.

80TH ST.—John V. Van Pelt sold the 5-sty dwelling, 19.4x102, at 126 East 80th st, through John V. Graham.

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

92D ST.—George Ranger sold for Joseph Beck to Daniel H. Jackson 67 West 92d st, a 5-sty dwelling, 25x100.

92D ST.—Pease & Elliman have sold for Francis Dixon 310 West 92d st, a 4-sty American basement dwelling, on a 20-foot lot, near Riverside dr. It was held at \$50,000 and was bought for occupancy.

93D ST.—Joseph Roeder has sold for the Lawyers' Mortgage Co. to Pauline Alp 181 East 93d st, a 4-sty flat, on lot 20x100. It was a cash deal.

94TH ST.—Elizabeth Channer sold the 3-sty dwelling, 18.3x100.8 at 167 East 94th st.

96TH ST.—The Houghton Co. sold for the estate of James Dowd the 4-sty dwelling 59 West 96th st, on lot 21x100.11, between Central Park West and Columbus av. The purchaser will alter it into small suites.

98TH ST.—Worthington Whitehouse, Inc., sold the vacant property 50.11 ft north of 98th st, size 50x100.5, for Mrs. James Byrne to Hugh A. Murray who owns the adjoining corner. By the purchase Mr. Murray now controls a plot 100x125.

99TH ST.—Daniel H. Jackson resold to James Thom 258 West 99th st, the 4-sty dwelling, 16.8x100. J. H. Laiffler was the broker.

114TH ST.—James H. Cruikshank purchased from Mary L. Patterson the 3-sty dwelling at 66 West 114th st, on plot 17.4x100.10; assessed by the city at \$9,000. David Lion was the broker.

112TH ST.—The 3-sty and basement dwelling at 205 East 112th st, on plot 20x100.11, has been sold by Bryan L. Kennelly for Joseph Cohen.

114TH ST.—Keheo & Canero have sold for a client to Louise Checano 331 East 114th st, a 4-sty flat, on a lot 20x100.

115TH ST.—John R. Davidson sold for James Baird the 5-sty apartment house at the southeast corner of 115th st and Morningside av, on plot 75x100x irreg. It was held at \$85,000, and rents for \$11,000. The buyer is an investor.

122D ST.—Lina O. C. Prescott, represented by Moses H. Rothstein as attorney, sold 203 West 122d st, a 5-sty apartment house, 20x100.

122D ST.—Shaw & Co. sold for the estate of Mary Kelly 109 West 122d st, a 3-sty dwelling, 19x100.11, to a client for occupancy.

123D ST.—J. S. Maxwell sold for Joseph Abrahamson to J. Ruffin the 5-sty apartment 245 East 123d st, on plot 27x100. Mr. Abrahamson purchased this building and the one adjoining a few days ago through the same broker. J. W. Schultz acted for Mr. Ruffino.

124TH ST.—Winter & Wilkes Realty Co. bought from John Palmer El More Court, a 6-sty apartment, 108x100, at 541 West 124th st, held at \$155,000 and renting for about \$27,500, through M. H. Gaillard & Co., N. A. Berwin & Co. and M. Nochmanson.

125TH ST.—Ennis & Sinnott bought from Kate Macy Ladd 518 West 125th st, a 5-sty apartment, 27x100.11.

126TH ST.—J. S. Maxwell sold for the Dee Realty Co. the 5-sty building at 318 East 126th st on lot 25x99.11, held at \$18,000.

127TH ST.—Benjamin Florsheim bought from the estate of Lewis A. London for investment the 6-sty apartment house, 50x100, at 409-411 West 127th st.

133D ST.—H. M. Weill Co. sold for a Mrs. Thompson to a client 353 East 133d st, a 4-sty flat, 20x100.

133D ST, ETC.—The Tekane Realty Co., through Tomback & Fisher bought the properties at 34 West 133d st, 25x100; at 120 West 134th st, 28x100; 19 East 134th st, 25x100; 190 West 134th st, 25x100, and 119 West 137th st, 25x100.

136TH ST.—A. M. Robinson has sold for the Reyvan Realty Co the 3-sty dwelling, on a lot 16.7x99.11, at 246 West 126th st.

137TH ST.—B. W. Smith has sold for A. M. Robinson to a client for occupancy the 4-sty dwelling at 284 West 137th st, 16.8x100.

138TH ST.—Louis Block sold for Harry Demore 103 West 138th st, a 5-sty apartment, 25x100, to the North End Holding Corp.

140TH ST.—The Morgen stern Brothers Syndicate resold Westbourne Court, a 7-sty elevator apartment, 150x100, at 556-558 West 140th st, to an investing client of F. Lea.

141ST ST.—Moore, Schutte & Co. sold the 4-sty dwelling 461 West 141st st, size 18x99.11, for Angele Irene Callan to a client for occupancy.

147TH ST.—Frederick Brown purchased from the Wompatuck Realty Co. the Buckingham Palace, a 6-sty elevator apartment house, on plot 100x100, at 547-553 West 147th st, near Broadway. It was held at \$225,000. Pease & Elliman were the brokers.

150TH ST.—L. J. Phillips & Co. sold for Dr. E. H. Rogers his 3-sty dwelling at 518 West 150th st, 17x100, to a client for occupancy.

160TH ST.—The Union Chemical Glassware Co. bought from Winter & Wilkes the 6-sty

apartment house at 645 West 160th st, on a plot 150x100, between Fort Washington av and Riverside dr. It was held at \$250,000 and rents for about \$43,000.

163D ST.—Max N. Natanson sold to Joseph Shenk 535-541 West 163d st, two 5-sty flats, each on a plot 77x100, renting for \$32,000 and held at \$300,000. Bernard London was the broker.

171ST ST.—Nasanowitz & Son sold for Mrs. Mulkey to a Mrs. Bleecker the 3-family house at 523 West 171st st on lot 19x100.

204TH ST.—Frederick Brown sold to John Byrne, through Leitner, Brenner & Starr, twelve lots on West 204th st, between 9th and 10th avs. It comprises two plots, each 150x100, one on the south side of the street and the other on the north side. In part payment Mr. Brown took the dwelling at 1200 Franklin av on plot 46x190.

204TH ST.—Frederick Brown resold to Leopold Weiss 428 and 432 West 204th st, near 10th av, two 5-sty apartment houses, on plot 100x100, renting for \$18,000. The buyer gave in exchange 414 Riverside dr, a 5-sty bachelor apartment house, 25x118x irreg. Louis Bloch was the broker.

AMSTERDAM AV.—Kaplan & Blackner in conjunction with the George Goldblatt Co., negotiated the sale of the 2-sty building with store at 1783 Amsterdam av, for the Benson Realty Co. to Lena Betrowitz.

CENTRAL PARK WEST.—The Houghton Co. sold in conjunction with Robert M. Fulton 463 Central Park West, adjoining the corner of 106th st, a 5-sty apartment, on lot 32x100, to the United States Lien Co. It was held at \$40,000.

COLUMBUS AV.—Charles S. Kohler, Inc., sold the 5-sty flat, with stores, 925 Columbus av, held at \$35,000, for the estate of S. Seligman to the Hannah A. Realty Co.

COLUMBUS AV.—Charles S. Kohler, Inc., sold for the estate of N. Seligman the 5-sty flat, with stores, 845 Columbus av, held at \$32,000, on lot 25x80, to the Hannah A. Realty Co.

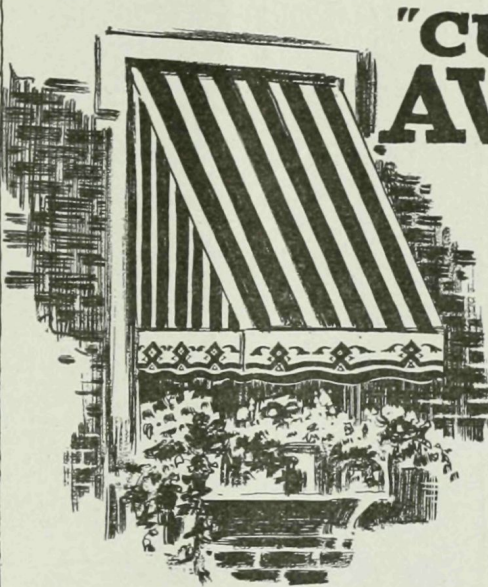
CONVENT AV.—John R. Davidson and Adrian & Co. sold for Elizabeth W. Toomey the 3-sty and basement private dwelling 290 Convent av, on lot 20x100, to Dr. Ralph Tousey.

EDGEComb AV.—W. J. Huston & Son sold for S. P. Galbraith the 3-sty dwelling, 17.2x77, at 218 Edgcomb av.

LEXINGTON AV.—Electus T. Backus, of the Guardian Holding Co., Inc., sold for John Burke the 3-sty dwelling, with stores, 17x55, at 1051 Lexington av. The property was later resold to Isaac Hyman.

LEXINGTON AV.—Joseph A. Boyle, undertaker, has bought the 4-sty dwelling, 20x80, at 665 Lexington av, and will alter the property for his occupancy.

PINEHURST AV.—Charles S. Kohler, Inc., sold for the Viva Realty Co. (Gerbino and Savada) Arrowhead Court, at 2 Pinehurst av,



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southwest corner of 177th st, on plot 95x125 ft. The property rents for \$35,000 annually, and was held at \$250,000. The purchaser is the Benenson Realty Co. P. M. Walkenberg was associated as broker.

ST. NICHOLAS AV.—Franklin Hall, a 6-sty elevator apartment house at 961 St. Nicholas av, which occupies the entire block front on the west side of St. Nicholas av, between 158th and 159th sts, has been sold by the Denwood Realty Co. (Benenson Bros.) to an investor. The building covers a plot 203.6x199 irregular and was held at \$275,000. The transaction was a cash one, Kaplan & Blackner were the brokers.

ST. NICHOLAS AV.—Edward W. Browning purchased from Frederick Brown the four 5-sty flats at 280-286 St. Nicholas av, the northeast corner of 124th st. Adolph Weiss and Sons negotiated the sale which called for all cash above the first mortgage. It was stipulated that the title is to pass within forty-three hours after the contracts were signed.

2D AV.—Edward Sink, executor of the Philip Sink estate, sold the 4-sty tenement, 17.10x75, at 528 2d av to Pelegrino Colletti.

8TH AV.—H. M. Weill Co. sold to John F. Felcher 2447-2449 8th av, two 5-sty apartments, recently bid in at auction by the Franklin Savings Bank.

Bronx.

FAILE ST.—Samuel Cowen sold 650 and 652 Faile st, two dwellings, 50x100, for a Miss Hencken.

FAILE ST.—Williamson & Bryan resold for Goldsmith & Goldsmith the 2 fam. house at 883 Faile st, 25x100.

FOX ST.—Joseph L. Harris sold the 5-sty apartment, 75x100, at 634 Fox st to a client of Jacob I. Berman.

FOX ST.—William Nachamkis resold 1063 and 1067 Fox st, two 5-sty apartment houses, 75x100, to the B. & T. Realty Corporation.

GARDEN ST.—John A. Steinmetz sold for J. McDermott a 2-sty dwelling, 781 Garden st, to I. Dranofsky.

KELLY ST.—Alexander Selkin, David Mintz and Carl Jaffe sold for William Greenberger 887 Kelly st, a 4-sty apartment house, 34x100.

SEABURY PL.—Heller & Sussman sold 1532 Seabury pl, a 5-sty apartment, 42x100, to an investor.

SIMPSON ST.—The Berkshire Realty Co., Joseph G. Haft, pres., sold 1073 Simpson st, a 5-sty house, 40x100, held at \$38,500.

133D ST.—H. M. Weill Co. sold for a Mrs. Thompson to a client 353 East 133d st, a 4-sty single flat, 20x100.

135TH ST.—Williamson & Bryan resold to a client the 3-sty dwelling at 426 East 135th st, 20x100.

135TH ST.—Kurz & Uren sold for Miss Jennie F. Tuettel 697 East 135th st, near Cypress av, a 2-sty dwelling, on lot 16.8x75.

140TH ST.—Frank L. Lescault sold the 3-sty brick dwelling, 17x100, at 446 East 140th st, to Samuel Held through S. H. Frankenheim.

144TH ST.—D. A. Trotta sold for George R. Entwistle 280 East 144th st, a dwelling on lot 35x irregular.

163D ST.—Daniel H. Jackson purchased from Joseph Rothschild, of Mount Vernon, 825 East 163d st, adjoining the corner of Prospect av, a 5-sty apartment house, on plot 55x72. J. B. Brennan was the broker.

165TH ST.—W. J. Zimmermann sold the 4-sty apartment, 36x100, at 266 East 165th st for a Mr. Wattenberg. The building, held at \$27,000, was sold for all cash above a mortgage for \$17,000.

169TH ST.—Joseph Handelman bought from Felix Gottfried 580 East 169th st, a 2-sty dwelling, 20x100.

180TH ST.—The Bensoul Construction Co., Benjamin Soul, treasurer, bought from the Bedford Holding Corporation the plot of seven lots on the southwest corner of 180th st and University av. The property fronts 169 ft. on University av by 108 ft. on 180th st. The builders plan immediate erection of a 6-sty apartment house laid out for 45 apartments in small suites. Leitner, Brener & Starr were the brokers.

183D ST.—Cahn & Cahn sold to P. Ehni 57 West 183d st, a 3-sty brick 2 fam. house, on lot 20x100.

194TH ST.—Duff & Brown Co. sold for Anna M. Jones to a client the northwest corner of 194th st and Marion av, 51x100. The corner will be improved.

BARNES AV.—John W. Kunkel sold the 2-fam. house at 1915 Barnes av through Scheraga & Co.

BROOK AV.—Cahn & Pittman sold to O. & M. Sepner the 4-sty flat, with store, at 436 Brook av.

CASTLE HILL AV. ETC.—Kaplan & Blackner report the sale of twelve lots on the east side of Castle Hill av, being the block front between Newbold and Ellis avs, held at \$35,000, in a cash deal to the Amanrakay Realty Co.; they also sold for a client eight lots on East 177th st, known as lot 33, block 3802, on

Gleason av and running through to Powell av, held at \$20,000.

CLINTON AV.—The Crausman Realty Co. bought through Kurz & Uren 1833 and 1835 Clinton av, a 5-sty apartment house, on plot 50x100. It was held at \$60,000 and rents for about \$9,000.

CRESTON AV.—Joseph F. Feist & Co. resold the 2-sty frame building at 2384 Creston av.

DAVIDSON AV.—Cahn & Cahn sold 1917 Davidson av, a 4-sty house, 25x100. The brokers were I. Lincoln Seide Co. and Winfred Stern.

DECATUR AV.—George W. Homan sold the 3-fam. dwelling at 3080 Decatur av.

FORDHAM RD.—Jacob S. Kahn, of Lanzner & Kahn, has bought from a client of Samuel H. Golding, attorney, the northeast corner of Fordham rd and University av, a vacant plot, containing about six lots, and held at \$85,000. The site will be improved with an apartment house, containing stores. M. I. Strunsky was the broker.

GLEASON AV.—Benenson Realty Co. purchased from the Purdy estate the plot, 200x100, facing Gleason and Tremont avs. The property has been owned by the selling estate for upwards of forty years, and was bought free of mortgage encumbrances.

GRAND BOULEVARD.—Ernest T. Bower sold for Albert E. Davis the lot, 32x irreg., on the east side of Grand Boulevard and Concourse, 57 ft. south of 175th st.

GRAND BOULEVARD.—George W. Brettell sold for the Purdy Estate, Inc., to Joseph Schenck four 5-sty apartments, 50x100 each, at 2246, 2250, 2526 and 2530 Grand Boulevard and Concourse, held at about \$300,000.

GRAND BOULEVARD.—J. C. Hough & Co. resold the 5-sty apartment house at 2520 Grand Boulevard and Concourse on plot 50x100 for Irving Judis, the builder, to the Paradise Realty Co. It was held at \$75,000. Mr. Judis is said to have sold the building the first time for \$57,000, and after disposing of it decided to have it back, and paid a good profit. The house rents for \$11,000 a year.

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GRAND BOULEVARD.—Frederick Brown bought from Simon G. Katzen the plot, 100x116, at the northwest corner of the Grand Boulevard and 198th st.

GRAND BLVD.—Property recently acquired by Frederick Brown from the Title Guarantee & Trust Co. has been resold to builders, who plan the immediate construction of two 5-sty apartment houses. The transaction, negotiated by M. I. Strunsky, affects a frontage of 234.5 ft on the Concourse, 90 ft on Mount Eden av, and 147 ft on Hawkstone st, just south of 173d st, which was purchased for the purpose by Philip Weinstein & Son.

HONEYWELL AV.—Heller & Sussman, operator, resold 1976 and 1978 Honeywell av, a 4-sty apartment, 50x60, to an investor.

HULL AV.—Morris Sax sold for the W. Jenotta Building Co. the 5-sty new-law apartment house, 50x100, at 3207 Hull av, to an investor.

HUGHES AV.—Cecilia A. Savage sold the 3-sty building, 25x100, at 2255 Hughes av to Pietro and Antonio Zisolfo through Angelo L. Frumento.

INTERVALE AV.—I. Lester Wood sold the 1-sty taxpayer at the southeast corner of Intervale av and 165th st. The purchaser gave in part payment at plot of lots on Longfellow av. Harry Levy was the broker.

KINGSBRIDGE RD.—B. H. Weisker sold for Frederick Brown to Nanne Schaille the 2-sty dwelling, 60x121, on the north side of Kingsbridge road, 100 ft east of Jerome av.

KINGSBRIDGE TERRACE, ETC.—McLernon Bros. completed ten sales in the Bronx, eight of them involving dwellings which have been acquired by various individuals for occupancy, as follows: For Henry D. Patton, the 2-sty dwelling at 3019 Kingsbridge Terrace, 20x95; for Mrs. Elizabeth Carl to a physician, the 3-sty residence at 2230 University av, on a plot 50x100; for Mrs. E. Kiernan, the 3-sty brick dwelling, on a plot 35x105, on the east side of Loring pl, 100 ft south of West 183d st, to Samuel Friedenberg, who purchased recently a large plot in the same general neighborhood through the same broker; for J. Donohue, the 3-sty residence on a plot 50x100, at 2610 Grand av; for Frederick Brown, the 3-sty stucco dwelling at the northeast corner of West 188th st and Webb av; for Edwin Crandall, the 3-sty house at 2872 Heath av, 20x100; for Mary E. Ryan, of Yonkers, N. Y., the plot 75x100, on the east side of Morris av, 100 ft south of East 196th st; for the Ames Building Material Co., a plot 62½x125, on the west side of Grand av, 243 ft south of Fordham rd; for Mrs. Antoinette Cahill, of Litchfield, Conn., the 2½-sty stucco residence, 2299 Andrews av, 50x125; and for Mrs. H. A. Griffin, the 3-sty residence at the southeast corner of University av and 183d st, on a plot 50x101, with three frontages.

MOHEGAN AV.—Clement H. Smith sold to an investor the 4-sty apartment house at 2067 Mohegan av.

MORRIS AV.—B. H. Weisker sold for John D. Ohlssen to Mrs. Hanna Schaille the plot, 75x112, on the east side of Morris av, 253 ft. south of East 196th st. The property will be improved with dwellings.

MORRIS PARK AV.—Schano & Co. sold for Miss Louisa H. Jahn the 3-sty house at 702 Morris Park av.

MORRIS PARK AV.—Sisca & Paladino sold for Carl A. Hahn to Felix Pansa 2-sty dwelling, 106x47x100x11, at 409 Morris Park av, corner 178th st.

OGDEN AV.—Isaac Polstein sold the property at the northwest corner of 170th st and Ogden av, held at \$175,000, to a client of Peter Axelrod.

PROSPECT AV.—The Benenson Realty Co. sold through A. Glickman 1451 Prospect av, a 6-sty apartment, 45x107.

PROSPECT AV.—Frederick Brown sold to a client of William Morris 730 and 732 Prospect av, a 5-sty apartment house, 50x125x irregular.

ST. ANNS AV.—Julius Trattner sold for a client of S. B. Pollak, attorney, to Samuel Vogel of the firm of Floyd Grant & Co., the 6-sty apartment house at 807 St. Ann's av.

SHERMAN AV.—The Benenson Realty Co. bought from the Grand Concourse and Boulevard Investing Co. the plot of lots, 100x139, at the northeast corner of Sherman and McClellan avs.

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

SOUTHERN BLVD.—Harns and Maurice Mandelbaum purchased from Mrs. Louise H. Jackson 887 to 889 Southern Blvd, two 5-sty new law apartment houses, with stores, on a plot 74x105. The houses, which are fully tenanted and accommodate 6 families on a floor, are said to yield a gross yearly rental of \$29,000. The holding price is reported at \$200,000. S. Krinsky, Lester E. Kessler and Julius Levy were the brokers.

SOUTHERN BLVD.—The estate of S. Ornstein and M. Peretz sold to Goldgraben & Pfeferblum the Royal Photo Theatre, at 1348 and 1350 Southern Blvd. The buyers are renovating the premises.

TELLER AV.—Bernard S. Deutsch sold 2740-2742 Gifford av, a 2 family house and garage on plot 50x100, to Maria Barbuto; also a plot 58x100 on west side of Teller av, between 169th and 170th sts. He has purchased the southeast corner of 165th st and Intervale av. A brick taxpayer with five stores, through Harry Levy.

UNIVERSITY AV.—The Knap & Wasson Co., in conjunction with H. A. Wood, sold for the estate of Augustus Shuck the 5-sty apartment house at 1400 University av, on a triangular-shaped plot at the junction of Merriam av.

UNIVERSITY AV.—V. H. Weisker sold for A. J. Ruhl to A. Lurrie for his own occupancy the dwelling at 2275 University av, 50x100.

VALENTINE AV.—Nehring Bros. sold for Lanzner & Kahn 2440 Valentine av, a 5-sty apartment house, 51x100. Nehring Bros. have been appointed agents of the property.

VALENTINE AV.—S. Rosen sold for John J. Clark 2026 and 2030 Valentine av, near 183d st, two 5-sty apartment houses, each on plot 58x100; also for Joseph G. Abramson to the R. & H. Holding Corporation two 5-sty apartment houses, on plot 48x100, at 530 and 536 East 170th st, near Crotona av; and for the Hudson View Realty Corporation 1385 Stebbins av, a 5-sty apartment, on plot 40x100.

VALENTINE AV.—Heller & Sussman sold to an investor the southeast corner of 183d st and Valentine av, a 5-sty apartment house, on plot 62x100, for \$70,000.

WALTON AV.—Norman Denzer sold for Lambert Cheatham to Bertram J. Goodman the 4-sty factory with equipment, 75x100, at 327 to 331 Walton av, southwest corner of 140th st.

WASHINGTON AV.—Systell Holding Corp. sold to William Oppenheim 1217 Washington av, a 5-sty apartment house, 42.7x91.3.

WEBSTER AV.—Kurz & Uren sold for Anthony McOwen the two 5-sty new law apartment houses, 74x162x irregular, at the northwest corner of Webster av and 184th st to the Crausman Realty Co. They were held at \$115,000 and rent for about \$15,000.

WHITLOCK AV.—Leitner, Brener & Starr sold for M. L. and C. Ernst 861 Whitlock av, a 3-sty dwelling, 25x100, to Ida L. Lobel, the tenant.

3D AV.—E. Sharum sold to Charles Blair the 4-sty flat at 3890 3d av, on plot 27x125x irreg.

3D AV.—Clement H. Smith resold to an investor 4177 3d av, a 4-sty apartment.

RIVERDALE.—George Howe sold for the Delafield estate plot 9, in block 18, at Fieldston, Riverdale-on-the-Hudson, to J. J. Hamilton, who owns adjoining property.

Brooklyn.

COLONIAL RD.—Frank H. Malone sold the plot of seventeen and one-half lots, 350x109, on the southwest corner of Colonial rd and 7th st for Tunis S. Bogart to the Colonial Road Development Corporation, which will improve the same at once with fifteen new type 1-fam. semi-detached stucco dwellings with garages.

DEAN ST, ETC.—Bulkeley & Horton Co. sold in conjunction with the William F. Taylor Realty Co., 1155 Dean st, a 16-fam. apartment house for Mrs. A. M. Crombre. The property was held at \$65,000. The Bulkeley & Horton Co. also sold the plot 80x80 at the northwest corner of Bedford av and Atlantic av for the Clark-Johnson Corporation to a client for improvement.

DOUGLASS ST.—John Pullman Real Estate Co. sold 382 Douglass st, a 2-sty dwelling, for James Edwards.

21ST ST, ETC.—R. S. Fisher, Inc., sold 1646 East 21st st for John Schroeder to a client; 1462 East 15th st for Henry P. Feig to Mrs. Behms for occupancy; 1407 Av P for L. Metzinger to Mrs. Murtha for occupancy; 1551 East 14th st for L. Jacobs to L. Light; 1872 East 9th st for H. Bartlett to N. MacIntosh; 1759 East 18th st for Mr. Jennings to a client; 1733 East 16th st for R. Martin to S. FitzGerald; 1495 East 28th st for E. Williams to a client; 1499 East 28th st for Charles Hess to a client; and 2020 East 14th st for H. Sielvogel to J. Deane.

46TH ST, ETC.—William E. Harmon & Co. sold the following houses: a 1-fam. brick on 46th st, between 17th and 18th avs, Kensington Park, to Andrew Egan; on East 15th st, near Kings Highway, Kingsboro, to Wm. Oxley; on Utica av, near Snyder av, Rugby, to Mrs. A. Schumann; on East 15th st, near Kings Highway, to Jesse Smith; on East 52d st, between Linden and Church avs, to E. T. White; on East 15th st, near Kings Highway, to Frank Unruffser; on East 15th st to F. K. Letschauer; and at the corner of West st and 63d st to Wm. G. Rehbein.

47TH ST, ETC.—Tutino & Cerny sold for William Filand to Mrs. Miriam Dahir a 2-sty dwelling, 550 47th st; for Mrs. Margaret W. Petchtle to Mrs. Mary McMahon, 2-sty dwelling, 620 45th st; for Mrs. Elizabeth G. Malone to Abraham Zietz, 2-sty house, 101 52d st.

52D ST.—I. Salzberg sold for the Ramala Realty Co. to Samuel Corn a 1-fam. cottage, on a plot 28x100.2, at 1659 52d st.

56TH ST, ETC.—I. Salzberg sold for Mrs. M. Gewcher to John Connelly two plots 40 ft. each, one plot on the south side of 56th st, 140 ft.

west of 16th av, and the other plot on the north side of 56th st, 180 ft. west of 16th av; also for the Maple Manor Realty Corporation to the N. O. Realty Co. fifteen lots at Sheephead Bay, running from Brown st to Leonard av, west of Emmons av.

62D ST, ETC.—Realty Trust sold for the Artee Realty Corporation the 1-fam. dwelling 1861 62d st, Mapleton Park, to Joseph Bauman for occupancy; also sold for occupancy for the Alco Building Co. the 1-fam. dwellings at 1926 63d st to Jacob Lederman; 2034 65th st to Sara Jacob; 2048 65th st to Louis Rosen; 2046 65th st to Isidor Rosen; 2126 66th st to Charles A. Jacobs, and 2147 66th st to Ida Sugarman.

85TH ST, ETC.—Realty Associates sold 2020 85th st, in the Bensonhurst section, a 2-sty dwelling, on lot 23.8x100, to Mary R. Roche; also 2036 85th st, a 2-sty dwelling, on lot 23.8x100, to Harry and Leon Fishbein. The broker in the transaction was Leon Loft.

FRANKLIN AV.—Charles Partridge sold for a client to Milton Greenwood the store and apartment building at 682 Franklin av, near Prospect pl, for investment.

NEW YORK AV, ETC.—Bulky & Horton Co. sold dwellings at 364 New York av for S. Hejmdinger; at 264 90th st for Miss Mabel L. Brown; at 293 De Kalb av for William E. Spencer, Jr., and also 389-401 Myrtle av, size 104x106, for Mrs. Harry De Mott.

ST. MARKS AV, ETC.—N. J. Occhifinto sold dwellings at 1082 St. Marks av for Antonio Cerullo to Francesco and Anna Fattorini; also 1025 Pacific st for Elizabeth J. Shuttlesworth to Salvatore Timo; 802 Bergen st for Henry M. Siems to Vincenzo Vaiazzo; and 422 St. Marks av for the Triumph Holding Co. to Joseph and Julia D'Amato.

10TH AV, ETC.—Realty Trust sold for the Artee Realty Corporation the 1-fam. dwelling 8018 10th av to Mrs. Alexandra Wurz, for occupancy; also sold for Alco Building Co., for occupancy, the following 1-fam. semi-detached brick dwellings, built in pairs in the Philadelphia style, on Mapleton parkway (65th st), between 20th and 21st avs: 2039 to Michael DeCain; 2045 to Blanche Fisher; 2047 to Ida Wolf; 2072 to Benjamin Melnick.

20TH AV.—Melster Builders, Inc., sold 6102 to 6110 20th av, five 2-fam. houses, to clients for occupancy; also sold 1672 83d st, a 2-sty house; 1672 83d st, a 2-sty house; 72 15th st, a 2-sty cottage, and 1346 77th st, on plot 31.6x96.8, a 3-sty cottage.

RECENT LEASES.

Pennsylvania Station Zone Deals.

Morris Krim, who is head of the company which operates the Hartford Restaurants, has closed a series of deals in the Pennsylvania Station section involving large sums. From the Smith estate, of Newark, N. J., Mr. Krim has leased the property at 143 to 153 West 33d street, 100x100, together with the abutting plot, 33.6x100, at 146-8 West 34th street, for a term of twenty-one years, at an aggregate net rental of \$525,000. Mr. Krim also leased for twenty-one years the adjoining parcel, at 150 West 34th street, from Mrs. R. C. Richmond, for which he will pay \$7,000 net for ten years and a percentage on an appraised valuation for the remaining eleven years, but not less than \$7,000 per annum. Henry Brady was the broker in the deal.

The leases also give Mr. Krim the right to purchase the parcels at any time during the next two years, as follows: The Smith estate holdings for \$525,000, and the Richmond holding at \$150,000. Mr. Krim also has leased 141 West 33d street for twenty-one years from the Union Mortgage Co., through the Henry M. Weill Co. This lease also contains an option to purchase within two years.

Through Crosby & Blemly, Mr. Krim has secured the properties at 202 to 212 West 34th street, 108x100, west of 7th avenue. It is understood that this plot has been secured as a site for a theatre, which may be extended over some of the abutting properties, fronting in the north side of 33d street, from 205 to 211, leased for the County Holding Co. and the Diamond estate by the Henry M. Weill Co.

The three buildings at 430 to 434 7th avenue, leased to the Hanover Lunch Co., controlled by Mr. Krim, have been purchased by him from the C. & H. Corporation through the H. M. Weill Co.

The northwest corner of 7th avenue and 33d street, 40x60, with an "L" 20x80, has been leased by the United Cigar Stores Co. at about \$45,000 net per annum.

The northwest corner of 7th avenue and 34th street has been leased by Mr. Weill to Joseph Stern and Louis Bregman at an aggregate rental of \$100,000. Mr. Weill also leased the property at 456 7th avenue for William Harff to William Lynn, of Philadelphia, for a long term.

To Improve Sixth Avenue Corner.

The Gerry estate has decided to improve its property at the southwest corner of 6th avenue and 41st street, 100x125, with a 12-story mercantile structure, to be occupied principally by the Buckley-Newhall Co. It adjoins in the north

the Union Dime Savings Bank Building. The estate was represented by the Cruikshank Co. John B. Snook's Sons have prepared the plans and the general contract has been awarded to the Cauldwell-Wingate Co. The completed building has been leased to the Buckley-Newhall Co. for twenty-one years, with renewals, and it is understood that the concern will occupy about one-half of the building. The late Adolph Lewisohn obtained the property, under lease, several years ago and it was his intention to erect a tall building, but one which would not interfere with the light of the 22-story structure at 113 West 40th street, abutting which he owned at that time. Subsequently he sold this property, and the Gerry deal was abrogated. The Mutual Trading Co., a subsidiary of the Buckley-Newhall Co., will occupy space in the projected building.

Long-Term \$300,000 Rental.

Tiffin Products, Inc., leased through Harry N. Moore the building at 105 West 42d street from the Finch estate for a long term of years at an aggregate rental of more than \$300,000. This property was at one time the residence of Supreme Court Judge Edward M. Finch, whose family acquired it in the early part of the eighteenth century by a royal grant. Recently Tiffin Products, Inc., leased the northwest corner of 5th avenue and 46th street and space in the Capitol Theatre Building, Broadway and 51st street.

Record Store Rentals.

J. Arthur Fischer leased for Dillon J. and Harry J. McDermott to the Rudinger, Berkman Co., cigars, A. Levy, president, the southwest corner of 42d street and 6th avenue, size 13½x20, at an aggregate rental of \$65,000 for the term. The rental obtained was approximately \$48.50 per square foot. The same broker has also leased in the same property, on the 6th avenue front, to Frederick Brettnier, a similar sized store for a term of years, at an aggregate rental of \$55,000. These are reported to be record rentals for the location for amount of space involved.

\$32,000 a Year for Apartment.

Douglas Gibbons & Co. leased for Herbert L. Pratt a large apartment, consisting of the entire floor at 907 5th avenue, of twenty-eight rooms and nine baths, to E. Huntington Hooker. The apartment has been held at \$32,000 per annum. Mr. Pratt recently purchased the George C. Clark house at 1025 5th avenue, which was held at \$600,000.

To Enlarge Fordham Store.

The Level Realty Co., Morris Miller, president, leased for twenty-one years to the L. Wertheimer Department Stores a large plot adjoining its department store at Fordham road and the Concourse, on which is to be erected a 4-story building similar to their premises. Two years ago Mr. Wertheimer took a twenty-one year lease of the adjoining corner from the

same interests. He conducts other stores at 140th street and 8th avenue and 181st street, near Broadway.

Advertising Firm Takes Building.

Spear & Company in conjunction with M. & L. Hess, leased the 9-story building at 43-45 West 13th street, containing 50,000 square feet, to the Binger Co., creator of advertising ideas. Special features will be incorporated in the space layout of the building and in its equipment. The lease is for a long term at an aggregate rental of about \$250,000.

BASTINE & CO. have leased the second floor, 48 East 34th st, to Katherine McNaught and Arthur Freeman; the second floor front at 52 East 34th st to Dr. Nathan Fox; also apartments at 50 East 34th st to Charles R. Wilson, and at 52 East 34th st to Helyn L. Bligh.

GEORGE A. BOWMAN leased for Frank Windholz the dwelling at 111 West 49th st for a long term to Mrs. Angelina Nactagaal.

BRETT & GOODE CO. leased the entire 11th floor, containing over 15,000 square ft, in 151-163 West 25th st to D. Pankin & Sons for a term of years in conjunction with Spear & Co., who represented the tenants. Also in 49 West 45th st the store and basement to Mrs. Mary L.

CUSHMAN & WAKEFIELD leased for the Vanderbilt Avenue Building Corporation offices in 51 East 42d st to L. N. Godfrey Co., and offices in the Bryant Park Building to the Farmers Bureau.

CUSHMAN & WAKEFIELD leased a large suite of offices in 50 East 42d st to the Texas Gulf Sulphur Co.

DUROSS COMPANY leased the store and basement 295 Pearl st to Block & Co.; also the 3d and 4th lofts to Joshua C. Edgecombe & Co., and for William C. Walker Sons store and basement 53 Grand st to Strahs Metal Co.; also leased for Trinity Church Corporation the 1st loft at 47 Warren st to the Mutual Towel Supply Co., and the 2d, 3d and 4th lofts to George W. Baylis & Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 540 Park av to Dr. Samuel Swift; an apartment at 108 East 82d st for Samuel A. Herzog to Daniel E. Koshland; at 21 West 49th st for Dwight, Archibald & Perry, agents, to Miss A. Berg; at 812 Lexington av to Miss A. M. Simonet; at 274 Madison av to Mrs. J. G. Berry; also have renewed the following leases: an apartment at 126 East 34th st to Dr. W. G. Hudson; at 130 West 57th st to Mrs. Lawrence A. Wilson; a store at 426 Madison av to Alfred Kottmiller, florist; a store at 428 Madison av, corner 49th st, to Mrs. Alice Furman.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 270 Park av for the Vanderbilt Avenue Realty Corporation to Mrs. Hobart J. Park; an apartment at 44 East 72d st for William T. Middleton to J. Torrey Morse; an apartment at 106 East 85th st to Theodore L. Bogert; and at 37 East 61st st to Dr. Edgar Thompson.

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DOUGLAS L. ELLIMAN & CO least for the estate of George Hearn 46 East 69th st, a 4-sty dwelling on a lot 25x100 to William W. Ladd for a long term of years.

DOUGLAS L. ELLIMAN & CO. leased for Jarvis R. Harbeck, vice-president of the American Can Co., his large duplex apartment, consisting of 20 rooms and 5 baths, at 998 5th av, corner 81st st, to Henry Evans, president of the Continental Insurance Co. They have also secured an extension of the lease for Mr. Evans from Arthur Curtiss James, Douglas Robinson, Charles S. Brown Co., agents. Douglas L. Elliman & Co. also leased for the Farmers' Loan & Trust Co., trustees, the garage in the rear of the old Mason mansion, 215 Madison av, southeast corner of 36th st, facing the home of the late J. P. Morgan, to J. Kearsley Mitchell, of Philadelphia, who will occupy the same for his residence after extensive alterations.

DOUGLAS L. ELLIMAN & CO leased, furnished, for Mrs. Foster Crampton, 52 East 64th st, a 5-sty American basement dwelling on a lot 20x100, to Oscar Cooper, president of the New York County National Bank; also leased the following apartments: at 570 Park av for Bing & Bing to Mrs. Humphreys; at 156 East 79th st to Reginald L. Hutchinson; at 122 East 76th st for John I. Downey to Richard L. Davison; at 175 West 58th st to Mrs. T. H. Leckie; at 901 Lexington av for John de Witt Warner to Gordon Abbott; at 414 Madison av for Mrs. Marcia Sillcox to Oswald Jimenis, and have renewed lease for an apartment at 969 Park av to Dr. John A. Jackson.

DOUGLAS L. ELLIMAN & CO. leased for the Estate of Anna L. Bigelow an apartment at 930 Park av to William K. Kallman; also an apartment at 830 Park av for Charles W. Waller to A. J. Stone; at 570 Park av for Bing & Bing to Mrs. J. R. Guernsey; at 850 Park av, corner 77th st, to R. H. Gamble, who recently married Miss Virginia Bruce Lowney; at 1155 Park av, corner 92d st, for Elihu Root to Halstead G. Freeman; a doctor's office at 39 East 61st st to Dr. Oscar M. Schloss; a furnished apartment at 130 West 57th st for Mrs. G. P. Maingault to Joseph P. Reynolds; at 18 East 48th st for Mrs. A. T. Norton to William D. Baker; an apartment at 106 East 85th st for I. Mishkind to Howard A. Plummer, of Evans, Stillman & Co., bankers, and have renewed leases at 122 East 76th st for John I. Downey to E. Carson Pennell and at 471 Park av to Mrs. S. C. Hannill.

J. B. ENGLISH leased for H. R. Stern the upper part of 163 West 48th st to F. P. Hayes for five years.

J. B. ENGLISH has leased the three upper floors in building 129 West 45th st for W. S. Grey for a term of years.

J. B. ENGLISH leased for the Whitnol Corp. the 5-sty building 137-141 Charles st to L. Bock & Co. for a term of years. After alterations tenant will use same for the export business. J. B. English also leased for the Broadway & 39th Street Co. to Boyd Halsted Co. offices on the 2d floor of 1412-16 Broadway. The tenant will occupy as an uptown office.

J. B. ENGLISH leased offices in 1416 Broadway to Safr Braun & Getzler, stock brokers, and Pierre Namron, perfumery and toilet articles.

JOSEPH F. FEIST & CO. have leased the store and basement 533 West 46th st for William Bruns to Abbott Scrim Profile Co., Inc.; for Wilhelmina Doerge the 3-sty building 556 11th av; also the store at 163 West 62d st for Ernest C. Schortemeier to Mary Sullivan.

FISCHER REALTY CO. has leased the stores at 2072 3d av and 2249 3d av to clients in the haberdashery business.

J. ARTHUR FISCHER leased to S. Freehof, furrier, the 2-sty building 106 West 30th st, near 6th av. After extensive alterations Mr. Freehof will use this building for his business.

J. ARTHUR FISCHER leased to W. Hashner the 1st loft at 491 8th av for a photo gallery; also to Mary Devilliers the 1st loft at 882 6th av, and to Ira Carter the 3d loft at 666 6th av.

LESTER H. GOODKIND with Fred'k Zittel & Sons leased furnished for Mary G. Mulqueen to Arthur Emmerich the 5-sty American basement dwelling 43 West 85th st, for a term.

A. A. HAGEMAN leased from Seth H. Moseley the entire building 41 West 35th st for a term of twenty-one years. The building will be altered into small stores and non-housekeeping apartments.

HEIL & STERN leased in 121-31 West 19th st the 2d floor to Abe Millman; also at 7-9 West 18th st, the 8th floor to Wheelright-Falk-Walker Co., and at 25-27 West 26th st, the 6th floor to Cohen & Gerstein.

HERBERT HECHT & CO. leased for Lee Foo to Victor E. Lundberg space on the 3d floor of 1628-30 Broadway for a photo studio and for the Medmel Holding Corporation space in the same building to the same party; also office space in the Knickerbocker Theatre Building for Robert W. Goelet to Sidney W. Stern.

HERBERT HECHT & CO. leased to the Schulte Cigar Stores Co., for a long term of years, the entire building at 815 6th av, northwest corner of 46th st, and the building adjoining at 103 West 46th st. After extensive alterations the Schulte Co. will open a cigar store on the corner of the property and sublet

the balance of the space. George A. Knobloch, attorney, represented the owners.

HERBERT HECHT & CO. leased for the St. Regis Restaurant, Inc., to Louis Palmer part of their store at 1587 Broadway for a long term of years, at an aggregate rental of \$100,000.

HERBERT HECHT & CO. leased for the Schulte Realty Co. to the Broadway Art Stores (Joe Reinhorn) store at 1628 Broadway, at 50th st, for a long term of years at an aggregate rental of \$75,000. This is the fourth branch of the concern between 38th and 50th sts, and completes the renting of the entire ground floor space taken over by the Schulte Realty Co. through the same brokers.

HERBERT HECHT & CO. leased for the Schulte Realty Co. to the Par-Amount Shirt Shops, as their sixth branch, a store at 1628 Broadway, at 50th st, for a long term of years at an aggregate rental of over \$100,000. The Par-Amount Shirt Shops also leased a store on 3d av, near 86th st.

HERBERT HECHT & CO. leased to the Louis K. Liggett Co., for the Fifteenth Street Garage, Inc. (Charles Greenbaum), for a long term of years, the garage at 412-8 West 15th st, on lot 100x100. The property is an Astor leasehold and was improved by John J. Gillen about two years ago. The Liggett Co. will take possession on or about August 1 and will use the space for the storage of their own cars.

M. & L. HESS (INC.) leased the 2d floor at 38-42 East 29th st to the well-known commission merchants, H. A. Caesar & Co., as a branch for one of their silk departments; also leased the 9th floor at 121-31 West 19th st, containing 12,000 sq. ft., to the Rothenberg Gown Co.

M. & L. HESS, INC., leased the 3d floor at 440-444 Canal st to the American Hardware & Rubber Co., also the store and basement at 162 West 23d st to Senor & Wedtheim.

M. & L. HESS, INC., sublet for F. M. Lupton, publisher, Inc., Moody B. Gates, president, the entire 14th floor at 55 Fifth av, northeast corner of 12th st, containing about 19,000 sq ft, to Ferdinand Gutman & Co., publishers, for the entire term of the unexpired lease of F. M. Lupton, Publisher, Inc.

EDWARD J. HOGAN leased to the Winchester Repeating Arms Co. for a term of years the 3d floor of the Winfield Building, 5th av, at the northeast corner of 40th st. The rent paid during the term will be approximately \$250,000. It is the intention of the arms company to fit up an attractive showroom in the space leased.

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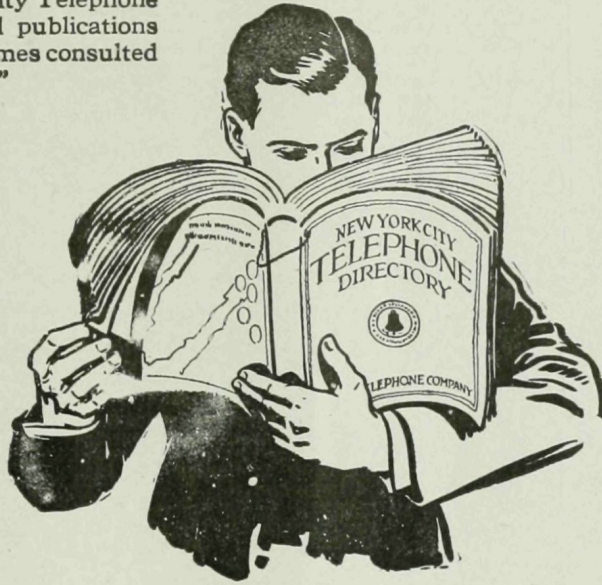
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THE HOUGHTON COMPANY leased in conjunction with J. B. English the 4-story dwelling 548 West 113th st to Robert Zehnder.

HUBERTH & HUBERTH leased the store and basement in the New York Evening Journal Building, with a frontage on Columbus Circle, at 8th av and 58th st, to Mitchel, the Tailor.

HUBERTH & HUBERTH leased for the 250 West 44th Street Co., in conjunction with Ewing Bacon & Henry, the store at 250 West 44th st, to the Public Service Tire & Rubber Co., of Newark, N. J.

HUBERTH & HUBERTH leased the store at 7 Central Park West in the American-Circle Building to Donald M. Kingsley, S. S. Delano, C. A. Chandler and Richard Suddam, metropolitan agents for the new "Aircool" Holmes motor car.

HENRY HOF leased for Herman Buchtenkirk the store and basement at 665 2d av to the Physical Culture Publishing Co., to be used as a distributing station.

HENRY HOF leased the entire building at 224 East 38th st to Cameron & Bulkeley, printers; also the store and basement at 748 2d av, north-east corner of 40th st, to S. Duberg, and the store at 165 East 37th st to Charles Smith.

JOHN J. KAVANAGH leased the 3-story dwellings 105 East 80th st to Dr. Henry R. Kutel and 110 East 76th st to Francis H. Geer; also leased an apartment in 49 East 78th st to William F. McManus; and in 42 East 78th st to Mrs. C. B. Sternberger and Miss Lucy W. Hatch.

BRYAN L. KENNELLY, representing the trustees of St. Patrick's Cathedral, leased fourteen lots on 11th st, 100 ft. east of 1st av, through to 12th st, to the E. & T. Garage Co., Inc., which will build a large garage.

SAMUEL H. MARTIN leased for the B. F. Keith's New York Theatres Co. the store and basement at 65 Columbus av to the West Side Rubber Co.

SAMUEL H. MARTIN leased for the Empire Square Realty Co. the salesroom at 131 West 65th st to the Consumers Tire & Rubber Works for three years.

SAMUEL H. MARTIN leased for the estate of Charles Garneau the 4-story dwelling 167 West 64th st to Anna LeMay.

SAMUEL H. MARTIN leased for the Percie Realty Co. the store and basement in the south-east corner of Columbus av and 97th st to Hyman Midwensky.

J. K. MOORS has leased the building at 317 West 57th st to Ethel A. Weeks.

LEONARD MORGAN CO. leased for estate of John Wilson the 3-story building on lot 25x150, 538 West 53d st, to John Schneider; also leased the 3-story dwelling, 231 West 36th st, for Geo. A. Vreeland to Elizabeth Clarke, for use as a rooming house.

CHARLES F. NOYES CO. leased the store and basement at 25 Catherine st for Robert W Von Felde to the Daylight Baking Co., Inc.; the store, basement and 2d floor in 114-116 Fulton st to the American Frame & Picture Co. for five years at an aggregate rental of about \$40,000; the store and basement in 265 Pearl st for estate of Mary Chisolm to Eureka Trucking Co., and space on the ground floor of 70 Wall st for the Index Realty Co. to George D. Smith; also leased the store and basement in 99 Pine st to the Independent Wireless Telegraph Co.; a floor at 20 Fulton st to the Nut House, Inc.; a floor at 275 Water st for Julius A. Zibell to Charles E. Bullenkamp; a portion of the 15th floor in the Masonic Building, 46 West 24th st, to the Artcraft Clock Co., Inc.; offices in 102-4 Fulton st to Jacob and Isaac Levine, and space in 130-2 Pearl st to George Tricoglou.

CHARLES F. NOYES CO. leased for Marie T. Constan the entire four upper floors of 253 Pearl st to David Kleckner for a long term of years; at 192 Pearl st the 2d, 3d and 4th floors to Andrew J. Craven, and at 42-44 Frankfort st a floor to Nicholas Power Co., Inc.; in 257-9 William st a floor to Jacob and Isaac Levine; at 64 Reade st a floor to Milady Shoe Co.; at 247 Pearl st a floor to Max P. Arlt; at 307 Pearl st a floor to Osmund E. Saunders; also for Morris Weinstein the store and basement of 90 Fulton st to the St. Clair Bakery & Lunch for ten years at an aggregate rental of \$30,000; the building 550 Pearl st for Anna M. Oberly to E. B. Latham & Co.; a floor in 89 Fulton st to McKesson & Robbins, Inc., and space in the Fulton Chambers Building to Wolf & Bellman.

CHARLES F. NOYES CO. arranged with the estate of Isabella Goff for an extension of the Max Garfunkel lease covering the store and basement of 21-23 Ann st, corner of Theatre alley for eleven years at an aggregate rental of about \$75,000. Mr. Garfunkel introduced at this point the original "Max's Busy Bee" restaurant, and since the opening of that place has established many branches throughout that city.

PEASE & ELLIMAN rented furnished for Frederick Dwight his duplex apartment in 563 Park av to M. L. Regua; also apartments in 515 Madison av, for the Farmers Loan & Trust Co., to John P. Wemple; in 60 West 58th st, to Mrs. C. E. Bateson; in 24 West 59th st, to George Burton; and in 139 East 66th st, for the Brixton Holding Corp., to George W. Welsh, and leased two more apartments in 115

East 82d st, for J. E. R. Carpenter, the architect, to Samuel G. Barker and to Samuel G. Wandell. Pease & Elliman also leased for Bing and Bing at 198 Broadway offices to the Tempico Wells Oil Corporation.

PEASE & ELLIMAN leased furnished for Ernest Warrin to Richard Sample the 3-story dwelling at 61 West 9th st; also leased apartments as follows: in 829 Park av to G. H. O'Connor; in 955 Park av for Herbert C. Pell, Jr., to Gerard L. Jackson; in 105 West 55th st for Major-General John F. O'Ryan to a Mr. Bossi; in 149 East 40th st for L. R. Kerr to Lionell Atwill; in 161 East 79th st for I. Randolph Jacobson to Bernard Carter; in 129 East 82d st for Mrs. H. B. Welsh to Miss L. Beaudet; in 1 West 64th st for the Harperly Hall Co. to R. B. Wolf; and in 131 Riverside dr, furnished, for Mrs. F. A. Paine to Aubrey G. Maguire. Pease & Elliman, as agents, leased the dwelling at 45 West 74th st to Harris Parr; and at 448 East 57th st to William Schaffner; and for McDevitt-Wilson's, Inc., the entire 1st floor at 55 Vesey st to Ida M. Schill.

PEASE & ELLIMAN leased for the New York Trust Co. as trustees to Elwyn W. Poor the 4-story dwelling at 57 East 67th st, adjoining the north-west corner of Park av; also leased for the Benjamin Sturges estate an apartment of 14 rooms and 4 baths in 1067 5th av, between 87th and 88th sts, and adjoining the Phipps mansion, to T. Whitney Blake; leased two more apartments in 115 East 82d st to Ellery Anderson and to Mrs. S. H. Watkins; leased for the James McCreery Realty Corporation offices in 100 West 42d st to Rudolph P. Miller, formerly Superintendent of Buildings.

PEASE & ELLIMAN leased two more apartments in the house being built at 15 East 82d st by One-Fifteen, Incorporated, to Miss C. Delafeld and to Francis L. Whitman; also leased for Mrs. Nathan Seelye to the Zeta Psi Club of New York the 4-story dwelling at 25 East 39th st; leased the store in 13 West 39th st to Samuel M. Levey, and for Crystal Brothers at 45 West st offices to the New York Testing Laboratories.

PEASE & ELLIMAN leased apartments in 340 Park av for William Thaw 3d to Col. F. N. Black; in 270 Park av for D. L. Elliman & Co., as agents, to Dr. L. P. Sullivan; in 829 Park av to W. H. Hyde, Mrs. T. D. Bodman, David M. Marvin and Mrs. Wycliffe Rose; in 21 East 82d st for the Park Avenue Operating Co. to Paul M. Coburn; in 156 East 79th st for Sœurbee, Inc., to Commander W. B. Franklin, who was in charge of the Pelham Bay Naval Station; in 40 East 83d st to S. J. Rosenonhon; in 103 East 75th st to Mrs. M. C. Courtney; in 11 East 68th st to Ralph Crews; and in 30 West 70th st to Julius Fishman & Sons to Monroe C. Gutman; subleased for Kantrock, Heath & Warman offices in 489 5th av to the Arrow Head Mills of Albany; leased for Mrs. Henry C. Barnes to Mrs. H. Coletti the 3-story dwelling at 67 East 91 st.

PEASE & ELLIMAN renewed for Hunt, Hill & Bests, as attorneys for the owner, the lease held by Mrs. Oliver Harriman of the 5-story American basement dwelling at 123 East 56th st. The same brokers have also leased for R. Tuska to the Misses Mae and Minnie B. Van Valkenberg the dwelling at 413 East 50th st; for Mrs. A. Graham the basement of 36 East 57th st to Madame Toni, a dressmaker; sub-leased for Clara E. McMahon a floor in 535 5th av, adjoining Delmonico's, to Anna E. Ammenhauser; offices in 42 West 39th st to Carl Kochler, the Colonial Engineering Co., J. F. Butler and Nathan Matz; an apartment in 565 Park av to Mrs. A. H. Adams; one in 103 East 75th st to Harry B. Sargeant; in 113 East 76th st to G. M. Barreto; in 6 West 50th st to Overton W. Davis; in 662 Madison av to L. Oscar Sandberg; in 116 East 63d st, for the Guardian Holding Co., to Casimir de Rham; in 1 West 70th st, for the Wood-Dolson Co., as agents, to Frederick Hut-ton; and in 309 West 99th st to Alfred Black, Charles B. Elmors and Edward Selonick.

L. J. FHILLIPS & CO. leased the 2d floor of the Arcade Building, 3801-19 Broadway, to the Quality Pastry Shop, which will on completion of extensive alterations be used in connection with the store which they established here about two years ago. This completes the renting of the entire building, comprising seventeen stories. It is announced that operations will shortly commence with a view to installing additional stores which was not completed due to the entry of the United States into the war at the time the structure was being erected. L. J. Phillips & Co. also leased to Citron Bros. the store at 3817 Broadway as a branch of their hardware business. Norman Denzer represented the lessees.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 2d floor at 2-4 Lafayette st to Paul A. Newman & Co.; the building 201 3d av to Eisen & Co. for a long term of years; the 16th floor at 80 5th av to J. C. Brownstone & Co., and space in 49 Wall st to Louis C. Whiting.

WILLIAM J. ROOME & CO leased the 2d loft at 48 West 26th st for the estate of Theodore J. Ackerman to David Kalansky and Benjamin Weingart; also the 2d loft at 50 West 26th st for the estate of Mary J. Sandford to John E. Schwartz.

ROY SCHERICK leased for Dr. Charles Naumack the store and basement in 38-42

East 29th st to Kahn & Feldman for a long term of years, for a rental aggregating \$90,000; also in the same building the 9th floor to Nathan Horwitz, cloaks and suites, for a long term, and in 19 Madison av the 6th floor to Thorman, Muller & Nussbaum, Inc.

EVERETT M. SEIXAS leased apartments at 1 West 64th st for Mrs. V. T. Kent to Mrs. M. Mordhurst; at 251 West 92d st for Julius Levy to Carl Lowenhaupt; at 645 West End av to Carl Lowenhaupt; at 251 West 92d st to Isaac Simmons; at 446 Central Park West for Mr. Thompson to Mr. Diamant; at 205 West 57th st to Mrs. Elizabeth Lessen.

SCHINDLER & LIEBLER leased for the Oaklawn Corporation, Robert L. Hoguet, president, the two 6-sty new-law tenements on the north-west corner of 26th st and 10th av, covering a plot 75x100.

LOUIS SCHRAG leased for the Gurney Elevator Co. the corner store in their building, northeast corner 25th st and 8th av, to Buchwalter & Kahansky.

THE UNITED CIGAR STORES CO. leased the property at 125 3d av, corner of 14th st, and will occupy the corner store, leasing the balance of space; also leased the property in the Nevada Apartment House, at the northeast corner of Broadway and 70th st and the northwest corner of Amsterdam av and 70th st. They will occupy the corner store and sublet the balance of the space.

H. M. WEILL CO. leased for the Krim Realty Co. the 3-sty dwelling 130 E 118th st to a Mr. Ward; also for the Pullman Lunch Co. to Robert Mantell the entire upper part of the building which is being operated as the Pullman Hotel at 431 7th av; for the Hanover Lunch Co. the 1st loft at 420 7th av to Dr. Shapiro for a Dental Parlor, and leased for M. & L. Ernst the Rialto Hotel at 159 West 34th st, a 7-sty elevator building, to Robert Mantell.

WM. A. WHITE & SONS leased to Sigrid Tandefelt a house at 440 West 23d st; to Henry Pistchak a house at 9 East 54th st, and to Robert M. Jones a house at 113 East 35th st; also leased at 158 Madison av an apartment to Louis J. Potts, and at 44 West 10th st an apartment to Elise H. Jones.

WM. A. WHITE & SONS, with L. Tannenbaum, Strauss & Co., leased loft at 158-60 Greene st to Harry A. Wallman, to Charles Owen and Arthur Levine; a loft at 6 Reade st to Aaron Ost and Nathan Granet; at 321-3 East 3d st to Max Freidberg at 168 Centre st; to George Cohen at 363 Canal st; to Fibre Case Specialty Co.; at 427 West Broadway; to Lagoze, Welne & Shapiro; offices at 48 West 27th st to Frank Koehler, and John S. Kemp an office at 16 Exchange pl; to Julius Bohm Agency an office at 1643 West 125th st.

WHITE-GOODMAN have leased for a long term of years the entire building at 35 West 26th st, formerly the home of William H. Morgan. The West 26th St. Corp., present owners, have agreed to make extensive alterations to the building by extending the front and rear of the building, making an up-to-date front, having a store and basement, and four manufacturing lofts above. The lessees are Ellman & Gitelman, who will occupy the store and basement of the building upon its completion. There are leases pending for the floors in the upper part of the building. The demand for space in that location has induced many owners to turn their private houses into lofts for manufacturers looking for space.

Mrs. EMMA ZEHE leased to The R. & P. Auto Enameling Co. the 2-sty garage now under construction at 329-335 West 40th st on a plot 80x100 ft. The lease covers a period of ten years. The transaction involves a total rental of approximately \$150,000. John B. Faunce represented the tenant and George A. Bowman represented the owner.

THE UNITED CIGAR STORES CO. leased the corner at 207th and Sherman sts and will open one of its stores when alterations are completed; also leased the entire building at the northwest corner of 8th av and 47th st, and will occupy the corner after alterations, subleasing the balance of the space.

WANTS AND OFFERS

PARTNERS WANTED.

Would like to hear from Christian Brokers who may wish to become associated as partners in a long established real estate and insurance business in New York. This is an opportunity rarely duplicated for several honest and conscientious men who can furnish unquestionable credentials to become associated with an office having a good name and reputation. Might consider merging business with another well established firm. All communications will be considered strictly confidential. Address Box 589, Record and Guide.

WE WILL PAY 20 cents each for copies of Record & Guide New York Editions Jan. 4, 11, 25, April 19, May 3, 25, 1919. Also for 15 cents for Brooklyn Editions of Aug. 17, Sept. 21, Nov. 16, Dec. 14, 28, 1918; Jan. 4, 11, 18, May 17, 31, 1918. This offer expires June 21. Record & Guide.

Classified Advertisements

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

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

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

PROPOSALS.

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR:

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

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

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

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

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

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

EXTENSION NOTICE.

The time for the receipt of bids for the work at Sing Sing has been extended to Tuesday, June 24th, at 2:30 o'clock P. M. Bids to be received at Room 618, Hall of Records Building, Center and Chambers Streets, New York City, by Charles F. Rattigan, Superintendent.

SITUATIONS WANTED

EXPERIENCED architectural draughtsman, structural and concrete engineer will do your work at home or in your office. No job too big and none too small. All department work done; best of references. Box 587, Record & Guide.

GENERAL Superintendent and manager with experience seeks position with owner or agent in maintenance and management department of business or apartment buildings. Box 588, Record & Guide.

REAL ESTATE all round man, management, superintending engineer; good executive; would like to connect with reliable firm. A. L. HARRIS, 266 Rochester Ave., Brooklyn, N. Y.

FOR SALE OR RENT.

COLD SPRING ON HUDSON. CLEANEST-CUT OPPORTUNITIES ON THE RIVER. Send for 8-page Newspaper FREE. ASK ALLIS, P.O. Box 320, Cold Spring, N.Y.

MAPS FOR SALE OF MANHATTAN. J. J. MEENAN, INC., 144 Columbus Ave.

PROPOSALS.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposal will be received by the undersigned at their offices, No. 59 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, the 1st day of July, 1919, for the improvement of the following highways:

- Albany.....(one highway: 3.93)
- Herkimer.....(two highways: 5.84 & 5.67)
- Oneida.....(one highway: 0.45)
- Putnam.....(one highway: 3.33)
- Saratoga.....(two highways: 9.06 & 1.52)
- Suffolk.....(two highways: 6.59 & 4.99)

ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

- Cattaraugus.....(one highway: 6.98)
- Cayuga.....(two highways: 3.89 & 4.39)
- Cortland.....(one highway: 6.07)
- Erie.....(one highway: 6.03)
- Franklin.....(one highway: 1.99)
- Hamilton.....(one highway: 5.01)
- Jefferson.....(one highway: 4.05)
- Madison.....(one highway: 5.65)
- Niagara.....(one highway: 8.00)
- Schenectady.....(one highway: 5.62)
- Wayne.....(one highway: 5.85)

AND ALSO FOR THE REPAIR OF THE FOLLOWING HIGHWAYS:

- Rensselaer.....(one contract-reconstruction)
- Ulster.....(one contract-resurfacing)

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, completed or repaired are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

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

FRED'K STUART GREENE,

ROYAL K. FULLER, Commissioner.
Secretary.

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

FREDERICK STUART GREENE,

R. K. FULLER, Commissioner.
Secretary.

Brokers, Attention!

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total.....	231	97		
Assessed Value.....	\$10,071,200	\$5,935,700		
No. with consideration.....	32	17		
Consideration.....	\$970,272	\$2,043,300		
Assessed Value.....	\$947,500	\$2,317,500		
Jan. 1 to June 11 Jan. 1 to June 13				
Total No.....	3,916	2,894		
Assessed Value.....	\$194,157,550	\$171,044,780		
No. with consideration.....	543	460		
Consideration.....	\$21,589,510	\$23,245,263		
Assessed Value.....	\$22,788,250	\$24,080,200		

Mortgages.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total No.....	108	32		
Amount.....	\$1,427,475	\$414,700		
To Banks & Ins. Cos..	21	5		
Amount.....	\$459,950	\$70,000		
No. at 6%.....	42	17		
Amount.....	\$470,150	\$142,400		
No. at 5½%.....	19	3		
Amount.....	\$388,000	\$125,000		
No. at 5%.....	36	8		
Amount.....	\$378,000	\$110,300		
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	11	4		
Amount.....	\$191,325	\$37,000		
Jan. 1 to June 11 Jan. 1 to June 13				
Total No.....	1,968	1,122		
Amount.....	\$49,336,008	\$30,689,352		
To Banks & Ins. Cos..	344	199		
Amount.....	\$16,274,250	\$16,333,043		

Mortgage Extensions.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total No.....	26	22		
Amount.....	\$1,370,250	\$1,094,000		
To Banks & Ins. Cos..	7	9		
Amount.....	\$1,040,000	\$618,000		
Jan. 1 to June 11 Jan. 1 to June 13				
Total No.....	607	614		
Amount.....	\$41,633,195	\$46,601,225		
To Banks & Ins. Cos..	330	234		
Amount.....	\$33,646,050	\$25,951,500		

Building Permits.

	1919		1918	
	June 6 to June 12	June 8 to June 14	June 6 to June 12	June 8 to June 14
New Buildings.....	8	2		
Cost.....	\$1,982,000	\$110,000		
Alterations.....	\$633,750	\$220,705		
Jan. 1 to June 12 Jan. 1 to June 14				
New Buildings.....	146	84		
Cost.....	\$16,193,550	\$5,679,550		
Alterations.....	\$9,521,065	\$4,589,092		

BRONX. Conveyances.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total No.....	188	89		
No. with consideration.....	11	13		
Consideration.....	\$210,550	\$245,700		
Jan. 1 to June 11 Jan. 1 to June 13				
Total No.....	3,275	2,076		
No. with consideration.....	264	286		
Consideration.....	\$3,210,371	\$2,869,859		

Mortgages.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total No.....	100	37		
Amount.....	\$662,795	\$506,400		
To Bank & Ins. Cos..	6	3		
Amount.....	\$40,280	\$105,250		
No. at 6%.....	58	22		
Amount.....	\$393,275	\$291,900		
No. at 5½%.....	14	6		
Amount.....	\$130,950	\$140,500		
No. at 5%.....	12	5		
Amount.....	\$88,062	\$40,000		
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	6	.....	
Amount.....	\$5,108	.....	
Interest not given.....	10	4		
Amount.....	\$45,400	\$34,000		

Jan. 1 to June 11 Jan. 1 to June 13

Total No.....	1,668	884
Amount.....	\$11,775,659	\$5,226,546
To Banks & Ins. Cos..	92	39
Amount.....	\$1,189,462	\$780,192

Mortgage Extensions.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
Total No.....	16	15		
Amount.....	\$670,750	\$188,500		
To Banks & Ins. Cos..	13	2		
Amount.....	\$538,500	\$52,500		
Jan. 1 to June 11 Jan. 1 to June 13				
Total No.....	309	177		
Amount.....	\$6,786,819	\$3,725,862		
To Banks & Ins. Cos..	111	44		
Amount.....	\$3,562,250	\$1,162,250		

Building Permits.

	1919		1918	
	June 5 to June 11	June 7 to June 13	June 5 to June 11	June 7 to June 13
New Buildings.....	10	7		
Cost.....	\$669,000	\$101,900		
Alterations.....	\$20,000	\$13,400		
Jan. 1 to June 11 Jan. 1 to June 13				
New Building.....	199	114		
Cost.....	\$5,970,790	\$2,546,950		
Alterations.....	\$587,716	\$278,175		

BROOKLYN. Conveyances.

	1919		1918	
	June 2 to June 6	June 6 to June 12	June 2 to June 6	June 6 to June 12
Total No.....	841	476		
No. with consideration.....	25	34		
Consideration.....	\$301,000	\$170,905		
Jan. 1 to June 6 Jan. 1 to June 12				
Total No.....	18,101	9,799		
No. with consideration.....	989	722		
Consideration.....	\$12,043,033	\$5,811,578		

Mortgages.

	1919		1918	
	June 2 to June 5	June 6 to June 12	June 2 to June 5	June 6 to June 12
Total No.....	631	301		
Amount.....	\$2,522,109	\$821,281		
To banks & Ins. Cos..	28	29		
Amount.....	\$139,150	\$104,800		
No. at 6%.....	484	222		
Amount.....	\$1,812,759	\$546,751		
No. at 5½%.....	120	49		
Amount.....	\$616,400	\$183,695		
No. at 5%.....	15	9		
Amount.....	\$67,650	\$44,800		
Unusual rates.....	1	.....	
Amount.....	\$1,000	.....	
Interest not given.....	11	21		
Amount.....	\$24,300	\$46,035		
Jan. 1 to June 5 Jan. 1 to June 12				
Total No.....	11,944	5,527		
Amount.....	\$45,070,228	\$19,701,053		
To Banks & Ins. Cos..	779	619		
Amount.....	\$5,699,010	\$3,235,040		

Building Permits.

	1919		1918	
	June 3 to June 11	June 7 to June 13	June 3 to June 11	June 7 to June 13
New Buildings.....	259	89		
Cost.....	\$2,567,350	\$629,680		
Alterations.....	\$194,950	\$84,310		
Jan. 1 to June 11 Jan. 1 to June 13				
New Buildings.....	4,254	1,475		
Cost.....	\$29,464,795	\$10,464,551		
Alterations.....	\$3,377,601	\$1,977,763		

QUEEN'S. Building Permits.

	1919		1918	
	June 3 to June 11	June 6 to June 13	June 3 to June 11	June 6 to June 13
New Buildings.....	213	73		
Cost.....	\$1,543,505	\$138,140		
Alterations.....	\$172,652	\$30,657		
Jan. 1 to June 11 Jan. 1 to June 13				
New Buildings.....	3,167	1,117		
Cost.....	\$15,021,815	\$3,846,441		
Alterations.....	\$1,003,765	\$695,899		

RICHMOND. Building Permits.

	1919		1918	
	June 3 to June 11	June 6 to June 13	June 3 to June 11	June 6 to June 13
New Buildings.....	13	21		
Cost.....	\$20,345	\$22,040		
Alterations.....	\$6,075	\$2,715		
Jan 1 to June 11 Jan. 1 to June 13				
New Buildings.....	522	273		
Cost.....	\$635,477	\$645,363		
Alterations.....	\$66,621	\$224,995		

BUILDING SECTION

Legislative Committee Investigates Material Prices

Prominent Manufacturers and Dealers Tell Senator Lockwood of the Conditions that Have Created High Levels

MEN who are prominently identified with the manufacture and sale of basic building materials responded to the invitation of the Joint Legislative Committee, under the chairmanship of Senator Lockwood, to appear at the sessions held this week in the Aldermanic Chamber of the City Hall to give testimony as to conditions leading up to the existing high level of building material prices and if possible to advise what measures are necessary to relieve the situation.

Among the men who appeared at the hearings were Charles E. Murtha, treasurer of Murtha & Schmohl Company, dealers in brick, lime, cement, plaster, lath and other mason's materials; William K. Maxwell, treasurer of the Long Island Brick Co., Farmingdale, L. I., and William K. Hammond, for many years one of the leading common brick manufacturers on the Hudson River.

Mr. Murtha was questioned at considerable length as to the manner in which the building material dealers or middlemen purchased their products and resold them to the consumers. He brought out in his replies the different methods pursued by the manufacturers of brick, cement, lime and plaster in selling their products to the dealers and gave details of the current market prices as compared with those of past years. He related the reasons why a kiln of brick would vary as to quality and told how dealers generally quote prices nearly alike. The chairman asked if the Association of Building Material dealers was planned with the idea of creating and maintaining fixed prices among the dealers in various lines, Mr. Murtha showed that the association was largely for the purpose of exchanging information as to the standing and credit of the firms and individuals who bought from its members and that at no time had plans been formulated that would tend to fix the market prices of building commodities dealt in by the members.

Getting back to the subject of building materials and the reasons for the present high price levels, Mr. Murtha told of the present shortage of common labor to load trucks from barges, and the difficulties in holding yard labor. He further told the chairman that it was necessary to coddle the men along in order to keep them and that they paid their yard men \$24 a week the year around, work or none, that their hours were from 7.30 a. m. to 5.30 p. m., and half-holiday on Saturday during June, July and August. He brought into the record considerable information as to the cost of operating a building material supply business in times of general high prices and made comparisons of the prices now demanded for operating the business as against those commonly paid but a few years ago. Formerly gasoline for motor trucks cost 8c. a gallon and now it is 26c. Helpers on trucks formerly worked for \$12 a week and now they are getting \$25. The chauffeur used to get \$20 per week and now demands \$30. The man in the yard is working for \$25 as against \$15 paid a few years ago. Bookkeepers who formerly worked for \$25 a week are now getting \$40 and the delivery clerk gets \$45 where he used to get but \$30. Boys in the office formerly were paid from \$12 to \$15 a week but the cheapest wage they will work for today is \$18 and not many are to be had at that figure. Mr. Murtha said:

"In fifteen years the costs of building materials have advanced about 125 per cent. and I think that in the last two

years it has gone up from 80 to 100 per cent."

Mr. Murtha described the methods generally followed by the manufacturers of Portland cement, lime and plaster in selling their products and showed that although prices were practically uniform for the same quality, and in cement where all brands are of the same quality guaranteed by the American Society for Testing Materials the price was the same, that no definite action or combination on the part of producers resulted in the uniformity of the price quotations.

William K. Maxwell, treasurer of the Long Island Brick Co., of Farmingdale, L. I., stated that his plant has an annual capacity of about 30,000,000 brick a season but that owing to the lack of building during the past two years they have not operated to capacity. He stated that the Government restricted the output last year to brick for Governmental and institutional purposes and prohibited the manufacture of face brick entirely, so that during the year the Long Island Brick Company made no face brick and had only a comparatively small quantity on hand. He brought out the fact that his firm had a considerably large amount of Government work, but in the aggregate it was a very small part of the normal output of the plant and was not sufficient to warrant a continuation of business today if the amount was all that was possible to turn out at the present time. Last year the Government fixed a tentative price of \$10.50 a thousand for the brick made at this plant and subsequently the price-fixing committee of the War Industries Board and the War Trade Board scrutinized the cost sheets of the brick makers and raised that price at various plants. Prices then differed at various plants because of the conditions at the manufacturing points. The Government subsequently increased his yard price from \$10.50 to \$11.50 and later to \$13.50. This level maintained throughout the period that common brick was bought for war work. **Mr. Maxwell stated:**

"During the war we never stopped the manufacture of common brick for general building purposes, but owing to the conditions we were unable to accumulate any great supply and that is the chief difficulty today—you cannot accumulate a supply. Last November, when restrictions as to the sale of building materials for general building operations were removed we resumed the sale of our brick to private buyers and we have sold at yard prices ranging from \$12.50 to \$14 a thousand for first grades. The brick from our plant is sold on Long Island and outside of Greater New York. We have no market in Manhattan for our brick as the cost of rail transportation would be prohibitive and we could not compete with Hudson River manufacturers who bring their brick into the city on barges. As a general thing we sell our brick through dealers but in specific instances we have sold direct to building contractors such as C. T. Wills, Inc., Thompson-Starrett Co., Cauldwell-Wingate Co., and other firms of like standing in the industry."

Mr. Maxwell further stated that the principal reason why brick makers did not generally sell direct to the builders was that of credit considerations. When brick is sold to a dealer all question of credit is eliminated because the dealer, in order to buy from the producers, must in the first instance have established a satisfactory credit. Mr. Maxwell brought out the fact that his plant suffered but little by competition

(Continued on page 806)

Building Managers in Convention at Philadelphia

New York Men Prominent at Three-Day Meeting—Large Delegation Will Be Entertained in This City

MORE than 500 delegates were in attendance at the Twelfth Annual Convention of the National Association of Building Owners and Managers which opened on Tuesday at the Hotel Bellevue-Stratford, in Philadelphia, and continued until Thursday.

The opening session was called to order Tuesday morning by Frank X. Monville, vice president of the Philadelphia Association. Walter M. Wood, general secretary of the Y. M. C. A., offered the prayer. George S. Webster, director of Wharves, Docks and Ferries, made the address of welcome in behalf of the city, and Adrien W. Vollmer, president of the Philadelphia association, the address of welcome in behalf of the association. William Marshall Ellis, of Chicago, National president, responded and made his annual address in which he voiced the need for higher rents on offices in order to meet the rising prices of fuel, electricity and taxes.

Dr. Robert H. Fernald, of the dynamical engineering department of the University of Pennsylvania, spoke on coal,

petroleum, natural gas and their by-products; J. Clysdale Cushman, of New York, on electricity and Earle Schultz, of Chicago, on steam.

New York real estate men, who read papers at the convention, included: J. Clysdale Cushman, 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 made his annual report as Chairman of the Committee on Mechanical Equipment of the National Association.

On Thursday afternoon, the delegates left on a special train for Atlantic City. On Friday afternoon, about 250 of them leave for New York, where they will spend Saturday and Sunday as guests of the New York Building Managers Association. They will be entertained by a special committee of which C. T. Coley is chairman.

Legislative Committee Investigates Material Prices

(Continued from page 805)

by the Hudson River manufacturers of common brick, who, in addition to their barge costs, would have to pay for loading on trucks and trains and again transportation to the interior of the island. When asked about the cost of production today Mr. Maxwell said:

"The price of brick today is entirely dependent upon the cost of manufacture. If the price of brick today was fixed by the ordinary economic laws of supply and demand the price would be considerably higher than it is at present. There is no question about that. We are unable to get the labor we need to operate our plant to its full capacity and I heard one of the committeemen state awhile ago that there were thousands of men going around looking for wheelbarrow jobs. I will take at least two hundred men of this type now."

In reply to this the chairman said: "You are a little mistaken on that. What I said was that Mr. Hannah, president of the Central Federated Union, stated that there were 200,000 workers out of employment today in New York and that sixty per cent. are unskilled laborers and he would be glad to know of opportunities to place the men."

"I will take fifty or one hundred or two hundred and pay them 50 cents an hour for eight hours a day and if they want to put in eighteen hours they can," replied Mr. Maxwell. "We have accommodations at our plant for workmen at a nominal price and we still have room for more if we can get efficient labor. Labor that you pay 50 cent an hour for and get 25 cents' work of service out of makes manufacturing cost pretty high, and that class of labor does not stick. We operate the year around and are different from the Hudson River plants in that respect. In my judgment the demand for common brick is sure to grow rapidly and will likely not be fully supplied for a long time to come. Furthermore, the price is not going to be any lower in the next five years and we will be lucky if it does not go considerably higher. As far as our company is concerned we have done everything possible to maintain our prices at what we consider to be the normal, subnormal in fact, for the present conditions make them so. Our prices are not fixed by the laws of supply and demand. They are fixed on the cost of manufacturing. If our prices were fixed on the law of supply and demand they would be considerably higher.

"The demand for common brick has grown to such an extent recently that during the past three months we have

turned down business that would be sufficient to take up practically the capacity of a good sized plant for one year."

William K. Hammond, for many years known as a manufacturer of Hudson River brick, with plants located at Duchess Junction, Newburgh Bay, gave information as to the purpose of the informal meetings held from time to time by the brick manufacturers of the Hudson River district and brought out the fact that these gatherings were for the purpose of a general discussion of the manufacturing situation and were not to establish a uniform price level. Mr. Hammond related the circumstances of the meetings held last year which were the direct result of his connection with his work on the War Service Board. Last February a number of men prominently identified with the manufacture of common brick in the Hudson Valley met in his office for a discussion of the brick making situation and to devise ways if possible to stimulate the demand for their output. Brick had not been coming into the market. The river was open to navigation but there were no barges running. It was desired to produce in the minds of the builders or buyers a feeling that brick manufacturers were anxious to meet the views of those who wanted to invest in structural enterprises.

Mr. Hammond said:

"So we took up what the Government had directed us to do, and we discussed the situation, and we asked, 'How long can we sell brick?' I reminded the men at the meeting that Mr. Peek had asked for the co-operation of the brick manufacturers in the reduction of the price of brick to the end that investors and lenders of money and so forth would take hold."

The Hudson River brick producers decided to make every effort not to fix common brick prices but to stabilize them. To accomplish this it was necessary, according to Mr. Hammond, not to sell brick at a price lower than the price the Government had determined and it was the understanding of the meeting that all of the brick producers in the Hudson River district would abide by this attitude as long as it was possible for them to do so. Since that time the price of brick has been about the same, namely, \$15 a thousand, to dealers in cargo lots, alongside dock. Some brick has been sold for a little more and others for a little less, but this level is a fair average for the stabilized market.

Help finance the Boy Scout movement and by so doing assist in building up the manhood of the nation.

Volume of Local Building Activity Still Increasing

Weekly Statistics of the F. W. Dodge Company Show Many Projects of Almost Every Description Actually Under Way

MORE than \$7,000,000 worth of new construction, both building and engineering, was announced as being planned by architects of New York State and New Jersey, north of Trenton, during the week of May 31 to June 6, inclusive, and in addition to this there were at the same time projects out for estimates representing a total valuation of \$3,464,500 and contracts let that will require an outlay of at least \$7,000,000.

Although these figures indicate a slight drop from the totals of the previous week the decrease is not to an extent that will materially affect the high average of the past month or six weeks. Taken as a whole the week of May 31 to June 6 shows that there was in the neighborhood of \$18,000,000 worth of new construction in various stages of activity, and the volume of new structural projects is steadily growing.

According to the weekly statistics prepared by Dodge Reports there were plans being prepared for 250 new building and engineering operations in this territory that will call for an outlay of \$7,333,250 as compared with 299 projects, valued at \$11,290,500, for the week previous. The comparison of the totals for the work out for bids shows 104 projects costing \$3,464,500 last week and 143 operations valued at \$6,081,500 for the week before. There was but a slight variance in the totals for the group involving contracts let, the past week having 204 new contracts representing an outlay of \$7,041,606 as against 211 contracts costing approximately \$7,203,400 for the week previous.

The new operations announced during the week of May 31 to June 6 were subdivided as follows: 1 bridge, \$45,000; 10 clubs, hotels and institutions, \$545,000; 11 Federal, State and municipal projects, \$523,500; 13 stables and garages, \$211,500; 14 factory and industrial buildings, \$468,000; 5 public improvements, \$123,000; 156 residential operations, including multi-family dwellings and one and two-family houses, \$3,733,250; 15 churches, schools and theatres, \$1,260,000; 24 store, office, loft and banking buildings, \$422,500, and 1 operation not otherwise classified, \$1,000.

One week ago there were 104 projects out for estimates which were grouped in the following manner: 1 bridge, \$15,000; 2 hotels and clubs, \$95,000; 15 Federal, State and municipal operations, \$611,500; 7 stables and garages, \$211,000; 7 factory and industrial buildings, \$700,000; 20 public improvements such as street openings, sewers, curbing, etc., \$615,000; 21 residential operations, \$432,000; 15 churches, schools and theatres, \$427,000, and 16 store, office and loft buildings, \$358,000.

Among the 204 contracts let were 3 bridges and culverts, \$23,093; 6 hotels, clubs and institutions, \$122,950; 7 Federal, State and municipal projects, \$36,240; 8 stables and garages, \$118,500; 28 factory and industrial operations, \$1,434,500; 37 public improvements, \$1,645,523; 75 residential projects of various types, \$988,000; 11 churches, schools and theatres, \$517,800, and 29 store, office, loft and banking buildings, \$2,155,000.

PERSONAL AND TRADE NOTES.

Silent Hoist Company announces the removal of its New York offices from 207 Center street to 487 Broadway.

William Dewsnap, architect, formerly at 203 Broadway, is now located in new offices at 334 5th avenue.

I. Beers, general contractor, has moved his offices from 123 East 23d street to larger quarters at 162 East 23d street.

Kandel-Roth Co., Inc., general contractors, 162 East 23d street, desire samples, catalogues and price lists of building materials and supplies.

Clarence W. Smith, architect, Appleby Building, Asbury Park, N. J., recently opened a branch office in the Thompson Building, Lakewood, N. J.

Henry H. Fox, estimating engineer, contract department, Turner Construction Company, has been appointed a vice-president of the company.

A. C. Tozzer, general superintendent of the Turner Construction Company, has been appointed a vice-president and general manager of the New England territory. His headquarters will be located in Boston.

J. P. H. Perry, well known to the building fraternity as the manager of the contract department of the Turner Construction Company, was recently elected a vice-president of the company, effective from May 1.

Central Foundry Co., 90 West street, announces that George A. Harder has been elected president and director of the corporation and its subsidiaries. Mr. Harder is also president of the Essex Foundry Co., Newark, N. J.

Theodore C. Visscher and James L. Burley, associated architects, have moved their offices from 299 Madison avenue to 363 Lexington avenue, where they have remodeled a private residence for their

occupancy. Robert G. Ecob, architect, will also maintain an office at the 363 Lexington avenue address.

Frank Haase & Co., ironworkers, have moved their offices and plant from 147 Baxter street to 4077-4085 Park avenue, near 175th street. Telephone Tremont 8697.

Major Eugene W. Stern, Engineers, U. S. A., who recently returned to this country and received his discharge from the service, has opened an office for the practice of engineering at 56 West 45th street. Mr. Stern resigned as chief engineer of highways, Borough of Manhattan, New York City, to enter the army.

Eugene W. Stern, who served as major of engineers during the war, has announced that having returned from France, and resigned as chief engineer of highways of the Borough of Manhattan, he has resumed the active practice of his profession as a consulting engineer, with offices at 56 West 45th street.

N. Y. State Society of Architects.

The annual meeting of the New York State Society of Architects was held at the Hotel Utica, Utica, N. Y., Saturday, June 7, at which the following officers and committees were elected: Herman H. Waltz, Ithaca, president; Robert D. Kohn, New York City, first vice-president; Edward B. Green, Buffalo, second vice-president; Frank H. Quinby, Brooklyn, third vice-president; Walter J. Frank, Utica, secretary, and Harry W. Green, Watertown, treasurer. The directors elected included J. Riely Gordon, New York; Frederick L. Ackerman, New York; Gordon Wright, Syracuse; Maurice Feustmann, Saranac Lake, and William P. Bannister, Brooklyn. A committee on public information was selected consisting of J. Riely Gordon, Edward B. Green and A. W. Lansing. The committee on membership comprises Messrs. Loth, of Troy, and Scopes, of Brooklyn. The committee on by-laws includes William P. Bannister, Edward B. Green, Fred H. Gough, Harry W. Green, J. Riely Gordon and Carl Tallman.

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.

Hardware and Supply Dealers' Association of Manhattan and the Bronx, in conjunction with the Northern New Jersey, Brooklyn and Westchester associations, which comprise the Metropolitan Association, held a joint meeting Tuesday, June 3, in the rooms of the Hardware Club of New York. The principal speaker was S. R. Miles, field manager of the National Retail Hardware Dealers' Association, who delivered an address, with illustrated charts, on "Better Business Methods." J. M. Kohlmeier presided at the meeting. Secretary Foley of the New York State Association was present and spoke briefly.

Other men prominently identified with the manufacture and sale of hardware through the Eastern States also addressed the convention.

CURRENT BUILDING OPERATIONS

THE building industry has been considerably interested this week in the proceedings of the Legislative Committee's investigation into the rent situation and the cost of construction, chiefly because of the fact that a number of men prominently identified with the manufacture and sale of building materials were invited to testify as to the conditions in their respective lines. Last week the charge was made that a combination of building material manufacturers had been responsible for the present high price situation and the testimony of the gentlemen who appeared before Senator Lockwood and his committee did much to dispel the impression caused by this statement.

The week has been a period of considerable activity when the amount of new construction figuring and for which contracts were awarded is concerned. The improvement in the number of active operations in all parts of the city has been growing steadily now for the past few months, but the movement has by no means reached its maximum momentum and some time is yet to be required before the building trades of this part of the country will have sufficient work to keep them fully occupied.

One of the chief difficulties at the present is the scarcity of common labor. There are plenty of skilled mechanics in all trades, but contractors are experiencing increasing difficulty in obtaining laborers even at the high rates of wages now being paid. Manufacturers of building materials have the same complaint to make and the condition is one of the reasons why the feeling is general that there can be no reduction in the prices of these commodities for some time to come. Brick manufacturers in the Hudson River district are seriously handicapped by the lack of men to operate their plants and as a result the rate of production for the 1919 season is considerably behind that of the past two years.

Common Brick—Owing to the strike of the barge captains there was a falling off in the volume of activity in the local common brick market that has marked the past three or four weeks. But five barge loads docked during the week and only five were sold. The price, however, is firm at \$15 a thousand and there is no attempt being made to change from this level at present. The scarcity of labor at manufacturing points and where producers have had men on the machines have suffered from strikes for increased wages, which were only settled by giving

the men what they demanded.

W. K. Hammond, one of the large manufacturers, who is also chairman of the committee of producers, has a plan which he submitted to his colleagues this week. All builders who are forced to suspend operations through their inability to secure brick, will be asked to call at the docks and get their own material, the cost to be charged back to the manufacturer. In discussing this plan, Mr. Hammond said:

"We have no intention of yielding to the captains, who agreed several months ago to work through the present season without higher wages. We are not worrying about getting brick to New York, but

we are having difficulty in delivering it to the builder, as the unloaders have refused to work unless we grant the captains' demands. We are willing to pay for the unloading, but must ask the contractors to arrange for the work.

"There are partially unloaded barges, containing millions of brick, scattered all along the waterfront, and we are anxious to see them unloaded. We have no fear as to the future supply or its transportation to New York."

Summary—Transactions in the North River brick market for the week ending Friday, June 13, 1919. Condition of market: Demand light; prices, firm and unchanged. Quotations: Hudson Rivers, \$15

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades...	\$15.00 to	—
Hudson River, "off loads"....	—	to
Raritan	No quotation	
Second hand brick, per load		
of 1,500 delivered.....	15.00 to	—
Face Brick —Delivered on job in New York:		
Rough Red	\$37.00 to	—
Smooth Red.....	37.00 to	—
Rough Buff	42.00 to	—
Smooth Buff	42.00 to	—
Rough Gray	45.00 to	—
Smooth Gray	45.00 to	—
Co'lonials	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 waterfront, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

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

Hollow Tile—

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

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

2x12x12 split furring..	\$63.75 per 1,000 sq. ft.
3x12x12	102.00 per 1,000 sq. ft.
4x12x12	114.75 per 1,000 sq. ft.
6x12x12	153.00 per 1,000 sq. ft.

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

Lath—

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

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300 lb. barrel).....	\$3.70 per bbl
Common Lime (Standard 300 lb. barrel)	2.50 per bbl
Hydrate Finishing, in cloth bags	23.50 per ton
Rebate for bags, 10c. per bag.	

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags	\$20.30 per ton
Lath Mortar, in cloth bags..	15.05 per ton
Brown Mortar, in cloth bags.	15.05 per ton
Finishing Plaster, in cloth bags	24.00 per ton
Rebate for returned bags, 15c. per bag	
Finishing Plaster (250 lb. barrel)	\$3.50 per bbl.
Finishing Plaster (320 lb. barrel)	4.35 per bbl.

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MATERIALS AND SUPPLIES

a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, 5; sales 5. Distribution: Brooklyn 4, New Jersey points 1.

Structural Steel.—There is some slight improvement in the buying of fabricated material for building and engineering projects, but the movement has not reached the volume that was recently predicted and which should be evident as the result of the great planning activity of the last few weeks. The Federal Government is yet an important factor in the market for fabricated steel and is likely to be for some time to come. There have been some tonnage orders booked during the past week for building projects in the

metropolitan district, but they are small when compared with the requirements of the contemplated work scheduled to start within the next few weeks. Prices are holding to the levels that have maintained for some time.

Cast Iron Pipe.—During the past week the market for cast iron pipe has shown greater activity than it has for many months past, with a considerable amount of municipal business being figured and a satisfactory increase in private buying. Many of the manufacturers of this product are doubtful of the labor situation and fear that the return of a large number of Old World nationals will adversely affect the operation of their shops. There is no

great surplus in the labor market at present for unskilled workmen, and if these return to Europe in large numbers a serious condition will be created. Prices are firm and unchanged.

Roofing and Building Papers.—The demand is quite brisk and the outlook is for an increase rather than a decrease at the present time. The large amount of small suburban dwelling construction is responsible for a large percentage of the business being done in these lines, and as this form of building activity is most likely to increase materially during the coming two or three months dealers and manufacturers both are optimistic for the future. Prices are very firm.

Cut Nails.—There is practically no change in the situation as it applies to cut nails. Production is limited because of the continuation of the strike in the principal mills supplying the New York market. The demand is light, however, except for 8d cut flooring nails, for which the present demand is considerably in excess of the available supply. Prices, in or out of store, are \$5.75 base per keg, New York.

Window Glass.—Reports are current to the effect that glass producers have considerable stock on hand, which while not moving rapidly is nevertheless being held at relatively stiff prices. It is said that in the New York market there are some jobbers who have made price concessions to some extent, but which was for the purpose of solving pressing financial problems rather than to create a market for goods. Although there is a considerable amount of active construction at the present time, building operations have not progressed to the point where glass is required, but the prospects are getting brighter for an increase in the amount of business from building sources during the next few months.

Linseed Oil.—Following the recent advance in price the local market is exceedingly firm, and from all reports a further increase in the price schedule would not come as a surprise. Consuming demand is increasing rapidly as a result of the large amount of building construction now under way and the promise of considerably more to follow. The present scarcity of linseed oil is likely to become more noticeable as the demand increases, and this situation in itself is sufficient to maintain a high price level for months to come. Linseed oil for June delivery is being quoted at \$1.76 per gallon in lots of five barrels or more and \$1.79 for lots of less than five barrels.

IN THE METROPOLITAN MARKETS

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

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
27x28x1 in. \$0.35 each
27x48x 1/4 in. 0.32 each
32x36x 1/4 in. 0.21 each
32x36x 3/8 in. 0.21 each
32x36x 1/2 in. 0.23 1/2 each

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

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

Building Stone—
Indiana limestone, per cu. ft. \$1.23
Kentucky limestone, per cu. ft. 1.35
Brier Hill sandstone, per cu. ft. 1.50
Gray Canyon sandstone, per cu. ft.95
Buff Wakeman, per cu. ft. 1.50
Buff Mountain, per cu. ft. 1.50
North River bluestone, per cu. ft. 1.05
Seam face granite, per sq. ft. 1.00
South Dover marble (promiscuous mill block, per cu. ft. 2.25
White Vermont marble (sawed), New York, per cu. ft. 3.00

Structural Steel—
Plain material at tidewater; cents per pound:
Beams & channels up to 14 in. 2.72 to —
Beams & channels over 14 in. 2.72 to —
Angles, 3x2 up to 6x8. 2.72 to —
Zeas and tees. 2.72 to —
Steel bars 2.62 to —

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

Base price, per M. \$36.00 to —
Hemlock, W. Va., base price,
per M. 36.00 to —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, 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.):
Cypress shingles, 1-in. \$68.00 to —
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

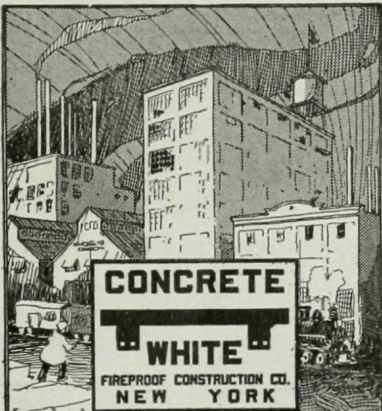
Flooring:
White oak, quart'd, select 79.50 to —
Red oak, quart'd, select. 79.50 to —
Maple No. 1. 63.50 to —
Yellow pine, No. 1, common
flat 44.50 to —
N. C. Pine, flooring, Nor-
folk 43.00 to —

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. \$1.76 to —
Less than 5 bbls. 1.79 to —

Turpentine—
Spot in yard, N. Y., per gal. \$1.03 to —

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PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

SCHOOLS AND COLLEGES.

GREENBURG, N. Y.—The Board of Education of Greenburg is taking estimates on general contract to close June 23 for a 2-sty brick grade school for District No. 8 from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, approximately \$85,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV.—Shape, Bready & Peterkin, architects, are preparing plans for a 12-sty brick and limestone co-operative apartment, 100x100 ft, at the northeast corner of 5th av and 97th st, on property owned by the estate of Lloyd S. Bryce. The owner of the building is a company now forming, to be known as 1160 Fifth Av., Inc. Cost, approximately \$700,000. Details will be available later.

97TH ST.—Shape, Bready & Peterkin, architects, are preparing preliminary plans for a 12-sty co-operative apartment, 100x100 ft, in the north side of 97th st, 100 ft east of 5th av, for owner, to be announced later. Cost, about \$600,000. Details will be available later.

DWELLINGS.

75TH ST.—Louis E. Scheinart, 194 Bowery, has completed plans for alterations to the 4-sty brick residence, 21x55 ft, at 156 West 75th st for Henry W. Schloff, owner, care of architect. Cost, about \$7,000.

62D ST.—Casale, Witt & Murray, 569 5th av, have completed plans for alterations to the 3-sty brick and stone residence, 20x50 ft, at 142 E 62d st for George M. Parker, owner, on premises. Cost, about \$15,000.

75TH ST.—Lewis Colt Albro, 2 West 47th st, has completed plans for alterations to the 5-sty brick and stone residence, 21x69 ft, at 162 West 75th st for Florence L. Goffe, 157 West 57th st, owner. Cost, \$10,000.

54TH ST.—Wm. Welles Bosworth, 527 5th av, is preparing plans for alterations to the 7-sty residence, 41x100 ft, at 10 West 54th st for John D. Rockefeller, Jr., owner, on premises. Cost, approximately \$20,000.

STABLES AND GARAGES.

WATER ST.—Louis A. Scheinert, 194 Bowery, has prepared plans for a 1-sty brick garage, 27x86 ft, at 556 Water st for James Reardon, 237 South st, owner. Cost, \$10,000.

MADISON AV.—Theodore Kloin, 438 West 213th st, has completed plans for a 1-sty brick garage, 100x99 ft, at the southwest corner of Manhattan av and 136th st for the estate of Henry A. Cram, J. Sergeant Cram, trustee, 505 5th av, owner. Cost, \$15,000. Theodore Kloin Construction Co., Inc., 605 West 131st st, lessee and builder.

STORES, OFFICES AND LOFTS.

46TH ST.—Zipkes, Wolff & Kudroff, 25 West 42d st, are preparing plans for a 6-sty brick and terra cotta store and office building, 34x100 ft, at 15-17 West 46th st for Larimore & Co., 1 West 46th st, owners. Cost, about \$80,000. Architects will soon be ready for estimates on general contracts.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CRESTON AV.—Irving Margon, 355 East 149th st, has completed plans for four 5-sty brick apartments, 100x100 ft, on the west side of Creston av, Tremont av to 179th st, for the Henlee Real Estate Corp., Louis Wolf, president, 1312 Clinton av, owner and builder. Cost, approximately \$375,000.

184TH ST.—Springsteen & Goldhammer, 32 Union sq, are preparing plans for a 5-sty brick and limestone apartment, 96x120 ft, at the southeast corner of 184th st and Creston av for the J. B. Holding Co., 135 Broadway, owner and builder. Cost, \$165,000.

GRAND BOULEVARD.—Irving Margon, 355 East 149th st, has been selected to prepare plans for a 5-sty brick, limestone and terra cotta apartment, 80x164 ft, at the southeast corner of Grand Boulevard and Weeks av for the 173d St. Construction Co., Aaron Miller, president, 102 Wooster st, owner.

FORDHAM RD.—Springsteen & Goldhammer, 32 Union sq, will prepare plans for a 5-sty brick and limestone apartment, on plot 175x100 ft, at the northeast corner of Fordham rd and University av for Samuel H. Golding, 135 Broadway, owner. Details will be available later.

DWELLINGS.

UNDERHILL AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for a 2-sty

brick dwelling, 21x45 ft, on the east side of Underhill av, 200 ft of Lacombe av, for Angelo Bruno, 1578 Underhill av, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

140TH ST.—DeRose & Cavaliere, 370 East 149th st, has completed plans for a 1-sty brick and terra cotta block garage, 25x100 ft, in the north side of 140th st, 100 ft west of 3d av, for William A. Smith, 272 East 141st st, owner. Cost, \$4,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST 29TH ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 3-sty brick tenement, 20x84 ft, in the east side of West 29th st, 380 ft south of Mermaid av, for Harry Shifman, 2843 35th st, owner and builder. Cost, \$48,000.

PRESIDENT ST.—Shampan & Shampan, 50 Court st, have completed plans for two 4-sty brick apartments, 70x108 ft, in the south side of President st, 260 ft east of Rogers av, for the Kingsland Co., 258 Broadway, Brooklyn, owner and builder. Total cost, \$200,000.

DRIGGS.—Springsteen & Goldhammer, 32 Union sq, Manhattan, are preparing plans for a 6-sty and limestone apartment, 84x80 ft, on the west side of Driggs av, 21 ft north of South 4th st, for Philip Schoenfeld, 235 Roebling st, owner. Cost, \$65,000.

DWELLINGS.

WEST ST.—H. A. Weinstein, 32 Court st, has completed plans for two 2-sty brick dwellings, 20x59 ft in the east side of West st, 20 ft south of Albemarle rd, for the Alfred West Construction Co., Inc., 258 Thatford av, owner and builder. Total cost, \$62,500.

SHEPHERD AV.—Wm. C. Winters, 106 Van Sicken av, has completed plans for three 2-sty brick dwellings, 20x55 ft on the west side of Shepherd av, 280 ft north of Atlantic av, for Fred Prisco, 197 Shepherd av, owner and builder. Total cost, \$17,000.

HIGHLAND BLVD.—Wm. C. Winters, 106 Van Sicken av, has completed plans for four 2½-sty brick dwellings, 26x40 ft, on the south side of Highland Blvd, 560 ft east of Miller av, for Frank Richards, 160 Jamaica av, owner and builder. Cost, \$26,000.

LAUREL AV.—J. M. Felson, 1133 Broadway, has completed plans for a 2-sty frame residence, 24x43 ft on the north side of Laurel av, 180 ft east of Sea Gate av, for the Sea Gate Builders, Inc., 107 East 123d st, Manhattan, owner and builder. Cost, \$7,500.

EAST 9TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame and stucco residence, 22x48 ft, in the east side of East 9th st, 320 ft north of Avenue K, for Mrs. J. Bouck, 1020 East 12th st, owner. Cost, \$10,000.

EAST 7TH ST.—C. P. Cannella, 1163 Herkimer st, is preparing plans for a 2½-sty brick and frame residence, 24x50 ft, in the west side of East 7th st, 200 ft south of Avenue J, for owner, to be announced later. Cost, \$16,000.

GRAFTON ST.—Cohn Bros., 361 Stone av, have completed plans for eight 3-sty brick dwellings, 20x56 ft, in the east side of Grafton st, 200 ft south of Blake av, for Harry Schwartz, 361 Stone av, owner and builder. Total cost, \$64,000.

AVENUE R.—Joseph Wallach, 1986 Broadway, has prepared plans for six 2½-sty frame dwellings, 18x47 ft, at the southwest corner of Avenue R and East 12th st for the Tidewater Realty Co., 1986 Broadway, owner and builder. Total cost, \$30,000.

44TH ST.—S. Millman & Son, 26 Court st, have completed plans for two 2-sty brick dwellings, 20x54 ft, in the south side of 44th st, 250 ft west of 12th av, for the Kaplan Glick Bldg. Corp., 86 Newport av, owner and builder. Total cost, \$18,000.

RIDGE BOULEVARD.—Plans have been prepared privately for a 2-sty frame dwelling, 22x36 ft, on the east side of Ridge Blvd, 40 ft north of 81st st, for J. R. Edward, Shore rd and 79th st, owner and builder. Cost, \$8,000.

AVENUE K.—Frohling & Holler, Inc., and Charles Olsen, 150 Nassau st, Manhattan, have finished plans for a 2½-sty brick and frame residence, 28x45 ft, at the northwest corner of Avenue K and East 9th st for the Biltwell Homes Corp., Church av and 18th st, owner and builder. Cost, \$12,000.

WEST 19TH ST.—S. Millman & Son, 26 Court st, have completed plans for four 2-sty brick dwellings, 20x33 ft, in the west side of West 19th st, 130 ft north of Mermaid av, for Jacob Vogelfanger, 2866 West 19th st, owner and builder. Total cost, \$20,000.

WEST ST.—M. A. Cantor, 373 Fulton st, has prepared plans for six 2-sty frame dwellings, 17x38 ft, in the west side of West st, 80 ft south of 36th st, for Alfred Lack, 1523 Fort Hamilton av, owner and builder. Total cost, \$36,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for a 3-sty and basement brick and stone residence, 26x70 ft, with garage, in the south side of President st, between Brooklyn and New York avs, for Louis Brenner, 1467 President st, owner and builder. Cost, \$25,000.

16TH ST.—Carlson & Wiseman, 226 Henry st, have prepared plans for six 3-sty brick dwellings, 20x64 ft, with garages, in the south side of 16th st, 279 ft west of 11th av, for Wm. Calder, 1648 11th av, owner and builder. Cost, \$48,000.

9TH ST & AVENUE R.—Benj. Driesler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 24x50 ft, at the northwest corner of East 9th st and Avenue R for Parkway Gardens Corp., 900 Kings Highway, owner and builder. Cost, \$15,000.

SURF AV.—H. J. Nurick, 957 Broadway, Brooklyn, has completed plans for two 2-sty frame dwellings, 25x58 ft, on the south side of Surf av, 100 ft east of Beach 40th st, for B. & I. Mintzer, Seagate, owner and builder. Cost, \$24,000.

54TH ST.—Thieme & Farrell, 619 81st st, has completed plans for five 2-sty brick dwellings, 19x51 ft, in the south side of 54th st, east of 9th av, for Chester Realty Co., Inc., 579 50th st, Brooklyn, owner and builder. Cost, \$25,000.

BAY 8TH ST.—Plans have been prepared privately for a 1-sty frame residence, 26x40 ft, in the west side of Bay 8th st, 300 ft south of Bath av, for Joseph L. Bahr, 281 Bay 11th st, owner and builder. Cost, \$4,000.

CRESCENT ST.—Wm. C. Winters, 106 Van Siclen av, has completed plans for eleven 2-sty brick houses, 20x44 ft, in the west side of Crescent st, 100 ft north of Atlantic av, for Frank Richards, 164 Jamaica av, owner and builder. Total cost, \$75,000.

GRAFTON ST.—Cohn Bros., 361 Stone av, has completed plans for eight 2-sty brick dwellings, 20x56 ft, in the east side of Grafton st, 200 ft south of Blake av, for Harry Schwartz, 361 Stone av, owner and builder. Total cost, \$64,000.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has plans nearing completion for a 2½-sty frame residence and garage, 26x44 ft, in the east side of East 23d st, 280 ft south of Avenue J, for John Fletcher, 2821 Avenue N, Brooklyn, owner and builder. Cost, \$9,000.

OCEAN PARKWAY.—Philip Caplan, 16 Court st, has completed plans for ten 2½-sty frame and stucco residences, 29x42 ft, on the west side of Ocean parkway, 60 ft south of Avenue W for B. Gold, 953 East 165th st, New York City, owner and builder. Total cost, \$70,000.

EMMONS AV.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 24x56 ft, in the north side of Emmons av, 30 ft west of Bacheller st, for Marie Lehr, 3085 Emmons av, owner. Architect will take bids on general contract about June 9. Cost, \$10,000.

EAST 2D ST.—Henry Rockmore, 1607 45th st, has completed plans for nine 2-sty frame dwellings, 16x16 ft, on the east side of East 2d st, 177 ft and 523 ft south of Ryder av, for the Brooklyn Line Improvement Corp., 1607 45th st, owner and builder. Total cost, \$32,750.

RIDGE BOULEVARD.—Plans have been prepared privately for a 2-sty frame dwelling, 22x36 ft, on the east side of Ridge blvd, 41 ft north of 81st st, for J. R. Edward, Shore rd and 79th st, owner and builder. Cost, \$8,000.

BEDFORD AV.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x40 ft, on the west side of Bedford av, 65 ft south of Avenue M, for Harry Grattan, 1523 East 14th st, owner and builder. Cost, \$8,000.

WEST 22D ST.—A. D. Hinsdale, 17 Hanover pl, has completed plans for two 2-sty brick dwellings, 20x62 ft, in the west side of West 22d st, 335 ft north of Mermaid av, for Morris Goldberg, Surf av, corner of West 8th st, owner and builder. Cost, \$10,000.

64TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for ten 2-sty brick dwellings, 20x60 ft, in the north side of 64th st, 200 ft east of 21st av, for owner, to be announced later. The owner will build. Total cost, \$125,000.

EAST 8TH ST.—Charles Infanger, 2634 Atlantic av, has plans in progress for eleven 2-sty brick dwellings, 20x62 ft, in the west side of East 8th st, 100 ft north of Avenue C, for Max Cohen, 600 Van Siclen av, owner and builder. Total cost, \$66,000.

20TH AV.—Isaac Kallich, 2208 Bath av, Brooklyn, has completed plans for seven 2-sty frame dwellings, 18x45 ft, at the northwest corner of 20th av and 78th st, and the west side of 20th av, 21 ft north of 78th st, for Samuel Levine, 148 Pennsylvania av, owner and builder. Total cost, \$42,000.

COLONIAL RD.—Slee & Bryson, 154 Montague st, has completed plans for six 2½-sty frame dwellings, 17x44 ft, at the southwest corner of Colonial rd and 74th st, north side of Colonial rd, 22 ft south of 75th st, and the northwest corner of Colonial rd and 75th st, for Greenman McGuire, Inc., 350 Fulton st, owners. Total cost, \$60,000.

BAY AV.—J. A. Boyle, 367 Fulton st, have completed plans for three 3-sty frame dwellings, 16x39 ft, on the west side of Bay av, 137 ft north of Ocean av, for the Harris Building Co., 100 Montague st, owner and builder. Cost, \$9,000.

AVENUE K.—Slee & Bryson, 154 Montague st, have plans in progress for three 2½-sty frame dwellings, 20x40 ft, in the south side of Avenue

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K, 60 ft north of East 7th st, for J. F. Lynch, 422 37th st, owner and builder. Total cost, \$25,000.

EAST 12TH ST.—Samuel Millman & Son, 26 Court st, has completed plans for two 2-sty brick dwellings, 20x62 ft, at the northwest corner of East 12th st and Avenue I and the north side of Avenue I, 29 ft west of East 12th st, for Sherman Construction Co., 536 West 125th st, Manhattan, owner and builder. Total cost, \$12,000.

56TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty frame residences, 20x47 ft, in the south side of 56th st, 337 ft west of 15th av, for Herbert L. Dann, 5223 12th st, owner and builder. Total cost, \$18,000.

WEST 22D ST.—Abram D. Hinsdale, 17 Hanover pl, has completed plans for two 2½-sty brick dwellings, 20x62 ft, in the west side of West 22d st, 335 ft north of Mermaid av, for Morris Goldberg, Surf av and West 8th st, Brooklyn, owner and builder. Total cost, \$12,000.

AVENUE R.—Carlson & Wiseman, 226 Henry st, Brooklyn, have completed plans for six 2-sty frame dwellings, 17x46 ft, on the south side of Avenue R, 25 ft east of East 18th st, for the Kings Highway Building Co., 1817 Kings Highway, owner and builder. Total cost, \$33,000.

EAST 19TH ST.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for two 2½-sty frame dwellings, 25x42 ft, on the east side of East 19th st, 200 ft north of Avenue I, for owner and builder, to be announced later. Cost, \$10,000 each.

EAST 9TH ST.—Slee & Bryson, 154 Montague st, has plans in progress for a 2½-sty frame dwelling, 20x42 ft, in the east side of East 9th st, 340 ft south of Avenue J, for J. F. Lynch, 422 37th st, owner and builder. Cost, \$10,000.

83D ST.—E. O. Holmgren, 371 Fulton st, has completed plans for two 2½-sty frame dwellings, 22x38 ft, in the north side of 83d st, 197 ft east of Colonial rd, for Harry Hansen, 308 President st, owner and builder. Total cost, \$3,000.

FACTORIES AND WAREHOUSES.

38TH ST.—Thos. Bennett, 7824 5th av, have plans in progress for a 1-sty brick factory, 105x180 ft, on 38th st, between 10th av and Fort Hamilton Parkway, for Jos. Gaydica, 1433 38th st, owner and builder. Cost, \$60,000.

STABLES AND GARAGES.

OSBORNE ST.—S. Millman & -Son, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 50x100 ft, at the southeast corner of Osborne st and Liberty av for Max Applebaum, 58 Sutter av, owner and builder. Cost, \$25,000.

CHURCH AV.—H. L. Behler, 37 Church av, has finished plans for a 1-sty brick garage, 80x 211 ft, on the north side of Church av, 100 ft west of Storey av, for C. L. & E. K. Behler, 161 Prospect pl, owners and builders. Cost, \$9,000.

KING ST.—W. J. Conway, 400 Union st, has finished plans for a 1-sty brick garage, 50x 100 ft, in the south side of King st, 100 ft west of Richards st, for H. F. McKeon, 105 Kings st, owner and builder. Cost, \$8,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Geo. E. Crane, 615 Stoothall av, has completed plans for six 2-sty frame dwellings, 16x38 ft, at the northeast corner of Hickory st & Freedom av, Richmond Hill, for Phillip Jung, 361 Stockton st, owner and builder. Total cost, \$25,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame residence, 20x34 ft, on the south side of Norwich av, 140 ft east of Flushing av, for the Spartan Realty Co., 27 Orange st, Brooklyn, owner and builder. Cost, \$4,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame residence, 26x47 ft, on the west side of Ackroyd av, 112 ft north of Hillside av, for A. Saperstein, 325 Hillside av, owner and builder. Cost, \$12,000.

ST. ALBANS, L. I.—W. R. Barto, 15 Carlson pl, Flushing, L. I., has completed plans for a 2½-sty frame residence, 22x25 ft, on the west side of Farmers av, 150 ft north of Allen st, for James King, St. Albans, owner and builder. Cost, \$4,000.

ST. ALBANS, L. I.—Plans have been prepared privately for a 2-sty frame residence, 21x28 ft, in the east side of Remsen st, 200 ft south of St. Marks av, for Lillian Baisley, 208 Remington av, Jamaica, owner and builder. Cost, \$3,000.

UNION COURSE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x 38 ft, on the west side of Nevada av, 175 ft south of 8th st, for Adam Ludwig, 828 Boyd av, Woodhaven, L. I., owner and builder. Cost, \$4,000.

FLUSHING, L. I.—W. E. Helme, 238 13th st, College Point, L. I., has completed plans for a 1½-sty frame dwelling, 18x36 ft, in the west side of 15th st, 278 ft north of State st, Flushing, for James Callan, 54th st and Jackson av, Corona, owner and builder. Cost, \$3,500.

EDGEMERE, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 19x 35 ft, on the west side of Beach 40th st, 150 ft south of the Boulevard, for Edward Stelleges, Jr., Beach 76th st, Arverne, owner and builder. Cost, \$6,000.

GLENDALE, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for two 2-sty brick residences, 20x55 ft, in the west side of Sandol st, southwest corner of Millwood av, Glendale, L. I., for William Dahl, 186 St. Nicholas av, Brooklyn, owner and builder. Cost, \$12,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 16x35 ft, at the northwest corner of North and Grand sts, Richmond Hill, for the Park Lane Realty Co., 10240 Jamaica av, owners and builders. Cost, \$16,000.

WHITESTONE, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 19x38 ft, on the south side of 14th st, 220 ft west of 8th av, Whitestone, for David Hawkins, 5th st and Kingsland av, Elmhurst, L. I., owner and builder. Cost, \$7,000.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, has completed plans for seven 1-sty frame dwellings, 18x38 ft, on the west side of Columbus av, 280 ft north of Edgemere av, for the S. A. Realty Co., 27 West 24th st, Manhattan, owner and builder. Total cost, \$12,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 27x28 ft, on the east side of North Wertland av, 100 ft south of Langdon rd, Queens, for Grace R. Stewart, Bellaire Gardens, L. I., owner. Cost, \$7,000.

EAST ELMHURST, L. I.—A. F. Brems, 83 Corona av, Corona, have completed plans for a 2-sty frame dwelling, 25x32 ft, in the south side of Curtis st, 100 ft east of Lyon av, East Elmhurst, for Charles Tiernan, 144 45th st, Corona, owner and builder. Cost, \$5,000.

RICHMOND HILL, L. I.—Robert Kurz, 354 Fulton st, Jamaica, have completed plans for two 2-sty frame dwellings, 16x36 ft, in the east side of 117th st, 195 ft north of Suwanee av, Richmond Hill, for Oscar B. Olson, 1552 Cedar av, Richmond Hill, owner and builder. Cost, \$5,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has completed plans for a 2½-sty frame residence, 22x30 ft, on the west side of Norwich av, 151 ft north of Ayling av, for Al Dunham, 3 Union Hall st, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for two 2½-sty frame dwellings, 19x41 ft, in the east side of Elthorston st, 275 ft north of Warner st, Elmhurst, for George G. Johnston, Elmhurst, owner and builder. Cost, \$10,000.

Richmond.

DWELLINGS.

WEST BRIGHTON, S. I.—Plans have been prepared privately for a 1-sty frame dwelling in the north side of Manor court, 160 ft east of Piccadilly rd, for William E. Platt, Hampton court, owner and builder. Cost, \$3,500.

PORT RICHMOND, L. I.—Frank B. Sterner, 25 Richmond av, West Brighton, has completed plans for a 2-sty frame dwelling, 24x45 ft, on the north side of Clinton av, 200 ft west of Herberton av, for Clarence R. Gregg, 25 Clinton av, owner. Cost, \$7,000. Edgar K. Whitford, 1457 Castleton av, Port Richmond, has the general contract.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x37 ft, at Lynbrook for Ernest Pearsall, Lynbrook, owner. Cost, \$3,500. George Ryder, Lynbrook, L. I., has the general contract.

GREAT NECK, L. I.—G. Barns, Great Neck Station, L. I., has completed plans for a 1-sty frame bungalow, 64x34 ft, for John B. Gilliar, Great Neck Station, L. I., owner and builder. Cost, \$6,000.

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GREAT NECK, L. I.—Harry F. Sinclair, 120 Broadway, Manhattan, has purchased a large plot at Great Neck, L. I., and contemplates the construction of a residence and outbuildings, to cost approximately \$300,000. Name of architect and details of construction will be available later.

PORT WASHINGTON, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 24x36 ft, on Maple Crest for Hyde & Baxter, 277 Main st, Port Washington, owners. Cost, \$5,500 each. Charles F. Dodge, 12 Mackey av, Fort Washington, has the general contract.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—John Russell Pope, 527 5th av, Manhattan, is preparing plans for a 2½-sty frame residence, 110x40 ft, at Southampton, L. I., for C. F. Rogers, Prince George Hotel, N. Y. City, owner. Plans will be ready for bids on general contracts about July 1.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, South 4th av, Mt. Vernon, has completed plans for a 2½-sty frame and stucco dwelling, 26x32 ft, on the west side of Esplanade, 165 ft north of Lorraine st, Mt. Vernon, for William Gates, Jr., 15 Hillside av, Mt. Vernon, owner and builder. Cost, \$8,500.

NEW ROCHELLE, N. Y.—J. W. Kirst, 46 Herroit st, Yonkers, has plans in progress for a 2½-sty frame and clapboard dwelling, 26x42 ft, at the corner of Wynah and Webster avs, New Rochelle, for William Bryan, care of architect. Cost, \$11,000.

NEW ROCHELLE, N. Y.—J. W. Kirst, 46 Herroit st, Yonkers, has plans in progress for four 2½-sty frame and clapboard dwellings, 24x38 ft, on Webster av, corner of Wynah st, New Rochelle, for A. Wiener, care of architect. Cost, \$9,000 each.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK.—Robert L. Pryor, 859 Broad st, is preparing plans for an 11-sty brick and limestone apartment, 60x36 ft, on Johnson av, near Clinton st, for Wm. C. Shanley, West End av and 72d st, Manhattan, owner. Cost, about \$450,000.

BAYONNE, N. J.—Nathan Welton, 76 Montgomery st, Jersey City, has completed plans for two 3-sty brick flats, 23x89 ft, at the northwest corner of 25th st and Broadway for Abraham Larky and Harry Cohen, 75 West 17th st, Bayonne, owners and builders. Cost, \$50,000 each.

UNION HILL, N. J.—J. B. Lugosch, 21 Bergenline av, has completed plans for six 2-sty brick apartments, 50x100 ft, with stores, at the corner of Bergenline av and Liberty st for Max Eelman, 1223 46th st, Brooklyn, owner and builder. Cost, about \$35,000.

DWELLINGS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 2-sty hollow tile and stucco dwelling, 24x48 ft, at 496 South 17th st, Newark, for Mrs. Sophie Klenowski, 546 South 18th st, Newark, owner. Cost, \$6,000.

ELIZABETH, N. J.—Plans have been prepared privately for three 2-sty frame and shingle dwellings, 24x30 ft, at 300, 382 and 384 Bayway, Elizabeth, for John Rud, 226 Westfield av, Elizabeth, owner and builder. Cost, \$5,000 each.

MONTCLAIR, N. J.—Charles A. Lupprien, 180 Main st, New Rochelle, N. Y., has plans in progress for a 2½-sty brick veneer and clapboard residence, 43x59 ft, in Upper Montclair, N. J., for Ernest A. Heins, 108 Clarewell av, Mantclair, owner. The architect will take bids on general contract about June 7. Cost, \$40,000.

NEWARK, N. J.—Richard W. Eerler, 45 Clinton st, has completed plans for two 2½-sty frame and clapboard dwellings, 22x46 ft, at 45 and 48 Manchester pl, Newark, for Robert Kuebler, 752 DeGraw av, Newark, owner and builder, who will soon start work. Cost, \$6,000.

NEWARK, N. J.—Charles Knopf, 17 Standard pl, Irvington, N. J., has completed plans for three 2½-sty hollow tile and stucco dwellings, 26x64 ft, at 75 to 85 Treacy av for George Keller, 126 Ridgewood av, Newark, owner and builder. Cost, \$8,000 each.

BAYONNE, N. J.—Plans have been prepared privately for four 2½-sty frame dwellings, 20x50 ft, on the west side of the Boulevard, between West 27th and 26th sts, Bayonne, for Rubin Rockoff, 128 West 12th st, owner and builder. Cost, \$6,000 each.

RIDGEWOOD, N. J.—T. G. Rogers, Ridgewood, N. J., has plans in progress for a 2½-sty stucco dwelling, 24x36 ft, on Glenwood av, north of Hilcrest rd, Ridgewood, for Jeanette M. Oakley, Amityville, N. J., owner. Architect will take estimates on general contract at once. Cost, \$10,000.

NEWARK, N. J.—Alfred Peter, 828 Broad st, Newark, has completed plans for ten 2½-sty hollow tile block and stucco dwellings, 22x50 ft

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each, on Hawthorne av, near Badger av, Newark, for the Progress Home Building Co., Max Smith, president, 122 Hawthorne av, Newark, owner and builder. Cost, \$7,500 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Helmle & Corbett, 190 Montague st, Brooklyn, are preparing plans for a 6-sty reinforced concrete factory, 125x250 ft, in Peddic st, between Hillside av and Johnson av, for L. E. Waterman Co., 191 Broadway, Manhattan. Details later.

HALLS AND CLUBS.

PLAINFIELD, N. J.—Fisk & Kimball, 71 Broadway, Manhattan, have been selected to

prepare plans for a Y. M. C. A. building, to cost approximately \$200,000, at the corner of East 6th st and Watchung av, for the Y. M. C. A. of Plainfield, N. J. Details will be announced later.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—H. T. Stephens, 152 Market st, has been selected to prepare plans for a 4-sty brick high school on Park av, near Graham av, through to Market st, for the Board of Education of Paterson, N. J., owner. Cost, about \$750,000. Details will be available later.

MONTCLAIR, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for a 1-sty, 4-room addition to the public school at Edgmont, Montclair, for the Board of Education of Montclair, L. L. Jackson, secretary, 22 Valley rd. Cost, \$55,000.

MONTCLAIR, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing preliminary plans for a swimming pool at the high school for the Board of Education at Montclair, L. L. Jackson, secretary, 22 Valley rd, Montclair, N. J. Cost, about \$50,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Rangeley Construction Co., 405 Lexington av, has the general contract for alterations to the 4-sty brick and stone residence, 100x100 ft, at 2241-2247 Broadway, into apartments for Julia Schwartz, 418 West 147th st, from plans by B. H. & C. N. Whinston, 2 Columbus Circle, architect. Cost, about \$50,000.

BROOKLYN.—York Building Co., 101 Park av, Manhattan, has the general contract for alterations to the 3-sty brick residence, 20x40 ft, at 83 State st into apartments for owner, care of W. H. Volckening, 82 Wall st, Manhattan, architect. Cost, \$8,000.

DWELLINGS.

MANHATTAN.—Amsterdam Building Co., 140 West 42d st, has the general contract to remodel the 4-sty brick and stone residence, 25x100 ft, at 23 East 67th st for Wm. Littlejohn, 138 Front st, from plans by Sterner & Wolff, 569 5th av, architects. Cost, about \$40,000.

MANHATTAN.—Rufus H. Brown, 350 Fulton st, Brooklyn, has the general contract for alterations to the 4-sty brick residence at 60 East 66th st for James Lee Laidlaw, 26 Broadway, owner, from plans by Mott B. Schmidt, 347 Madison av, architect.

MANHATTAN.—J. W. Bishop Co., 101 Park av, has the general contract for the 5-sty brick and marble residence at 15 East 81st st for G. L. Winthrop, 40 Wall st, from plans by J. F. Gaylor, 15 East 40th st, architect. Cost, \$150,000.

MANHATTAN.—H. H. Oddie, 12 East 44th st, has the general contract for alterations to two 4-sty brick residences, 20x50 ft, at 132 East 62d st for E. H. Simmons, 570 Park av, owner, from plans by J. W. O'Connor, 3 West 29th st, architect. Cost, \$12,000.

BROOKLYN.—E. D. Dickenson, 1160 East 19th st, has the general contract for a 2½-sty brick veneer and stucco residence, 26x50 ft, in the west side of East 18th st, between Avenues H and I for Augustus Froed, 18 Tompkins av, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$22,000.

KEW GARDENS, L. I.—Kew Gardens Construction Co. has the general contract for a 2½-sty frame residence, 39x33 ft, at the northwest corner of Audley st and Abingdon rd for Dr. Edgar Sampson, Kew Gardens, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, about \$10,000.

MALBA, L. I.—Arthur Waldron, 647 Pallsades av, Yonkers, N. Y., has the general contract for ten 2½-sty frame and stucco dwellings at Malba, L. I., for the Realty Trust, 217 Broadway, Manhattan, owner, from plans by H. E. Paddon, 120 Broadway, Manhattan, architect. Total cost, about \$75,000.

FACTORIES AND WAREHOUSES.

BOUND BROOK, N. J.—The Austin Co., Philadelphia, Pa., has the general contract for a 2-sty brick factory, 100x140 ft, at Bound Brook, N. J., for the Bound Brook Oilless Bearing Co., Maine st, owner, from privately prepared plans.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETINGS.

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

BOARD OF APPEALS.

Tuesday, June 17, 1919, at 10 a. m.
Appeals from Administrative Orders.
290-19-A—1681 Broadway, Manhattan.

218-19-A—46-50 East 58th st, Manhattan.
351-19-A—665 Second av, Queens.
243-19-A—North side East 43d st, 380 ft from First av, Manhattan.
247-19-A—34-36 Pine st, Manhattan.
260-19-A—265 West 81st st, Manhattan.
293-19-A—20-24 Pell st, Manhattan.
298-19-A—34 17th st, College Point, New York.
239-19-A—2052 Bergen st, Brooklyn.
309-19-A—Northwest corner St. Nicholas av & West 171st st, Manhattan.
310-19-A—2036 Harman st, Queens.
Under Building Zone Resolution.
130-19-BZ—327-335 West 30th st, Manhattan.
149-19-BZ—East side Forest av, 25 ft north of Bleecker st, Ridgewood, Queens.
246-19-BZ—6410-6424 Fourth av, northwest corner 65th st, Brooklyn.
269-19-BZ—South side Pitkin av, 25 ft east of Barbey st, Brooklyn.
210-19-BZ—834-854 Franklin av, northwest corner President st, Brooklyn.
307-19-BZ—2006 Bedford av, Brooklyn, southwest corner Parkside av.
312-19-BZ—East side Southern Boulevard, 300 ft north of 172d st, The Bronx.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, June 17, 1919, at 2 P. M.
Appeals from Administrative Orders.
268-19-A—100 Broadway, Manhattan.
369-19-A—223 Mulberry st, Manhattan.
370-19-A—693 Steinway av, front, Long Island City, Queens.
371-19-A—693 Steinway av, rear, Long Island City, Queens.
372-19-A—102-108 Chester st, Brooklyn.
226-19-A—1988-1994 Park av, Manhattan.
266-19-A—1988-1994 Park av, Manhattan.
275-19-A—440-442 Keap st, Brooklyn.
Under Building Zone Resolution.
302-19-BZ—518-520 West 147th st, Manhattan.
318-19-BZ—1042-1060 St. Johns pl, Brooklyn.
319-19-BZ—1156-1162 East 92d st, Brooklyn.
320-19-BZ—Southeast corner Jackson av & 21st st, Elmhurst, Queens.
321-19-BZ—366-368 East 153d st, The Bronx.
322-19-BZ—215-221 East 54th st, Manhattan.
330-19-BZ—43-47 Jamaica av, northwest corner Jamaica av & Pellington pl, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Thursday, June 19, 1919, at 10 A. M.
Appeals from Administrative Orders.
375-19-A—1358 Teller av, The Bronx.
271-19-A—450 Greenwich st, Manhattan.
379-19-A—8-32 West 14th st and 5-31 West 13th st, Manhattan.
405-19-A—165 Nassau av, Brooklyn.
408-19-A—37-43 West 116th st, Manhattan.
409-19-A—East side Brook av, 81.56 ft south of East 169th st, The Bronx.
414-19-A—159 South st, Manhattan.
Under Building Zone Resolution.
311-19-BZ—1232-1234 Nostrand av, Brooklyn.
313-19-BZ—1223-1231 Coney Island av, Bklyn.
325-19-BZ—522-528 Fifth av, and 10 West 44th st, Manhattan.
333-19-BZ—24-30 Stone av, southwest corner Sumpter st & Stone av, Bklyn.
335-19-BZ—547-553 West 126th st, Manhattan.
337-19-BZ—185-187 Pacific st, Brooklyn.
338-19-BZ—2152-2156 Westchester av, The Bronx.
350-19-BZ—157-159 Rogers av, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Thursday, June 19, 1919, at 2 P. M.
Appeals from Administrative Orders.
389-19-A—208-16 Water st & 195-203 Front st, Brooklyn.
392-19-A—205 Flatbush av, Brooklyn.
394-19-A—142-144 Greene st, Manhattan.
397-19-A—192 27th st, Brooklyn.
398-19-A—Northeast corner Atlantic av and Wyona st, Brooklyn.
399-19-A—647 Atlantic av, Brooklyn.
404-19-A—498 Fulton st, Brooklyn.
418-19-A—South side Queens Boulevard, between Union Turnpike and Quentín st, Kew Gardens, Queens.
Under Building Zone Resolution.
328-19-BZ—51 East 99th st, Manhattan.
352-19-BZ—2820 Albemarle road, southwest corner East 29th st, Brooklyn.
353-19-BZ—664-680 73d st, 66 ft 6½ in. west of Seventh av, Brooklyn.
356-19-BZ—745-747 59th st, Brooklyn.
366-19-BZ—8718 116th st, Richmond Hill, Queens.
364-19-BZ—South side Queens Boulevard, 194 ft west Grand st, Elmhurst, L. I.
388-19-BZ—212 West 72d st, Manhattan.

CALL OF CALENDAR.

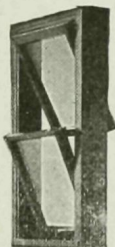
The Clerk's Calendar will be called in Room 919, on Tuesday, June 10, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day. The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

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REAL ESTATE NOTES.

J. K. MOORS has been appointed agent for 206 Amsterdam av and 124 West 109th st.

HENRY V. POOR is the purchaser of the dwelling at 119 East 61st st, sold by Lily M. Norton.

DUFF & CONGER were the brokers in the recently reported sale of 29 East 93d st for Louis M. Simson to Mrs. Helen I. Kahn.

BASTINE & CO. have been appointed managing agents for 48-54 East 34th st, four 5-sty buildings, recently altered into stores and apartments.

SCHINDLER & LIEBLER have been appointed agents for 1522-1526 2d av, 301 East 79th st, 1323 Avenue A, 322-324 East 70th st and 518-524 East 16th st.

McDOWELL & McMAHON have been appointed agents for the elevator apartment house occupying the block front on the west side of Audubon av, between 187th and 188th sts; also for 133 West 145th st.

THE NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$110,000 for an apartment house to be erected on the east side of the Concourse, 50 ft. south of 192d st, by the Henlee Construction Co. It is to be ready for occupancy in the fall.

NEW YORK TITLE AND MORTGAGE CO. made a building loan of \$75,000 on the northeast corner of Weeks av and 175th st, where a 5-sty apartment house is to be erected by M. Davis & Son. The building is already under way and the owners expect to have it ready for occupancy in the early fall.

IN THE ISSUE of the "Record & Guide" of June 7, there is a report of the sale by William A. White & Sons for Maurice Wertheim of 148 East 52d st, a 3-sty dwelling, 17x100. This should have been 143 East 52d st. The purchaser of this property is James E. R. Carpenter, who also purchased 145, 147, 149 and 151 East 52d st.

THE SCHULTE CIGAR STORES CO. leased, through the office of Samuel J. Tankoos, for a long term of years at an aggregate rental of over \$100,000, the entire building owned by Benjamin Prince, at 423 Fulton st, northeast corner of Pearl st, Brooklyn, and upon expiration of the existing lease will make alterations under the supervision of Frederick Putnam Platt.

ONE OF THE MOST INTERESTING leases ever recorded in the Register's office has just

been filed. It affects the tenement house on 210 East 112th st. Twenty-six tenants in the building agreed to pay to the landlord rentals ranging from \$13 to \$20 a month for a term of one year from May 15, 1919. The landlord agrees to discharge the present janitor and to get a new one before June 10, 1919.

Conveyancers in the Register's office declared that this is the first lease of its kind recorded in the history of the office.

The company has been formed for purchasing a suitable site and erecting thereon a building to house the Curb market. It is anticipated that within the next fortnight the site will have been selected and plans for the building made, after which it is expected that about five months will be necessary for the erection of the building. In other words, the members of the Curb Market Association expect that they will be able to do their trading under a roof within about six months. Where the new building will be has not been decided.

ANOTHER STEP which brings housing of the Curb market nearer to culmination was taken when the New York Curb Market Realty Associates, Inc., was incorporated at Albany with a \$750,000 capital. The capital stock consists of 7,500 shares of a par value of \$100 each, virtually all of which have been subscribed. The incorporators are John L. McCormack, Edgar M. Williamson, Herbert G. Einstein, William Hoffman and George Winchell, who are members of the committee appointed last week by E. R. McCormick, chairman of the Curb Market Association, to plan the formation of the realty company.

U. S. Chamber of Commerce Election.

Homer L. Ferguson, president and general manager of the Newport News Shipbuilding and Dry Dock Company, of Newport News, Va., has been elected president of the Chamber of Commerce of the United States. Mr. Ferguson, who has been a member of the board of directors since February, 1914, and who has been actively identified with the Chamber's work, succeeds as president, Harry A. Wheeler, of Chicago, who declined re-election.

Other officers elected were, vice-presidents: Eastern district, A. C. Bedford, New York; North Central, Joseph H. Defrees, Chicago; South Central, Thomas F. Gailor, Bishop of Tennessee; Western district (to be filled later), Honorary vice-presidents: Harry A. Wheeler, Chicago; John H. Fahey, Boston; A. B. Farquhar, York, Pa.; Charles Nagel, St. Louis; R. G. Rhett, Charleston, S. C. Executive committee: Joseph H. Defrees, Chi-

ago, chairman; Max W. Babb, Milwaukee; A. C. Bedford, New York; W. L. Clause, Pittsburgh; L. S. Gillette, Minneapolis; P. H. Gadsden, Charleston, S. C.; Frederick J. Koster, San Francisco; James R. MacColl, Pawtucket, R. I.; C. A. Otis, Cleveland; L. E. Pierson, New York; M. J. Sanders, New Orleans.

National Tax Conference.

The program for the twelfth annual conference of the National Tax Association, Charles J. Bullock, of Harvard University, president, scheduled for June 16 to 20 at the Hotel La Salle, Chicago, Ill., includes many important and interesting addresses on the subject of taxation. Some of the subjects are: "Taxation of Banks," by Milton W. Harrison, of the American Bankers' Association; "Registration Taxes on Intangibles," by Fred F. Fairchild; "The Tax on Investments in New York," by James A. Wendell, Deputy State Comptroller; "Codification of Tax Laws," by John E. Brindley, Iowa State College; "Constitutional Aspects of Taxation," by Frederick U. Judson; "State Income Taxation," by Lawrence A. Tanzer, and a report of the Model Tax System Committee by Charles J. Bullock.

Give Back Grand Central Palace.

One of the biggest enterprises to be embarked upon, having in mind the extension of American commerce in foreign countries, as well as the importation of foreign goods to America, has just been inaugurated in New York City. It is the new proposition of the Merchants' and Manufacturers' Exchange of New York to make Grand Central Palace a clearing house for world commerce.

On September 30, the United States Government will turn Grand Central Palace back to the Merchants' and Manufacturers' Exchange. For months this great twelve-story building, which occupies an entire city block, has been used as an army base hospital. Its evacuation, now taking place, will permit reconstruction of the entire interior so as to make it available as a permanent show place for all sorts of manufactured products. The industries will be grouped and permanent exhibits will be made on eight floors, each having approximately 60,000 square feet of space. The remainder of the building (the four lower floors) will be utilized for annual expositions, such as the Automobile Show, Motor Boat Show, Flower Show, Electrical Exposition, Chemical Exposition, Hotel Men's Exposition, etc.

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